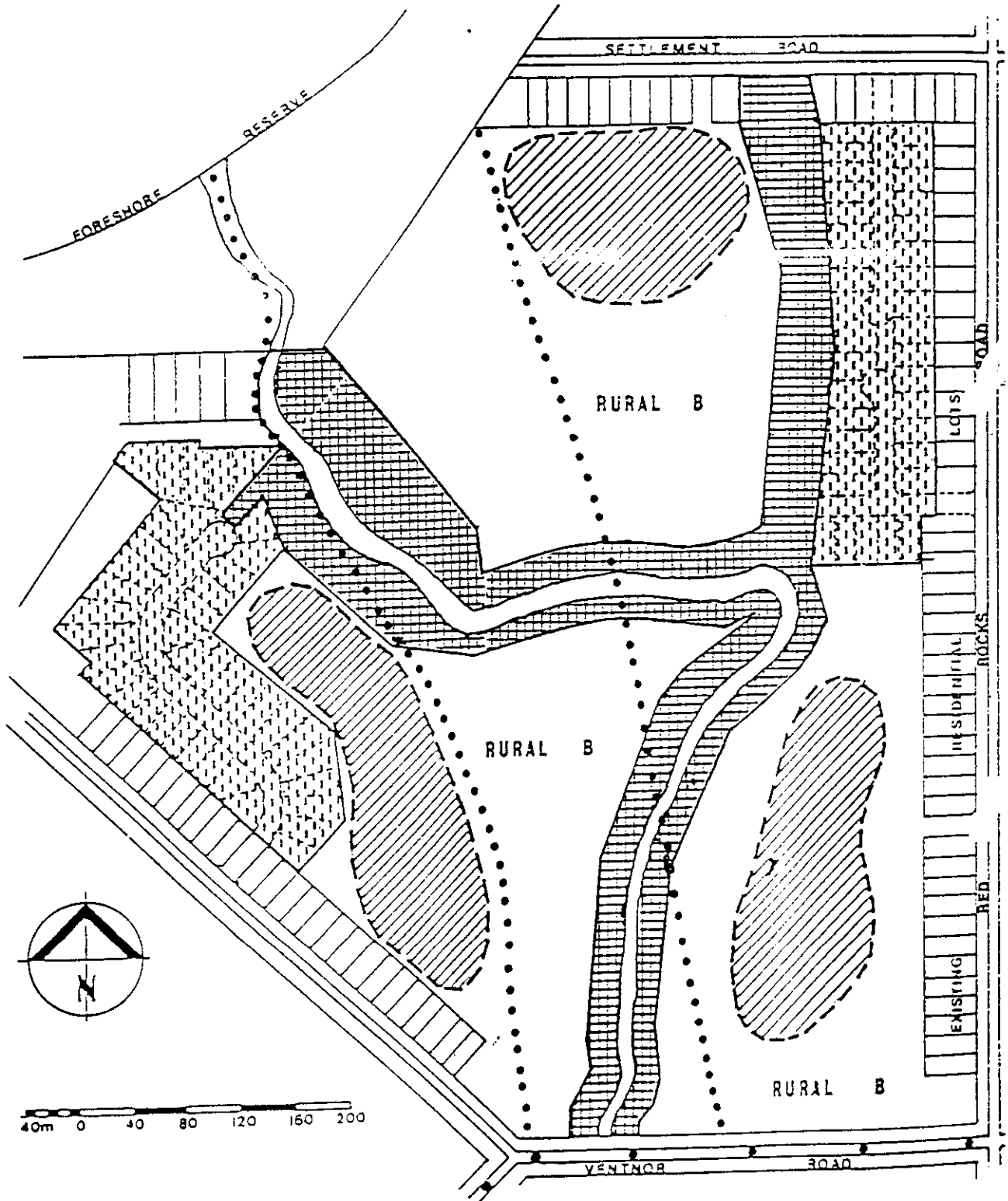








OVERALL DEVELOPMENT PLAN NO. 4

SALTWATER CREEK AREA, VENTNOR



-  LOCAL ROAD
-  MAIN ROAD
-  PROTECTED CREEK VIEW CORRIDOR

-  NEW RESIDENTIAL AREAS
-  SPECIAL PURPOSES RESERVE FOR PROTECTION OF FLORA AND FAUNA
-  BUILDING ENVELOPE

**SCHEDULE 4****OVERALL DEVELOPMENT PLAN NO. 4****SALTWATER CREEK AREA, VENTNOR**

Land at Part Crown Allotments 1,2,3, and 4 Township of Ventnor, Parish of Phillip Island, Lot 6 L.P. 123303, Certificate of Title Volume 9395 Folio 139; Part Crown Allotments 31 and 32, Parish of Phillip Island, Certificate of Title Volume 9495 Folio 781; Part Crown Allotment 32, Parish of Phillip Island, L.P.57709 Certificate of Title Volume 9495 Folio 780; Saltwater Creek Area, Red Rocks Road and Anchorage Road, Ventnor.

**1.0 OBJECTIVE**

- 1.1 To provide for the orderly use and development of the land and to retain a visual separation between the townships of Cowes and Ventnor whilst permanently protecting the flora and fauna in and around the Saltwater Creek.

**2.0 REQUIREMENTS FOR DEVELOPMENT**

- 2.1 The visual corridor along the Saltwater Creek must be retained.
- 2.2 Any buildings erected must be sympathetic and in character with the locality.
- 2.3 Trees and shrubs planted in the area must be in keeping with the character and environmental constraints of the area.
- 2.4 All buildings must be clad in materials that are non-reflective and consistent with the aesthetic values of the area.
- 2.5 The following additional controls apply to the lots retained in the Rural B Zone.
- 2.5.1 No buildings will be permitted outside the permissible building envelopes indicated on the Overall Development Plan No 4.
- 2.5.2 Houses or other buildings and associated garages, sheds and outbuildings must be grouped together, rather than spread across the building envelopes.
- 2.5.3 A height limit of 6 metres to eaves level will apply for all buildings.
- 2.5.4 Beyond an area of 20 metres from the principal building on the site, only plant species native to the area may be planted in accordance with the principles of a landscape plan.
- 2.5.5 No solid fences will be erected beyond 20 metres from the principal building on the site.