

DD/MM/YYYY
Proposed C136**SCHEDULE 26 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO26**.**CAPE PATERSON NORTH****1.0 Objectives**DD/MM/YYYY
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- To provide for the orderly expansion of the Cape Paterson township
- Facilitate appropriate future development that responds to the site features including:
 - Biodiversity values
 - Heritage values
 - Landscape values
- To provide a pleasant and safe urban living environment which integrates with the existing Cape Paterson township.
- To provide for infrastructure appropriate to the level of development.

2.0 Requirement before a permit is grantedDD/MM/YYYY
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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 associated with the use of the land for agricultural purposes.
- A fence.
- Minor earthworks.
- To remove, destroy or lop vegetation.

All proposals must be accompanied by a report demonstrating that they will not prejudice or have an amenity impact on the future development of the land.

Prior to a permit being granted to subdivide the land or for any development, the owners of the land must enter into an Agreement with the Responsible Authority pursuant to Section 173 of the *Planning & Environment Act 1987*. The Agreement should provide for the implementation the Development Contributions Plan in accordance with the approved Development Plan. The Development Contributions Plan may consist of plans or other documents and may with the agreement of the planning authority, be prepared in stages.

The Section 173 Agreement must be registered on title.

3.0 Conditions and requirements for permitsDD/MM/YYYY
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The following conditions and/or requirements apply to permits:

An application for a planning permit for subdivision must be accompanied by the following, all to the satisfaction of the responsible authority:

- A site analysis plan
- The proposed subdivision layout for the development.
- Details of the existing and proposed use and development of surrounding land, which includes an assessment of the interface with the subject land.

- A report outlining how the proposed subdivision is consistent with the objectives, requirements and guidelines of the approved Development Plan.
- A report demonstrating how the proposed development responds to the Planning Policy Framework, the Local Planning Policy Framework and other relevant sections of the Bass Coast Planning Scheme.
- A land budget table in the same format and methodology as set out within the Development Plan, setting out the amount of land allocated to the proposed uses, and expected population and dwelling yields.
- A Public Infrastructure Plan which:
 - Identifies land that may be affected or required for the provision of infrastructure works.
 - Identifies the provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment.
 - Provides public open space and land for any community facilities.
 - Addresses any other matter relevant to the provision of public infrastructure required by the responsible authority.
- A stormwater management strategy which:
 - Provides for the staging and timing of stormwater drainage works, including temporary outfall provisions, to the satisfaction of the Catchment Management Authority and Bass Coast Shire Council.
 - Utilises best practise sedimentation control and stormwater treatment during and subsequent to construction to ensure minimisation of impacts on the surrounding environment.
- A Biodiversity (Flora and Fauna) Assessment, to quantify the impacts of the proposed subdivision on flora and fauna values and to ensure appropriate offsets are provided. Consider the use of building envelopes to be provided on lots that contain significant vegetation for retention.
- A Cultural Heritage Management Plan and Historic Heritage Assessment for the site and proposed development.
- An indicative landscape plan, which:
 - Identifies the location of landscaped areas.
 - Provides details of any landscape themes for the site.
 - Incorporates a consistent streetscape planting scheme.
 - Gives consideration to the surface finishes of pathways and driveways.
 - Utilises a majority of local indigenous species in all landscape plantings.
 - Provides an explanatory statement for landscape maintenance.
- A Traffic Impact Assessment Report which include:
 - The movement network showing the overall road hierarchy, local street network and proposed cross-sections for each street type.
 - An assessment of the compatibility of the proposal with the overall road hierarchy shown in the approved development plan.
 - The layout and treatment of all vehicle and pedestrian routes and access points to and from the land.
- Subdivision and Housing Design Guidelines prepared to the satisfaction of the responsible authority, which identify dwelling setback requirements based on lot size.
- The responsible authority may waive the need to provide any of the information detailed above that is not relevant to a particular application.

The following conditions must be included, where relevant, on any planning permit issued to subdivide land:

- Land required for public open space as a local or district park, as set out in the approved Cape Paterson North Development Plan, must be transferred to or vested in Council at no cost to Council.
- Prior to the commencement of any works for the first stage, a Hooded Plover Biodiversity Plan that identifies strategies and management solutions associated with the protection of Hooded Plover populations and habitat must be submitted for approval to the Council and the Department of Environment Land Water and Planning.
- A Vegetation Protection Zone (VPZ) must be established around all retained vegetation or biodiversity assets prior to commencement of building or works within that stage. The VPZ must be established at a distance of 2.0 metres or greater from the retained vegetation, or if trees are present, be based on the Tree Protection Zone (12 x the diameter at breast height) identified in the Australian Standard for the protection of trees (AS 4970-2009). The VPZ must be fenced with highly visible, durable fencing and include a notice on the fence advising of the purpose of the Zone and the need to retain and maintain the fence. Fenced Vegetation Protection Zones must be maintained until works on the land are completed.
- An Environmental Management Plan must be prepared prior to certification. The Plan must outline both the construction and operational phases and must be approved to the satisfaction of the responsible authority.

4.0 Requirements for development plan

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The development plan must contain or make provision for the following to the satisfaction of the responsible authority:

- A vision and outcomes statement indicating principles and guidance for planning outcomes sought, including key planning, design and infrastructure components.
- A mechanism for the equalisation of public open space contributions that are required by Clause 53.01.

A written document and set of plans drawn to scale that demonstrates:

- An integrated and appropriate development response for the site.

Built environment and heritage

- A layout that responds to the existing topography of the land including key view lines.
- A subdivision or development plan layout that shows how the road connections, open space, pedestrian and bicycle linkages and drainage networks integrate with and respond to existing and planned developments on adjacent or adjoining sites.
- A subdivision or development plan layout that addresses the interface adjacent to or abutting rural land areas and public open space which considers safety and surveillance. This can be achieved by providing dwellings that face the rural land areas and public open space or a road network around the public open space to ensure passive surveillance of the area.
- Measures for the protection of any areas of heritage and environmental value.
- A residential subdivision which:
 - Provides a range of lot sizes, whilst achieving an average lot size across the entire development generally consistent with the existing Cape Paterson township average of 580 square metres and which discourages allotments of less than 300 square metres.
 - Maintains a sense of spaciousness within and between residential buildings. Setbacks and design standards will vary depending on lot size and can be restricted via the Plan of Subdivision as agreed by the responsible authority.

- Provides a clear, legible road network that provides a high level of internal connectivity and external linkages for local vehicle, pedestrian and bicycle movements.
- The relationship of the land to existing or proposed developments on adjoining land to achieve the integrated subdivision of the land in the area.

Traffic and Movement

- A Traffic Impact Assessment to the satisfaction of the responsible authority, in consultation with VicRoads, showing arrangements for vehicle ingress and egress to the development, including the road layout, construction standards and traffic management.
- Road layouts including internal roads and connections to existing road networks that integrate with and facilitate access to the existing Cape Paterson township.
- A convenient and safe pedestrian and bicycle network in accordance with the Bass Coast Shire adopted Bicycle Strategy and including a direct pedestrian link to Seaward Drive.

Open space and natural environment

- Measures for the protection, management and enhancement of areas with high environmental value, including remnant vegetation.
- A network of passive public open space which:
 - Provides a visible, safe, convenient and accessible area to serve the recreational needs of residents and visitors.
 - Incorporates any existing natural features including native vegetation and creeks or drainage lines.
 - Is fronted by lots, avoiding any lots backing onto reserves.
 - Includes shared path linkages internally and connecting with nearby areas.
 - Measures to reduce and manage any bushfire risk posed by open space.

Services and infrastructure

- A conceptual integrated Drainage Strategy for the entire development plan area.

Sequencing, staging and infrastructure delivery

- Details on the staging of the subdivision and anticipated timing of development, including the delivery of key infrastructure.
- Any approved Development Plan must include a process to collect development contributions or prepare a Development Contributions Plan. Whichever method is used, must be prepared as part of the Development Plan. This process should identify the infrastructure projects, including their scope & cost, to be delivered in conjunction with the development of the land contained within the Development Plan Overlay. The process should outline:
 - How contributions are to be calculated;
 - How project costs are to be calculated;
 - How project costs & contributions are to be indexed;
 - How the funds are to be collected;
 - How funds are to be administered;
 - Payment & timing of contributions; and
 - Nominate projects that can be completed as works in kind.