

19/04/2018
C84**SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

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

SALE WESTERN GROWTH AREA - WURRUK**1.0 Requirement before a permit is granted**19/04/2018
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A permit may be granted to construct or carry out minor works to an existing building prior to the approval of a development plan if the responsible authority is satisfied that the granting of a permit does not prejudice the intended outcomes of the development plan.

A permit for subdivision must be considered against the staging plan identified in the approved development plan.

2.0 Conditions and requirements for permits19/04/2018
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The following conditions and/or requirements apply to permits:

- A permit application for subdivision must include:
 - A subdivision plan.
 - A Stormwater Management Plan.
- Any permit for subdivision and development must include conditions reflecting guidelines, requirements and conditions as stated in the approved development plan.
- Any permit regarding land containing a native tree where retention is required or deemed achievable, must contain a condition giving effect to tree protection (including canopy and root system) during subdivision construction. The existing agreement under Section 173 of the *Planning and Environment Act 1987* for specific trees within the development plan area will lapse once the tree protection strategy is fully implemented.
- Any permit regarding land where at least 25 per cent of the perennial understory is made up of native grasses must contain a condition requiring an approved Offset Management Strategy prior to Statement of Compliance.
- Any permit regarding land where onsite waste water management systems are used must show the building and effluent disposal envelopes on the subdivision plan.
- Any permit regarding land containing a designated waterway must contain a condition requiring a Water Management Plan.
- Any permit regarding land containing or abutting a place of cultural heritage significance (including Kilmany Park Estate) must contain a condition which gives effect to any recommendations for the protection, enhancement and interpretation of the place as referred to in the approved development plan.
- Any permit regarding land containing the two existing oak trees at the existing Settlement Road entrance to the Kilmany Park Estate must include an agreement under Section 173 of the *Planning and Environment Act 1987* between the landowner and the responsible authority to protect the oak trees for the duration of their practical lifespan.
- Any permit for subdivision must include an agreement under Section 173 of the *Planning and Environment Act 1987* between the landowners and the responsible authority to acknowledge the arrangements (e.g. payments or works-in-lieu) of infrastructure contributions identified in the development plan. If such an agreement already exists providing for the required infrastructure contributions, the landowner(s) are not required to enter into a new agreement. The agreement will lapse once all specified requirements of the agreement have been satisfied.

3.0 Requirements for development plan

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A development plan must include the following requirements.

There must be a single development plan for the whole development plan area to which this schedule applies.

Concept plan and design principles

The development plan must be generally in accordance with the concept plan shown in Map 1 below and address the following design principles:

- A distinctive neighbourhood with a strong sense of place through:
 - Utilising the natural topography of the area to create rural views and vistas from key public areas and roads to its surroundings.
 - Enhancing and protecting heritage features such as Kilmany Park Estate, significant Aboriginal sites and other objects of cultural or historical significance.
 - Retaining significant native vegetation, particularly scattered trees.
- A connected and integrated movement network by providing:
 - A permeable, sealed and safe road network based on a practical road hierarchy, directly connected with abutting residential areas. Cul-de-sacs are to be used sparingly.
 - Continuous and direct routes for pedestrians and cyclists between proposed and established residential areas and the neighbourhood activity centre, public open space, Wurruk Primary School, Sale CBD, public transport and other key public areas.
 - Opportunities for the provision of public transport services within the area in particular to service the Neighbourhood Activity Centre.
- A centrally located and accessible community area for use of the whole Wurruk community, capable of containing:
 - A district open space not less than five hectares with at least a regional playground; Open Age Premier/regional cricket oval; cricket training facilities; fit for purpose building including change rooms; shelter with barbeque and public toilets.
 - A neighbourhood activity centre with total building footprint of not less than 1,500 square metres for commercial and community uses such as child care centre, convenience store and take-away.
 - Opportunities to facilitate formal and informal community gathering and social interaction.
- An attractive and safe neighbourhood through:
 - Distinctive neighbourhood entrances from the Princes Highway and Settlement Road.
 - A prominent highway frontage that provides an attractive entrance into Sale.
 - Appropriate interfaces with Kilmany Park Estate, existing low density residential areas and the neighbourhood activity centre.
 - Lots fronting to major roads, shared paths, waterways, flood plains, public open space and reserves.
 - Natural surveillance to create a sense of safety and security.
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 - Specialist reports required to inform development plan

The development plan must be accompanied by and incorporate recommendations of the following specialist reports, and others as requested by the responsible authority:

- A Transport Impact Assessment Report (TIAR) which as a minimum must address traffic and access issues arising from the proposed development, predicted traffic generation and the impact of the development on the existing arterial road network in all relevant peak periods, in particular its impact on the following intersections with Princes Highway; Reid Drive, Hunt Place, The Ridge and Settlement Road.
- A Pedestrian and Cyclist Movement Traffic Study including the proposed linkages with the established residential areas and the path network north of the Princes Highway.
- An updated South Wurruk Stormwater Plan 2016 including the impact of increased stormwater volume on downstream farming land and pumping costs, and a review of the proposed stormwater quality infrastructure to ensure the impacts of increased volume are addressed.
- A Native Vegetation Assessment including a Biodiversity Assessment Report.
- A Cultural Heritage Management Plan, if required.

The specialist reports must address the design principles and concept plan included in this schedule and any relevant background studies previously undertaken.

Development plan

The development plan must incorporate the road reserve west of Lot 6 PS702630.

The development plan must be informed and accompanied by a detailed design response based on an analysis of the natural, cultural and strategic context of the site and reflecting the recommendations of all specialist reports.

The development plan must contain:

- A description of the proposed neighbourhood vision and character enhancing the existing heritage, cultural and natural features.
- A site responsive and functional subdivision lay-out including the identification of:
 - Lots in a variety of sizes and densities.
 - All public open space and land to be used for drainage or conservation purposes.
 - The neighbourhood activity centre.
 - The road network, integrated with surrounding residential areas including:
 - (shared) path network for pedestrians and cyclists including arterial road crossings;
 - bus capable roads within the precinct; and
 - the direct accesses from the arterial network via existing intersections and a fourth leg of the Hunt Place roundabout. No other direct access points from the arterial road network are permitted.
 - View corridors and heritage features.
- A landscape strategy with a consistent theme based on the proposed vision and character for the whole development including guidelines to support water sensitive urban design, details of street furniture; entrance statements from the Princes Highway and Settlement Road, and the native vegetation to be retained in public open space.
- A draft concept plan for the neighbourhood activity centre and district open space, including location of a sports oval, play space, general footprint of building(s), vehicle access points, location of parking; areas for delivery and waste disposal, integration with the pedestrian and bicycle path network, provision of bus services and interfaces with abutting development.

- Urban design guidelines for the whole development providing for high quality built form, heritage recognition, active frontages, sense of place and security, and all ability access.
- Urban design guidelines and concept plans for interfaces with the Princes Highway, established residential areas, the existing industrial area north of the Princes Highway, Kilmany Park Estate, Settlement Road and the flood plain at the southern boundary.

Development plan implementation

The development plan must be accompanied by:

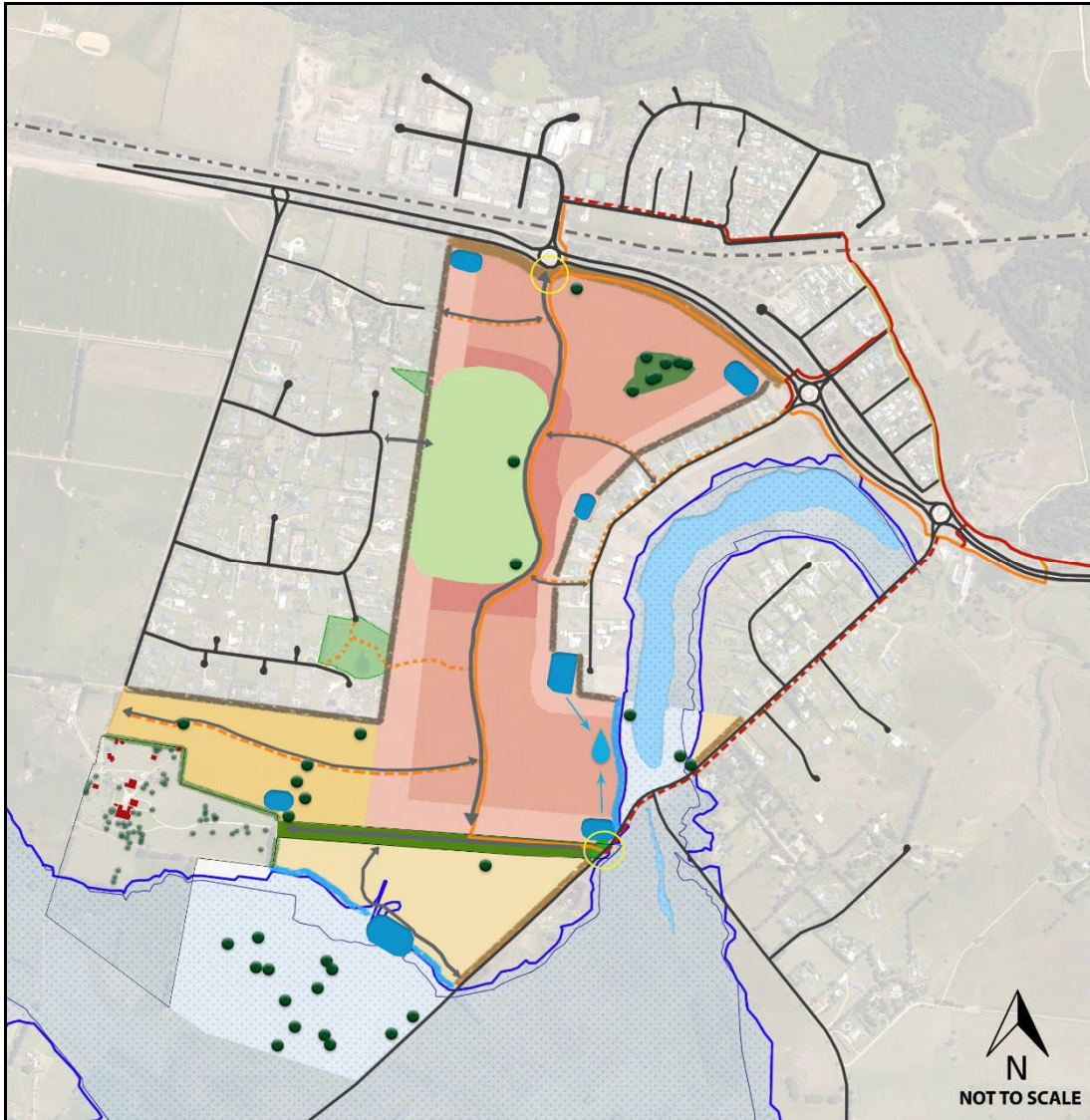
- A Land Budget, including lot yield targets for each stage.
- A Staging Plan identifying the required interim and ultimate infrastructure requirements based on an indicative Servicing Plan showing all required utilities, services and infrastructure.
- A Developer Contributions Plan addressing anticipated timing and details of all required infrastructure associated with the development, including interim and ultimate infrastructure requirements.











Assessment of the development plan or amendment to the development plan

In assessing the development plan or an amendment to the development plan, the responsible authority must be satisfied that it:

- Achieves the design principles specified in this Clause.
- Is consistent with the Sale, Wurruk and Longford Structure Plan (2010), Scattered Tree Assessment (June 2014), Land Capability Assessment (March 2016) and any other specialist reports.
- Provides all essential services, community facilities, pedestrian and cycling links and roads.
- Is prepared to the satisfaction of the responsible and external authorities including EPA, CFA, VicRoads, Public Transport Victoria, Department of Economic Development, Jobs, Transport and Resources – Transport Group, West Gippsland Catchment Management Authority, Gippsland Water, Aboriginal Affairs Victoria, Department of Environment Land Water and Planning and relevant service authorities.
- Is developed with the appropriate level of community participation as determined by the responsible authority.
- Implements development requirements as set out in the:
 - Infrastructure Design Manual (IDM);
 - Guidelines for Transport Impact Assessment Reports for Major Use and Development Proposals;
 - Austroads Guidelines: Guide to Traffic Management Part 12: Traffic Impacts of Development, ‘Safe System’ philosophy and ‘Smart Roads’ plans;
 - VicRoads Tree Planting Policy; and
 - other requirements as determined by relevant authorities.
- Supports design and development principles as set out in:
 - Supportive Environments for Physical Activity (SEPA) principles of healthy urban design- refer to Healthy by Design guidelines;
 - Water Sensitive Urban Design (WSUD), including recycling infrastructure and use of treated water;
 - Crime Prevention Through Environmental Design (CPTED)
- Is in accordance with any relevant agreement prepared under Section 173 of the *Planning and Environment Act 1987*.

Map 1: Concept plan



	Existing road network		Designated waterway and floodprone land
	Indicative road network		Proposed retardation basins as identified in South Wurruk Stormwater Plan
	Existing shared path		Alternative location retardation basin
	Indicative shared path connection		Existing drainage reserve
	Indicative walking and cycling link		Search area for Open Space and Neighbourhood Activity Centre
	Long term shared path connection		Proposed conservation reserve
	Entrance Statement		Native trees as identified in Scattered Tree Assessment
	Higher density around amenity area - indicatively, lots not less than 300 m2		Interface with established residential areas
	Medium density - indicatively, lots averaging 800 m2		Leslie Drive
	Lower density - indicatively, lots of 1,000 m2 or greater		Interface with waterway or flood prone area
	LDRZ area - indicatively, lots no less than 2000 m2 – lot size dependent on business case for reticulated sewerage		Interface with Settlement Road
	LDRZ area - indicatively, lots no less than 4000 m2		Interface with Kilmany Park Estate
	Kilmany Park Estate		Interface with Princes Highway