

27/05/2019  
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## **SCHEDULE 3 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO3**.

### **40 COOMBES ROAD, TORQUAY**

#### **1.0**

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#### **Objectives**

None specified.

#### **2.0**

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#### **Requirement before a permit is granted**

None specified.

#### **3.0**

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#### **Conditions and requirements for permits**

None specified.

#### **4.0**

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#### **Requirements for development plan**

The Development Plan must include the following:

##### **Concept Plan**

The Concept Plan should be designed following the preparation of the Environmental Management Plan and the Environmentally Sustainable Design Report. It must show:

- An indicative lot layout and road network for the whole of the land. It may need to include cluster court access as a means of reducing the interruption to biolinks or buffers.
- Details of the staging of the subdivision of the land.
- Access to the Industrial Estate from the Surf Coast Highway, at or in the vicinity of the current median opening.
- One large allotment in the south west corner of the land, which contains a building envelope to accommodate a dwelling, accessways, car parking and associated outbuildings in a cleared area of this allotment. The boundaries of the allotment should include as a minimum all land in this corner to which the Vegetation Protection Overlay, Schedule 1 applies.
- An Environmental Buffer immediately adjacent to Grass Tree Park with a minimum width of 30 metres. This land is to be shown as vested in Council on any plan of subdivision.
- A Visual Protection Buffer immediately adjacent to Surf Coast Highway with a minimum width of 30 metres.
- An Amenity Buffer located on land zoned Industrial 3 adjacent to the Low Density Residential Zone with a minimum width of 50 metres.
- Proposed biolinks, pedestrian accessways or cycle paths.
- An indication of the long term future land use of the remaining rural area of 40 Coombes Road.

##### **Environmental Management Plan (“The EMP”)**

The EMP should inform preparation of the Concept Plan and must be prepared by a suitably qualified consultant. It must include:

- A Flora and Fauna Study that comprises:
  - A description and map of the vegetation types present on and adjacent to the land.
  - A list of fauna present and a description of the various habitat opportunities (or limitations) including vegetation type, structure or other habitat niches.

## SURF COAST PLANNING SCHEME

- A description of the direct and indirect impacts of the proposed use and development on local flora and fauna.
- Measures (including works) required for the protection and on-going management of significant vegetation and fauna habitat, weed and vermin control, revegetation, and fencing. In particular, it should specify measures to ensure that any Bellarine Yellow Gums (*Eucalyptus leucoxyloides* ssp. *Bellarinensis*) are retained and that opportunities are provided for regeneration and additional planting.
- Measures for the protection and future management of remnant vegetation affected by the Vegetation Protection Overlay Schedule 1 in the south west corner of the land.
- The provision of one or more biolinks through the land, to provide for native flora and fauna links.
- Details of who will be responsible for biolink management from establishment through to maturity.
- Incorporates urban design techniques with regard to stormwater management and discharge rates and consideration of appropriate water supply and wastewater disposal services.
- A plan for the landscaping, rehabilitation and on-going management of the:
  - Environment Buffer (30 metres). The landowner will be responsible for establishment of the Environment Buffer and for maintenance of the area for a minimum period of 12 months.
  - Visual Protection Buffer (30 metres)
  - Amenity Buffer (50 metres)
  - Biolinks

The plan may need to include works for weed treatment, revegetation and fencing. Planting schedules should primarily include indigenous species of local provenance.

- A street tree planting program, including a list of the species, number of plants and locations of any proposed planting primarily utilising indigenous species (preferably sourced from plant material of local provenance).
- An investigation of the possibility of reusing surplus soil resulting from subdivision construction works for landscaping within the Industrial Estate, particularly for buffer and biolink areas.
- A description of fire hazard management options for the site particularly in association with fire management regimes recommended for Grass Tree Park.
- A description of how the Strategy will meet the objectives of Victoria's *Native Vegetation: A Framework for Action*.
- A prohibition on the planting of environmental weeds on any part of the land.