

23/07/2009
C58

SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO7**

NORTH EAST WARRNAMBOOL GROWTH AREA

1.0

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Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for:

- Subdivision of land to excise an existing dwelling from a lot provided no more than one (1) additional lot is created in the subdivision;
- Agriculture and any buildings and works in association with the use of the land for agricultural purposes;
- Minor building and works associated with an existing use or development.

2.0

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Conditions and requirements for permits

An application for use, subdivision or to construct or carry out works (before a development plan has been approved) must be accompanied by a report demonstrating that the proposal will not prejudice the development plan requirements specified in this schedule.

3.0

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Requirements for development plan

The North East Warrnambool Growth Area is divided into four Development Areas as shown in Map 1 to this schedule.

Development plans must be generally consistent with the *North East Warrnambool Structure Plan 2007* and must comprise and include the following to the satisfaction of the responsible authority:

Site Analysis Report and Plan that:

- Requirements applicable to Development Areas A, B, C & D
 - In relation to existing site conditions and features includes details on the topography of the land, the location of existing vegetation, drainage lines, existing buildings, sites of conservation, heritage or archaeological significance and any other features.
 - Provides a proposed development layout including roads, public open space and other features of subdivision in a manner which is responsive to the identified site features and demonstrates the integration of the development with existing infrastructure within the North East area including access, open space, retailing and schooling.
 - Provides adequate and usable public open space and demonstrate the suitability and accessibility of the provided open space to form part of the open space network.
 - Identifies the means by which any sites of conservation, heritage or archaeological significance will be managed during construction and following the development.
 - Identifies designated areas within the plan area proposed as potentially suitable for medium and higher density housing types based upon accessibility to transport, open space, services and other factors, as well as potential opportunities (if applicable) for areas suitable for non-car based development.
 - Identifies designated areas to be set aside for single dwelling development only.
 - Provides for community interaction, safety and surveillance by the provision of housing to front streets and/or public open space in the development area.

WARNAMBOOL PLANNING SCHEME

- Designates a main north-south transport route along Aberline Road, Boiling Downs Road and Gateway Road. This route must align and provide for linkage to the connection to Raglan Parade (Princes Highway) at the Gateway Road intersection.
- Requirements applicable to Development Areas A, B & C
 - Provides linkage between the Merri River and the Russells Creek tributary open space corridors by demonstrating a network of pedestrian permeable access and open space networks through the development.
 - Mortlake Road, Aberline Road and Wangoom Road should be reinforced as major roads. Service roads should be provided to allow for appropriate integration of housing to streets and enhance safety.
- Requirements applicable to Development Areas B & C
 - Provides a 'public' linkage to the northern areas of Kings College to provide for a convenient northern access to the school, and to the proposed pedestrian linkage to Balmoral Road through the college.
 - Provision of dual purpose pedestrian and cycle paths on Aberline and Wangoom Road.
- Requirements applicable to Development Area C
 - New roads/streets intersecting Whites Road are discouraged.

An Open Space / Landscape Master Plan and accompanying documentation that:

- Requirements Applicable to Development Areas A, B, C & D
 - Identifies a preferred character or theme in relation to the proposed development area including general design treatments for streetscapes, roads and boulevards, and open space.
 - Designates by consideration of slope and accessibility, land suitable for open space provision within development areas, including prevention of direct private ownership and boundaries to watercourses.
 - Provides for detailed planting scheme including specification of species.
- Requirements Applicable to Development Areas B & C
 - Provides a direct open space linkage from the existing Russells Creek corridor south of Whites Road into the development areas.
 - Identifies landscape treatments to ensure urban development does not adversely impact surrounding rural uses.
- Requirements Applicable to Development Areas C & D
 - Provides a visual and environmental buffer to continued agricultural land use to the east of Aberline Road.

An Environmental Report that:

- Requirements applicable to Development Areas A, B, C & D
 - Identifies the approach to water sensitive urban design in relation to drainage, road and allotment layout design. A theme should be applied to the entire development and should be based upon best practice provisions of water quality and turbidity, coupled with achieving relatively efficient maintenance provisions.
 - Provides information on the biodiversity of the riparian corridor of any watercourses or existing and proposed open space corridors in the development area.

WARNAMBOOL PLANNING SCHEME

- Identifies the opportunities for incorporation of ‘Third Pipe’ stormwater collection including demonstration of consultation with Wannon Region Water Authority or its subsequent equivalent authority.
- Requirements Applicable to Development Areas A, B and C
 - Identifies areas of significance along the Merri River corridor and Russells Creek and tributary and identifies design guidelines for lots within significant sections of the corridors to guide building height, roof materials and colours and siting of dwellings.

An Infrastructure Report that:

- Requirements Applicable to Development Areas A, B, C & D
 - Integrates drainage as a part of high quality open space nodes and linear linkages. Where possible integrate stormwater management systems such as Bio filter wetlands as a part of high quality open space network.
 - Provides an open space area in each plan that responds to the balance between open space usability and functionality, and the objectives of floodplain management.
 - Provides a staging plan for development of the land in relation to efficient infrastructure provision through stages.
 - Provides for the provision and funding of physical infrastructure (*unless included in any approved Development Contribution Plan or scheme for the area, outline arrangements for the provision and funding of physical infrastructure*).
 - Provides a timing schedule of public and infrastructure works, and staging of development for the development area.
- A Review period that identifies measures for the removal of the Development Plan Overlay from the land once the implementation of the development has been completed (requirement applicable to Development Areas A, B, C & D).

Map 1 to the Schedule to Clause 3.0

