

19/02/2015  
C74**SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO4****MARINERS VUE**

The objective of this schedule is to ensure that residential development of the land is undertaken in a manner, layout and intensity that results in a preferred neighbourhood character combining a well vegetated landscape with quality coastal design consistent with the vegetation, geology and landscape values of the land, particularly:

- Substantial retention of existing mature trees,
- Retention of a tree canopy,
- Revegetation and landscaping with vegetation indigenous to the locality,
- Minimisation of adverse visual impact upon the locality, particularly upon views from the Great Ocean Road, and
- Restriction of development on land identified as having geotechnical risk.

**1.0**19/02/2015  
C74**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 and works associated with the use of the land for agricultural purposes.
- A fence.
- Minor extensions, additions or modifications to any existing development.

Prior to the approval of a subdivision a Section 173 Agreement must be prepared and signed to the satisfaction of the Responsible Authority that implements design guidelines for the residential development of the land approved as part of the Development Plan. The decision guidelines must address external materials and colours, building style and massing, garages and carports, other structures and appurtenances, landscaping and fences

**2.0**19/02/2015  
C74**Requirements for development plan**

The **Development Plan** must include:

- The location of all land uses including areas set aside for residential development, public open space, areas of revegetation/landscaping, no development areas (i.e. land above the 40 metre contour that is not zoned for residential development), drainage reserves, other known or proposed servicing easements and landslip buffers.
- An internal road network that:
  - provides a high level of permeability through and within the site for pedestrians, cyclists and vehicles, providing direct and safe access to public transport connections, the Apollo Bay foreshore and walking trails, direct connecting access to the internal road network of the residential development at 6280 Great Ocean Road, Apollo Bay and consideration of linkages with potential future residential development at 311 Great Ocean Road (Pisces Caravan Park).
  - Provides access to the site from Marriners Lookout Road.

- The general subdivision layout including location and distribution of lots showing a variety of lot sizes with a minimum average lot size of 600 sqm and a minimum lot size of 450 sqm, a graduation to larger lots at the western periphery of the site and densities to encourage a range of housing types. The layout is to maximise solar efficiency to as many lots as possible. Higher residential densities should be focussed around public open space.
- Maximising surveillance of public areas through provision of street frontages to areas of public open space.
- A staging plan, if proposed, for the residential development of the land.

The **Development Plan** must be supported by the following:

- A **Town Planning Report** that includes:
  - A residential and urban design assessment of how the development of the land responds to the provisions of the Colac Otway Planning Scheme, including the State and Local Planning Policy Frameworks and Clause 56 and any other relevant planning policy.
  - An assessment of the capacity of existing water and sewer infrastructure. Opportunity for connection to a third pipe scheme is also to be explored with Barwon Water.
  - The logical sequencing of development given the need to provide full reticulation of services.
  - How the revegetation of the land above the 40 metre contour is to be managed and by what mechanism.
- A **Cultural Heritage Management Plan** that includes an assessment of the impacts and actions arising from the residential development of the land.
- A **Stormwater Management Strategy** that includes:
  - Consistency with Council's Infrastructure Design Manual.
  - The onsite storage and treatment of stormwater using Water Sensitive Urban Design (WSUD) elements prior to controlled discharge to Council assets.
  - The provision of landscaping and public open space around the stormwater infrastructure.
- A **Traffic Impact Assessment** that includes:
  - Consistency with Council's Infrastructure Design Manual.
  - An assessment of the traffic generated by the residential development of the land.
  - Classification of streets according to standards contained in Clause 56 of the Colac Otway Planning Scheme.
  - Pedestrian and cycling links to the Apollo Bay foreshore and walking trail.
  - An internal road connection to land at 6280 Great Ocean Road, Apollo Bay and potentially to 311 Great Ocean Road (Pisces Caravan Park).
  - Identification of any off-site traffic infrastructure requirements associated with the site such as deceleration/turning lanes on Marriners Lookout Road.
  - Definition of the cross-sections including, where relevant, verge widths, nature strips, kerb & channel, drainage, pavement widths and pathways for all identified roads within and abutting the development.
- A **Landslip Risk Assessment** that includes:
  - Ascertaining geomorphic processes that affect the land.

- An assessment of opportunities to reduce the potential for landslips and the distance of the landslip runout.
- Identification of ‘no build’ areas and landslip runout buffers.
- A **Flora and Fauna Assessment** that includes:
  - Identification of 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 for any threatened flora and fauna species and communities their conservation status under local, regional, state and national legislation policies.
  - Recommendations about where vegetation should be retained and by what mechanism (e.g. reserves).
  - A no net loss assessment that addresses the removal of any native vegetation to allow for the residential development of the land. This assessment will implement, as appropriate, the recommendations of the Open Space and Landscape Master Plan.
- An **Open Space and Landscape Master Plan** for public land (including roads) that includes:
  - Open space adjacent to linear drainage reserves that contains walking and cycling paths and a children’s playground. The playground design shall comply with Council’s Open Space Strategy.
  - The revegetation of the steep slopes above the 40 metre contour.
  - The extensive use, where appropriate, of local indigenous plant species throughout the development site. Exotic trees can be considered for street tree plantings. Species should be resistant to fire.
  - Proposed street planting in accordance with Council’s street planting guide.

The Open Space and Landscape Master Plan is to ensure that areas set aside for unencumbered public open space are clearly visible and accessible, providing safe and convenient land to serve the recreational needs of current and future residents in the locality. Passive surveillance to such areas must accord with Crime Prevention Through Environmental Design (CPTED) principles.

Encumbered land shall not be credited as Public Open Space. Encumbered land includes:

- Land set aside to protect significant vegetation.
- Drainage basins, associated stormwater treatment sites and land that is subject to flooding.
- Non-urban land above the 40 metre contour.
- A **Bushfire Assessment** that includes an assessment of the site risk and how subdivision will respond to this risk, particularly in respect of the revegetation of land above the 40 metre contour.
- **Design Guidelines** that address external materials and colours, building style and massing, garages and carports, other structures and appurtenances, landscaping and fences.