

27/05/2019  
C131surf

## **SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO8**.

### **TORQUAY NORTH RESIDENTIAL PRECINCT**

#### **1.0**

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#### **Objectives**

None specified.

#### **2.0**

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

A permit may be granted for the following before a Development Plan has been prepared to the satisfaction of the responsible authority:

- 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.
- Extension, alteration or modification to an existing use or development.

#### **3.0**

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#### **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 give rise to significant amenity concerns or prejudice the future use of the land for residential development.

#### **4.0**

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

The Development Plan must provide for and describe:

##### **Liveable and Sustainable Communities**

- A comprehensively planned residential subdivision generally in accordance with the Torquay-Jan Juc Structure Plan 2007, but modified to incorporate the Torquay Community and Civic Master Plan and consequential design impacts.
- Housing that will achieve a density in the order of 15 dwellings per hectare (exclusive of open space, schools, community facilities, roads, public utilities, drainage reserves and the like) to the satisfaction of the responsible authority. Medium density nodes should be located adjacent to community activity areas, open space areas, and/or within close proximity to community facilities and potential future bus routes.
- The location for a neighbourhood shopping centre to accommodate up to 5,000 square metres of retail floor area.
- The location for a primary school and a secondary school.

##### **Lot Design**

- A lot design that ensures no direct access to lots fronting the Surf Coast Highway.

##### **Urban Landscape**

- An archaeological field survey and report and how it informs the layout and land use recommended in the Development Plan.
- A flora and fauna assessment carried out by a suitably qualified and experienced person/s. The assessment must have regard to the Torquay Jan Juc Structure Plan (2007) and must:

## SURF COAST PLANNING SCHEME

- Identify the vegetation communities, the quality of habitat, the actual indigenous flora and fauna species that inhabit the site, threats to the indigenous flora and fauna species including pest plant and animal species; and the conservation status of any threatened flora and fauna species and communities under local, regional, state and national legislation or policies;
- Recommend enhancement and protection of remnant vegetation located on the site and takes account of vegetation adjacent the site; and inclusion of these areas, as appropriate, as biolinks traversing through and connecting outside of the development area including
  - along the Deep Creek tributary drainage line, and
  - the provision of a minimum 15m wide vegetation/plantation reserve along the length of the Surf Coast Highway, incorporating a pathway linkage.
- Public open space areas that include opportunities for the provision of community gardens which include edible landscaping.

### **Access and Mobility Management**

- A road network that is designed to reduce traffic speeds and promote community interaction and use of the road reserve. In particular it shall comprise a predominantly grid based layout modified for topographical and other conditions. (Court bowls should not be provided except where they create a pedestrian linkage to adjoining streets.)
- Any provision to be made for a public transit route from Geelong on or adjacent to the site following consultation with the Department of Transport.

### **Utilities**

- Stormwater systems that provide opportunities for re-use for immediate or future implementation.
- Use of sustainable lighting technologies as appropriate.

### **Site Management**

- A construction management plan which includes among other things:
  - an implementation strategy for removing and disposing of soil, including measures to ensure the retention and management of topsoil.
  - measures to minimise the impact of construction on neighbouring properties and uses including schools.
  - measures to protect council assets, including access roads.