SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO1

EAST MORNINGTON OUTLINE DEVELOPMENT PLAN AREA

The area of East Mornington included in this schedule, generally between Mornington-Tyabb Road and Craigie Road, extending from the existing township to the Balcombe Creek, has been identified as a major residential growth area. A development plan is required to ensure appropriate and coordinated development.

1.0 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.

2.0 Conditions and requirements for permits

A building setback of 12.8 metres must be provided between any building (other than a fence or screen wall with a height less than 2 metres in height) and the original western alignment of Dunns Road, between Bentons Road and Mornington Tyabb Road.

3.0 Requirements for development plan

The development plan must describe:

- The location and extent of areas set aside for various land uses, including housing and shops.
- Provision for a range of housing densities.
- The proposed road network and traffic management measures.
- A network of pedestrian and bicycle paths.
- The distribution of schools and other community facilities.
- A proposed open space network, including land set aside for both active and passive recreation.
- Provision for the protection of streamlines and areas of remnant vegetation.
- The provision of all necessary infrastructure and a plan for the effective and equitable distribution of infrastructure costs.