

11/07/2019
C156basc

SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO9**.

CORNER OF KORUMBURRA ROAD & BIGGS DRIVE, WONTHAGGI

1.0

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Objectives

None specified.

2.0

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Requirement before a permit is granted

None specified.

3.0

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Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- The owner of the land must enter into a Section 173 Agreement that stipulates if, in the opinion of the responsible authority, vehicle and/or pedestrian access is required to the subject land from adjoining land south of the Bass Coast Rail Trail, a vehicle crossover(s) and/or pedestrian link(s) will be constructed within six (6) months of being notified in writing of such by the responsible authority. The agreement must provide for the crossover(s) and/or pedestrian link(s) to be constructed to the satisfaction of, and at no cost to, the responsible authority. Traffic management devices may be required at any or all of the crossovers.

4.0

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Requirements for development plan

A development plan must include the following requirements:

Discount Department store and other retail premises 2-10 Korumburra Road, Wonthaggi

- Up to 9,000sq.m of leasable floor area for a discount department store.

Shopping Centre at Biggs Drive, Wonthaggi (Crown Allotment 20L Sec 100)

- Up to 12,000sq.m of leasable floor area for retail premises. The floor area provided must include a discount department store of no more than 4500sq.m of leasable floor area, a super market with a floor area of no more than 3500sq.m and may include no more than 4,000sq.m of leasable floor area for other retail premises.
- Proposed landscaping treatment along the north boundary abutting the existing Wonthaggi Wetlands.

All areas affected by the overlay

- The stages of development (if any) and the treatment of land not immediately required for development.
- The location, proposed use and design of all buildings and works responding to the site in a manner that encourages pedestrian activity and promotes sensitive interfaces with adjoining streets, the Bass Coast Rail Trail and other public areas.
- Vehicle accessways.
- Car parking areas and the number of car parking spaces (including disabled car parking).
- Loading bays.
- Turning circles demonstrating all accessways are capable of handling vehicles expected to use them.

BASS COAST PLANNING SCHEME

- Pedestrian and bicycle paths, accessways and linkages, including across the Bass Coast Rail Trail, and linkages to the existing commercial areas, and between the sites.
- Landscaping areas.

A development plan must take into account the following:

All areas affected by the overlay

- A site analysis plan and design response, identifying and responding to the site's opportunities and constraints.
- A stormwater management plan detailing how stormwater will be collected and treated within the site, with particular emphasis on the removal of sediment, litter and other urban wastes prior to discharge from the site.
- A traffic management plan, prepared by a suitably qualified person, that provides for the effective, efficient and safe movement of vehicles within and around the development. The traffic management plan should:
 - Outline and justify the location of all accessways, crossovers and traffic management devices.
 - Justify the number of parking spaces provided on the site to serve the development.
 - Outline and map the extent of any improvements to the surrounding road network (including traffic management devices) required as a result of the development.
- A landscaping plan, prepared by a suitably qualified person, identifying all proposed landscaping with particular regard to the interface with all adjacent roads and the Bass Coast Rail Trail.
- Any relevant components of an Urban Design Framework prepared for the area.

Shopping Centre at Biggs Drive, Wonthaggi (Crown Allotment 20L Sec 100)

In addition to the above, the following is required to be addressed:

- A Cultural Heritage Assessment.
- A Flora, Fauna and Habitat Hectare Assessment.
- A Geotechnical Report assessing the land subject to subsidence on the subject site.
- Prior to works being undertaken on designated waterways within the vicinity of the above property, a Works on Waterways application for a permit be completed and sent to the Authority for assessment.
- Prior to any works commencing on wetlands abutting the northern boundary of the above property, the Authority be contacted and informed of proposed works.
- A buffer in the form of native trees to be planted on the east side of the development to reduce amenity impacts to the residents in Murray Street.