SCHEDULE 10 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Paynesville Maritime Tourism Precinct

1.0 Requirement before a permit is granted

None Specified.

2.0 Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- A permit for development must include a condition that requires all land within the Paynesville Maritime Tourism Precinct to be consolidated into one title prior to the commencement of development.

3.0 Requirements for development plan

A development plan must include the following requirements:

- A detailed Site Analysis Plan showing the existing conditions of the subject land and adjoining properties. The plan should include, at a minimum, the following:
  - Land topography
  - Existing title boundaries
  - Existing vegetation
  - Existing buildings and structures
  - Adjoining road network
  - Natural features such as waterways, gullies, foreshores
  - Areas of cultural significance

- A Building Concept Plan that responds to the site analysis and shows an integrated tourist development. The plan should include and consider, at a minimum, the following:
  - Private and/or common open spaces.
  - Active street frontage along both street frontages.
  - Car parking and internal accessways.
  - Pitched metal roofs.
  - Painted timber or corrugated metal cladding.
  - The combination of bright colours with blues and white as the dominate colour palette.
  - The use of distinctive roof forms or façade treatments to break up large building volumes.
  - Avoidance of expanses of blank walls.
  - Permeable fencing along street frontages.

- A Landscaping Plan that utilises trees, shrubs and groundcovers that are native with a coastal emphasis.