

19/01/2006
VC37**SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO 4**

LEVY ROAD, BANNOCKBURN

The site is located to the south west of Bannockburn Town Centre, and is generally bounded by Levy Road to the west, Charlton Road to the south, a cemetery to the east, and residential land adjacent to Burnside Road to the north.

The site is intended to provide for a high amenity residential development offering a variety of lot sizes for residential use and incorporating significant landscape features, including a Village Green/Square, passive recreation amenities, significant tree buffers and a walkway linking the development with Burnside Road.

1.019/01/2006
VC37***Requirement before a permit is granted***

A permit may be granted to construct a single dwelling and associated outbuildings on any lot existing at the approval date, provided it is the only dwelling on the lot, before a development plan has been prepared.

2.019/01/2006
VC37***Conditions and requirements for permits***

A permit may be granted for any use or development that is not generally in accordance with the development plan, provided it is residential in nature or provides an ancillary recreation or service based activity which is compatible with the purpose and key elements of the Site Analysis/Design Response Drawing Number 002A and the Concept Layout A – April 2000.

Commercial, retail and industrial uses should be discouraged from locating within the site as suitable alternative locations for these activities exist within the township of Bannockburn.

A permit for subdivision and development of the site shall include provisions and conditions relating to the interface between the site and the adjoining Bannockburn Cemetery. In particular, provision shall be made for the types of plant species suitable to the interface areas; the planting of locally indigenous species within the buffer between the site and the Cemetery; measures for preventing access by pedestrians, domestic pets and environmental weeds from entering the Cemetery from the site; and requirements for the provision of advice to new owners within the site on matters relating to the protection and management of significant flora within the Bannockburn Cemetery.

A permit for subdivision and development of the site shall include the following conditions:

- Development must cease immediately upon the discovery of any Aboriginal cultural material and Aboriginal Affairs Victoria shall be immediately notified of any such discovery;
- Development on the subject land must cease immediately upon the discovery of any suspected human remains. The Police or State Coroner's Office must be informed of the discovery without delay. If there are any reasonable grounds to suspect that the remains are Aboriginal, the discovery must also be reported to Aboriginal Affairs Victoria; and
- Officers of Aboriginal Affairs Victoria shall be permitted access to the site at any reasonable time, for the purpose of monitoring adherence to the above mentioned conditions.

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Requirements for development plan

The development plan must be prepared generally in accordance with the Site Analysis/Design Response Drawing Number 002A and the Concept Layout A – April 2000.

The development plan must show and/or address:

- The provision of a variety of lot sizes ranging from 350 square metres to 4000 square metres, together with medium density development in the designated area of the Village Green.
- Lot shape and orientation.
- The provision of vehicular access, including the construction and funding of appropriate vehicle access treatments, deceleration lanes and medium treatments.
- The provision of pedestrian and bicycle paths and accessways.
- The provision of all necessary utility services.
- The provision of drainage infrastructure.
- Control of stormwater and the use and management of any retarding basin(s) required for this purpose.
- The provision of public open space areas, including the Village Square/Green.
- The provision of open space linkages, both within the subdivision and to existing and proposed community facilities external to the site.
- The provision of significant tree buffers on Levy Road and the eastern site boundary, landscaping works along internal roads, landscaped entrance features on Levy and Charlton Roads, a landscaped walkway linking the site with Burnside Road and significant landscaping of the Village Square/Green area.
- The retention of any existing remnant native vegetation.
- The protection of significant flora within the adjoining cemetery from potential impacts of development including trampling, flora collection, spread of environmental weeds and increased nutrients. This must include the provision of an environmental management plan which shall provide for:
 - The development of a buffer at least ten (10) metres wide along the boundary of the site where it abuts the cemetery. The buffer shall consist of a vegetated strip including a mix of tree/shrub and ground flora species derived predominantly from stock of local provenance.
 - The prevention of access by pedestrians, domestic pets and the spread of weeds from within the site to the adjoining Cemetery.

The responsible authority must consult with the Department of Natural Resources and Environment, prior to approval of the environmental management plan.

- A full landscape plan identifying a landscape theme and dominant species for the site.
- A site design plan showing for each lot:
 - Proposed building setbacks.
 - Maximum site coverage.
 - Maximum building height at a maximum of two storeys or no greater than 7.9 metres above natural ground level.

