

27/05/2019
C131surf

SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO6**.

STRATHMORE DRIVE WEST

1.0

27/05/2019
C131surf

Objectives

None specified.

2.0

27/05/2019
C131surf

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, for the following:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot.
- Agriculture and any buildings or works in association with the use of the land for agricultural purposes.
- An open post and wire fence.
- Minor extensions, alterations or modifications to an existing use or development.

3.0

27/05/2019
C131surf

Conditions and requirements for permits

An application made before the Development Plan has been prepared must be accompanied by a report demonstrating that the proposal will not prejudice the future use of the land for low density residential development or give rise to significant residential amenity concerns.

All permits to subdivide land must include conditions with the following requirements:

- Prior to the commencement of any works, a construction management plan shall be prepared to the satisfaction of the responsible authority. The plan shall, among other things, and as appropriate, detail measures to:
 - protect the vegetation and water quality of the upper tributary of Jan Juc Creek;
 - protect the vegetation within and adjacent to the site;
 - minimise the impact of construction on neighbouring properties and uses;
 - protect council assets, including access roads;
 - manage the removal, stockpiling, respreading and/or disposal of soil.
- Prior to the commencement of any works a detailed landscape plan for open space areas and street planting shall be prepared in accordance with the requirements of the approved Development Plan to the satisfaction of the responsible authority.

4.0

27/05/2019
C131surf

Requirements for development plan

The development plan must be prepared for the whole of the site but may be implemented in stages. The Development Plan must have regard to any recommendations of a preliminary archaeological field survey to be undertaken prior to commencement of the preparation of the Development Plan to the satisfaction of the Responsible Authority.

The development plan should provide for the following:

- An indicative lot layout and road network for the whole of the land based on a detailed assessment of the physical conditions of the site and surrounding land. The road network and lot design must avoid creating a new access road directly off the Great Ocean Road.
- A mix of lot sizes.

SURF COAST PLANNING SCHEME

- A vegetation assessment carried out by a suitably qualified and experienced person that describes the location, type and significance of vegetation present on and adjacent to the land.
- Measures, including subdivision design, to protect any significant vegetation on the land.
- Measures to protect the vegetated drainage line forming an upper tributary of the Jan Juc Creek, including the establishment and maintenance of a minimum 30 metre vegetated buffer to the creek.
- Design implications from a preliminary archaeological field survey and provision, if recommended, for further more detailed surveys.
- Provision of reticulated water and sewerage infrastructure in accordance with Barwon Water's requirements. If sewerage can not be provided, minimum requirements as to how each lot shall treat and retain wastewater in accordance with EPA requirements are to be documented.
- An integrated system for the treatment of stormwater prior to discharge using current best practice standards. Any such system should provide opportunities for re-use of stormwater for immediate or future implementation.
- A landscaping framework plan for open space areas and streets, including a preferred list of species, typical planting densities, planting location themes and other landscaping treatments. The plan should predominantly recommend the use of locally indigenous species, and species that are drought tolerant and low maintenance.
- A Great Ocean Road interface treatment plan designed to achieve a visually pleasant and connected frontage to the Great Ocean Road reflective of the existing character and outlook across Jan Juc to the ocean.
- A Bells Boulevard interface treatment plan designed to retain the visually pleasant and vegetated appearance of Bells Boulevard and which recognises the importance of the Boulevard as a gateway to the Bells Beach Surfing Recreation Reserve.