

28/01/2010
C129(Part 1)

SCHEDULE 19 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO19**

LAND COMPRISING THE WHOLE OF THE ST LEONARDS GOLF CLUB, AND SPECIAL USE 3 LAND AT 282 TO 320 IBBOTSON STREET, ST LEONARDS.

This schedule applies to all of the land comprising the St Leonards Golf Club, whether included in land zoned as Residential 3 zone or Special Use 3 zone, including the 32 hectare (approximate) parcel of land adjoining to the west of the existing golf course and otherwise known as 282 to 320 Ibbotson Road, St Leonards.

1.0 Requirement before a permit is granted

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Where no Development Plan has been approved, the responsible authority may grant a permit to construct a building or to construct or carry out works, provided it is satisfied that the buildings or works will not prejudice the preparation of the Development Plan.

2.0 Requirements for development plan

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The Development Plan may consist of plans or other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages.

The Development Plan must be generally in accordance with the requirements included within the St Leonards Structure Plan (September 2006) and respond to the following objectives:

Any of the plans or documents comprising the Development Plan may be amended with the approval of the responsible authority.

Community design objectives

- To encourage a subdivision layout and development that preserves the landscape and habitat values of the site and is designed to mitigate adverse impacts on the biodiversity of adjacent land.
- To provide for the retention of large native trees and vegetation corridors of regional and local significance in either public open space, road reserves, the golf course or private gardens.

Open space objectives

- Areas of open spaces should seek:
 - to provide links into the existing network;
 - to contribute to the character of the local area;
 - to contribute to the preservation of the landscape and habitat values of the site;
 - to enhance permeability and maximise casual surveillance with street frontages in preference to being “enclosed” by the rear fences of adjoining properties.

Movement network objectives

- To provide a street network that:
 - connects with the surrounding community and urban environment. Where possible, cul-de-sacs and other street layouts with isolated forms of development are to be avoided;
 - provides for internal accessibility and access for people with limited mobility;
 - provides for local vehicle traffic, pedestrian and bicycle movements.

Environmental management objectives

- To ensure that the stormwater quality management system integrates best practice treatment and reuse into the landscape;
- To encourage a subdivision layout and development that promotes water sensitive urban design and reuse, energy efficiency and reduction of all wastes;
- To encourage a subdivision layout and development which maximises the preservation and protection of significant mature vegetation throughout the site.

The Development Plan must include:

An **Urban Design Masterplan** that includes –

- A range of lot sizes to suit a variety of dwelling and household types.
- Provision of 10% useable public open space which connects to the existing open space network.
- A street network which has a maximum of two access points to Harvey Road, with no direct driveway access to lots in order to protect vegetation within the road Vegetation Protection Overlay.
- The provision of reticulated services and other infrastructure.
- Contours of land at 0.2 metre intervals.
- The stages (if any) by which the development of the land is proposed to proceed.
- Design of roads that follow the contours of the land.
- Areas forming part of the stormwater management.

A **Landscape and Golf Course Masterplan** for the proposed development area, including the re-design and re-development of the golf course, that includes:

- An assessment of the biodiversity value of the development area, and the adjoining rural land, and outlines how the proposed development plan responds to this assessment;
- An assessment of the impacts of the development on native vegetation under the three step approach outlined in *Victoria's Native Vegetation Management – A Framework for Action* (2002);
- Implementation of a 30 metre wide open space / ecological corridor at either Ibbotson Street or through the golf course encompassing the existing vegetation provided that public safety requirements can be met;

- Landscaping details for the golf course, public open space areas and road reserves including the identification of trees to be retained and removed and the species of plants to be used throughout the development;
- Details of all fencing, landscaping and other entrance treatments along Ibbotson Street and Harvey Road;
- The extensive use, where possible, of local indigenous species throughout the development;
- Development plans for the golf course and the location of golf course related facilities, including maintenance buildings;
- Details of the safety control measures to be installed on Ibbotson Street to enable golf course users to safely traverse Ibbotson Street.

A **Water Sensitive Urban Design Masterplan** that is consistent with the responsible authority's Stormwater Management Plan and –

- Provides for the application of stormwater reuse principles particularly to all the sub-catchments along Harvey Road, noting that all such discharge(s) must be re-directed to the golf course;
- Includes the full modelling of stormwater quantity and quality to demonstrate the feasibility and sustainability, and overflow arrangements of the proposed stormwater management system;
- Demonstrates that there is no decrease in run-off water quality and that existing downstream flows are restricted to pre-development levels to prevent impacts on the surrounding sensitive environments, including Swan Bay, Port Phillip Bay, the Salt Lagoon Wildlife Reserve and the St Leonards Lake Reserve;
- Provides for all the stormwater quality treatment measures to be assessed using the MUSIC (Model for Urban Stormwater Improvement Conceptualisation) program to determine whether the proposed treatments meet the water quality objectives listed in the State Environment Protection Policy (Waters of Victoria) and CSIRO Urban Stormwater Best Practice Guidelines.

An **Environmental Management Plan** providing:

- Details of the construction procedures and practices to ensure there is no off-site impact to stormwater quality during the construction phase;
- The measures to be undertaken for the management and control of erosion and silt discharged beyond the site during the construction phase of the development;
- Construction techniques that incorporate the provisions within the Construction Techniques for Sediment Pollution Control (EPA Publication 275) and Environmental Guidelines for Major Construction Sites (Publication 480 of the Best Practice Environmental Management Series);