

15/11/2007
C35

SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5**

DUFFIELDS ROAD EAST RESIDENTIAL PRECINCT

1.0 Requirement before a permit is granted

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A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority, to use land or to construct or carry out works for the following:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot.
- Agriculture and any buildings or works in association with the use of the land for agricultural purposes.
- Extension, alteration or modification to an existing use or development.

2.0 Conditions and requirements for permits

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All proposals to use land or to construct a building or construct or carry out works before the development plan has been prepared must be accompanied by a report demonstrating that they will not prejudice the long term future of the land for residential development.

All permits to subdivide land must include conditions with the following requirements:

- Prior to the commencement of any works, a construction management plan shall be prepared to the satisfaction of the responsible authority. The plan shall, among other things, and as appropriate, detail measures to:
 - protect the vegetation and water quality of Spring Creek,
 - protect the vegetation within and adjacent to Duffields Road,
 - minimise the impact of construction on neighbouring properties and uses, including schools, and
 - protect council assets, including access roads.
- Preparation of a landscape plan for open space areas and street planting. The plan shall include locally indigenous species for planting along Spring Creek and indigenous or complementary native species in other areas and include the provision of canopy trees. Preference shall be given to the use of drought tolerant species.

3.0 Requirements for development plan

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The Duffields Road East Residential Precinct Development Plan must be generally in accordance with the Torquay/Jan Juc Structure Plan 2007, and should be based on and provide for:

- a comprehensively planned residential subdivision; and
- an attractive and high amenity residential area that integrates with adjoining services, residential areas and the Spring Creek environs.

Land use

- Specified areas or “nodes” of medium density housing that will achieve a density in the order of 15 dwellings per hectare. Medium density nodes should be located adjacent to the open space areas, and/or within close proximity to community facilities and potential future bus routes.
- Unencumbered public open space areas that are conveniently accessible to and meet the recreational needs of the local. The public open space areas may include a wetland feature provided for stormwater runoff and shall include as a minimum requirement:
 - a local park totalling at least 1.0ha with an acceptable grade;
 - path and cycle linkages between local roads and public open space; and
 - designation of an active recreation area on the southern boundary of the existing primary school.
- Options for the siting of a convenience shop.

Lot size and layout

- A range of lot sizes that achieve good solar orientation and recognise site specific constraints and opportunities, including vegetation and other site specific features.
- A diversity of dwelling types and sizes in medium density areas, with a substantial proportion of one and two bedroom dwellings to the satisfaction of the responsible authority.
- Subdivision layouts that enable housing to front open space areas for surveillance and amenity purposes.
- Open space areas fronting streets or building facades except in limited circumstances where it can be demonstrated that this is not practicable.
- Provision for low fencing where lots are abutting open space or pedestrian walkways.
- No direct access to lots abutting Duffields Road and treatments to avoid solid fencing on lots adjacent the required plantation reserve along Duffields Road.

Flora and fauna

- A flora and fauna assessment carried out by a suitably qualified and experienced person/s. The assessment must have regard to the Torquay Jan Juc Structure Plan 2007 and must :
 - Identify the vegetation communities, the quality of habitat, the actual indigenous flora and fauna species that inhabit the site, threats to the indigenous flora and fauna species including pest plant and animal species; and the conservation status of any threatened flora and fauna species and communities under local, regional, state and national legislation or policies;
 - Recommend enhancement and protection of remnant vegetation located on and adjacent the site including treatment of pest plant and animal issues and inclusion of these areas, as appropriate, as biolinks traversing through and connecting outside of the development area including:
 - along Spring Creek and key drainage lines;
 - identifying a minimum 30 metre wide environmental corridor along each side of Spring Creek; and
 - the provision of a vegetation/plantation reserve along the length of Duffields Road.
- A planting theme using indigenous or complimentary native species for all proposed open space and pathway areas, to provide a framework for the landscaping plan. The

planting theme should provide for drought tolerant species and for canopy trees to provide shade in these areas.

Archaeological field survey

An archaeological field survey to be carried out on all land.

Road and pathway network

- An outline of the alignment of the collector road network and the general pattern of local roads and footpaths/cycle paths.
- A road and pedestrian/cycle network that provides efficient access to adjoining residential areas, local schools, community services, business areas, open space and public transport. The pathway network shall provide connections between open space reserves (existing and future), and shall include:
 - shared pathways along Spring Creek and key drainage lines facilitating connections to adjoining existing and future reserves;
 - a shared pathway along the water pipe easement connecting Spring Creek to the school in Grossmans Road.
 - pathway widths that are sufficiently wide to minimise conflict between pedestrians and cyclists.
 - pathway surfaces that reflect the 'preferred character' of neighbourhoods in the Torquay Jan Juc Neighbourhood Character Study 2006.
- Principal road access from Grossmans Road, Duffields Road and Beach Road.
- Extension of Beach Road to Duffields Road as a collector road with suitable width and landscaping.
- A road network in each stage, which provides efficient linkages with other stages of the development.
- A road network which provides efficient transport routes through the subdivision for bus services to connect with other parts of the town and Region.
- A local road network which promotes pedestrian and cyclist connectivity by using a predominantly grid based layout modified for topographical and other conditions. Court bowls shall not be provided except where they create a pedestrian linkage to adjoining streets.
- A local road network designed to reduce traffic speeds and promote community interaction and use of the road reserve. A road along the southern boundary of the Torquay Primary School and any adjacent recreational open space area to allow access and connection to the School's southern boundary.
- A planting theme using indigenous or complimentary native species for all proposed internal roads, to provide a framework for the landscaping plan. The planting theme should provide for drought tolerant species and for canopy trees to provide shade cover over the road reserves.

Servicing

- An integrated system for the treatment of stormwater prior to discharge using current best practice standards. Any such system should provide opportunities for re-use of stormwater for immediate or future implementation.
- Compliance with Country Fire Authority policy requirements for water supply and access.