

19/06/2014
C76

SCHEDULE 13 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO13**.

NORTH SIDE OF HOPKINS POINT ROAD

The *Coastal Hopkins River Environment Structure Plan, May 2008*, provides the strategic basis for the design and development provisions of this overlay.

1.0

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Requirement before a permit is granted

A permit may be granted for the use, development or subdivision of land prior to the approval of a development plan provided the responsible authority is satisfied that the granting of a permit will not prejudice the future development of the area as intended by the *Coastal Hopkins River Environment Structure Plan May 2008* and the objectives and design response provisions of this schedule.

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Requirements for development plan

A development plan must be generally in accordance with the Coastal/Hopkins River Outline Plan in Clause 21.05 and the *Coastal Hopkins River Environment Structure Plan May 2008* and must address the following objectives:

Overall objectives

To implement the vision of the *Coastal Hopkins River Environment Structure Plan May 2008* to create a quality residential environment that responds to local characteristics and context, and provides a range of living opportunities through a diversity of residential densities situated in a variety of landscape settings, with specific reference to the following plan elements:

- Subdivision and building envelopes.
- Movement network.
- Open space and landscape.
- Service provision and drainage.

To implement the layout, design and density objectives of the Coastal/Hopkins River Outline Development Plan in Clause 21.05.

Subdivision and building envelope objectives

To provide a neighbourhood that:

- Provides diversity in lot sizes and housing styles, with smaller lots in key, high amenity locations and larger lots in appropriate locations such as on steep slopes.
- Ensures future buildings and structures can be sited to incorporate space for the planting of substantial vegetation and avoids steep slopes.
- Has wide nature strips to allow planting that dominate the roadside setting.
- Incorporates the use of Water Sensitive Urban Design principles.

Movement network objectives

To provide a movement network, including a connector road, local street and pedestrian/cycle path network that:

- Responds to the topography.
- Establishes a permeable street network which allows for safe and convenient pedestrian, bicycle and vehicle movement.

- Enhances pedestrian and bicycle links between public open spaces within and beyond the study area and between existing and future residential development in the Coastal / Hopkins River Environment area.
- Ensures that development is designed to be integrated with existing public transport systems.
- Manages the impacts of residential development on the existing road network.

Open space and landscape objectives

To provide an interlinked open space network that:

- Provides accessible and high amenity public open spaces incorporating existing landscape and environmental features and takes advantage of key views.
- Provides the opportunity for views of the surrounding landscape from private allotments, and public domain.
- Minimises the visual intrusion of residential development when viewed from key locations in the surrounding areas.
- Provides pedestrian links in open space to adjoining areas.

Service provision and drainage objectives

To provide physical services and infrastructure that:

- Meets the needs of the future community and the development.
- Provides for the efficient, staged delivery of services and infrastructure to ensure all lots are provided with adequate services.
- Incorporates a Water Sensitive Urban Design approach to stormwater management to protect water quality.

Site Analysis

A development plan must include a detailed site analysis and design response that includes the following items to the satisfaction of the responsible authority:

- An environmental assessment of the flora, fauna and habitat significance of the land which includes recommended actions for management, revegetation and restoration of any identified conservation and vegetation protection areas where relevant. The assessment must also make recommendations with regard to management of noxious weeds as identified by the *Catchment and Land Protection Act 1994*.
- An archaeological survey and heritage assessment which includes recommendations for the protection, restoration and interpretation of significant sites, and where appropriate, design measures to sensitively integrate sites. The assessment must also identify areas where a Cultural Heritage Management Plan is required by the *Aboriginal Heritage Act 2006*.
- A landscape assessment that defines any important landscape views or vistas and any landscape features.
- An environmental audit identifying any environmental hazards or contamination on the land and proposed treatments, if any; or a qualified statement indicating the absence of such hazards or contamination.
- A consolidated site analysis plan in digital and hard copy format that depicts all relevant site analysis information.
- A geotechnical assessment which incorporates at least the following information:
 - Location of proposed lots,
 - Proposed services, such as sewer, stormwater, water, gas, electricity, telephone and other utility services,

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- Contour lines to AHD (500mm vertical intervals),
 - Earthwork details, and
 - Identification of trees to be removed or retained.
- A geotechnical site analysis that includes a:
 - Stability Assessment Report; and
 - Landslide Hazard Rating Analysis.

Design Response

The development plan must comprise:

- A design response that is based on the results of the site analysis process, and is generally consistent with the objectives and requirements of Coastal / Hopkins River Environment - Structure Plan.
- A written report and plans addressing the objectives described in this schedule. The report and plans must include (where relevant):

Subdivision and building envelopes

- An indicative lot layout plan in accordance with the Coastal / Hopkins River Outline Development Plan in Clause 21.05 and the following requirements:

Area 1 - Riverside Bush Lots:

- Lots which range between 2,000 and 7,000 square metres at a maximum density of 2.5 dwellings per hectare. Smaller lots (minimum 2,000 square metres) are only permitted on land with less than 20% slope.
- Lots which are capable of containing a building envelope measuring 20 metres by 40 metres.
- Building envelopes which are located close to the street frontage (9 metre setback to street frontage) to enable substantial re-vegetation in the rear yards and to protect steep slopes.
- A setback of a minimum of 50 metres from the shared boundary for lots abutting the biodiversity corridor along the Hopkins River.
- Building envelopes which are setback a minimum of 5 metres from each side boundary.

Area 2 - Low Density Bush Lots:

- Lots which range between 1,500 - 2,500 square metres.
- Low Density Bush Lots which are designed so that buildings parallel to the contours can be accommodated.
- Lots which are capable of containing a building envelope measuring 20 metres by 30 metres. Envelopes which indicate a maximum building height of 5 metres above natural ground level.
- Building envelope should be setback a minimum of 3 metres from each side boundary and 6 metres from the street frontage and include access to the site.

Area 3 - Spacious Residential Lots:

- Lots which range between 1,000-2,000 square metres,
- Lots should be designed to allow site responsive buildings with an emphasis on spacing and re-vegetation between the buildings.
- Lots which are capable of containing a building envelope measuring 20 metres by 30 metres. The building envelope should be located close to the street frontage to allow substantial re-vegetation in the rear yards of properties.

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- The building envelope setback a minimum of 3 metres from each side boundary and 6 metres from the street frontage and include access to the site.
- Lots abutting Hopkins Point Road are to be designed so that dwellings front that road. A service lane may be required to provide safe and convenient access to these lots.
- Dwellings adjacent to the shared east-west boundary with lots fronting Banksia Drive and Acacia Court are to where possible be built to the 38metre contour line or lower, or alternatively be staggered between the view lines of existing dwellings, to ensure that current views to the coast especially at the Hopkins River opening) are fully retained.

Area 4 - Conventional Residential:

- Lots which range between 600-800 square metres.
- Lots abutting Hopkins Point Road are to be designed so that dwellings front that road. A service lane may be required to provide safe and convenient access to these lots.

All building envelopes are to allow opportunities for view sharing.

Movement network

- Street layout plan (informed by a Traffic Management Plan) that details all aspects of the movement network, including streets, intersection treatments, traffic management devices, public transport routes and pedestrian/cycle paths.
- Typical cross-sections for all streets. 2.5 metre wide shared paths must be provided on any existing and/or proposed collector road (including Hopkins Point Road).
- Where possible, pedestrian and cycle accesses should be located on slopes less than 5%.
- Road alignment and infrastructure should be low visual impact including narrow road pavements, rollover kerbs and wide nature strips where possible.
- Road reserves should contain significant space to provide a vegetated backdrop/foreground to future buildings and structures.
- Linkages to adjacent areas to the east.

Open space and landscape

- An open space plan generally in accordance with the Open Space Network contained in the Coastal / Hopkins River Environment - Structure Plan. Any proposed beach access must be in accordance with the *Coastal Management Act 1995*. The plan must include:
 - A biodiversity corridor of at least 50 metres in width along the Hopkins River edge.
 - An open space corridor of at least 30 metres in width along the ridge line within Area 2 (Low Density Bush Lots). This must link the road network to the west and the road network and open space reserve to the east as shown on the Coastal/Hopkins River Environment Structure Plan.
 - Details of proposed signage including aquatic safety signage and educational signage.
 - A 1 hectare park located south of the ridgeline.
- A landscape masterplan for each open space area and a street tree theme for streets and any common property accessways, including nomination of suitable species. The landscape masterplan should encourage the retention of the green ridge line or skyline when viewed from key surrounding points through controlling development, revegetation and protecting vegetation including the selection and site vegetation so as to reduce the visual impact of the height and built form of buildings and structures, and allows for the reasonable sharing of views to the ocean and/or the Hopkins River from adjoining properties.

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- Select site vegetation to encourage the use of indigenous native species and species that realise appropriate growth heights and forms to achieve a vegetated backdrop and softening of future residential development.
- A plan detailing any vegetation to be preserved on site, vegetation to be removed and any revegetation works required in accordance with the recommendations of the flora and fauna assessment, including the types of species to be used.
- Details of fencing treatments proposed for land abutting open space areas.
- Landscape envelopes for all lots within Residential Precincts 1 and 2.

Service provision and drainage

- A drainage report detailing how stormwater will be collected and treated, including adoption of Water Sensitive Urban Design principles; overland flow paths, and treatment and storage of stormwater.
- A physical services report detailing the provision of water, sewerage, drainage and other utility services in accordance with requirements of relevant service authorities.