

14/01/2016  
C184(Part 3)**SCHEDULE 19 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO19**.

**MORNINGTON NORTH OUTLINE DEVELOPMENT PLAN - PRECINCT 1B**

This schedule applies to land at 141 – 173 Bungower Road and part 71 Baldock Road, Mornington.

This land is identified as Precinct 1B on Map 1 of Clause 22.21 - Mornington North Policy. The purpose of this Overlay is to establish key parameters for the subdivision of and housing development on this land, in line with that Policy.

**1.0**14/01/2016  
C184(Part 3)**Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority to construct a building or construct or carry out works for:

- An alteration or extension to an existing dwelling that would increase the floor area by less than 50%.

**2.0**14/01/2016  
C184(Part 3)**Requirements for development plan**

The development plan must provide for all of the following requirements:

- The use and development of the land for the purpose of low-density residential lots, with a range of lot sizes ranging from 2,000 square metres to larger lot sizes in accordance with the following table:

| Boundary                  | Minimum lot sizes |
|---------------------------|-------------------|
| Lots along Baldock Road   | 0.6 hectare       |
| Lots facing Bungower Road | 0.3 hectare       |

- A subdivision layout showing:
  - Vehicular access only off the roundabout at Bungower Road.
  - Land for a 13 metre road widening along Bungower Road.
  - An internal road network that includes a 18 metre wide north-south road reserve that generally links the one vehicular access point with the railway line, a 16 metre wide road reserve along Bungower Road and a road pattern that minimises the use of courts.
  - A pedestrian and bicycle network along the internal road network, with a 2.5 metre wide shared pedestrian/bicycle path along the internal north-south road, providing a link generally between Bungower Road and the railway line.
  - The provision of a public open space reserve in the south-west corner and a drainage reserve in the south-east corner.
  - The provision of tree reserves along Baldock Road (at least 6 metres wide), Bungower Road (at least 3 metres wide) and the railway line (at least 10 metres wide); with a 2.5 metre wide shared pedestrian/bicycle path shown in the last two reserves.
  - A 30 metre building setback from the land at 61 Baldock Road.
- A drainage report to determine the location of retardation basins and other drainage measures across the site.