

30/07/2020
C235card**SCHEDULE 22 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO22**.**145 ROSSITER ROAD KOO WEE RUP (PART) - LOT 2, PS 321029****1.0**30/07/2020
C235card**Objectives**

- To integrate with the surrounding area by responding to existing neighbourhood character, enhancing the public realm and existing networks.
- To provide landscaping, open space, recreation and pedestrian/bicycle path facilities that is well connected, sustainable and meets the needs of the local residents.
- To create a subdivision layout and residential dwellings that protects Koo Wee Rup's environmental amenity.
- To ensure the stormwater is managed onsite up to the 1 in 100 year Average Recurrence Interval storm event to pre-development flow rates.

2.030/07/2020
C235card**Requirement before a permit is granted**

A permit may be granted to use land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority if the responsible authority is satisfied that the permit will not prejudice the future integrated use and development of the land.

3.030/07/2020
C235card**Conditions and requirements for permits**

The following conditions and/or requirements apply to permits:

- The internal road network must be constructed to the satisfaction of the responsible authority during the first stage of development, extending from Rossiter Road through Lot 2, PS32129 – 145 Rossiter Road, Koo Wee Rup which is generally in accordance with the Site Development Plan labelled Diagram 1.
- Before the plan of subdivision is certified under the *Subdivision Act 1988*, the commencement of works (other than works required to comply with this condition), the owner of the land must prepare a Preliminary Site Investigation (PSI). The PSI must:
 - Be prepared by an environmental professional with suitable qualifications to the satisfaction of the responsible authority.
 - Be consistent with Schedule B2 of the National Environment Protection (Assessment of Site Contamination) Measure 1999.
 - Include any possible sources of offsite contamination from neighbouring land uses, both current and historical.
 - Confirm a risk ranking (e.g. low, medium and high) to the proposed land uses based on the historical land uses at the site and contaminants of potential concern. The risk ranking must be in accordance with the Department of Sustainability and Environment's Potentially Contaminated Land General Practice Note (June 2005).
 - Make an unequivocal statement that either:
 - The site is not likely to be contaminated to a level which would pose a significant risk to the environment or human health under the proposed use/development scenario. An environmental audit is not required; or
 - The site is potentially contaminated, or there is likelihood of contamination, that would pose a risk to the proposed use/development scenario. There is enough information to classify the site as potentially contaminated and an environmental audit is required.

- If a PSI recommends an environmental audit of all or part of the land is required, either of the following must be provided to the responsible authority prior to the certification of a plan of subdivision:
 - A certificate of environmental audit issued for the relevant land in accordance with Part 1XD of the *Environmental Protection Act 1970*, or
 - A statement by an environmental auditor appointed under the *Environmental Protection Act 1970*, in accordance with Part 1XD of that Act that the environmental conditions of the relevant land are suitable for a sensitive use (with or without conditions on the use of the site).

If a Statement of Environmental Audit is provided rather than a Certificate of Environmental Audit and the Statement of Environmental Audit indicates that the environmental conditions of the relevant land are suitable for a sensitive use subject to conditions, the owner of the land must enter into an agreement with the responsible authority under section 173 of the *Planning and Environment Act 1987* before the issue of a Statement of Compliance implementation of and on-going compliance with all conditions in the Statement of Environmental Audit; and the responsible authority's reasonable legal costs and expenses of drafting/reviewing and registering the agreement to be borne by the owner of the relevant land.
- Building envelopes must be in accordance with the requirements contained within this schedule and must form either a restriction on the certified plan of subdivision or be applied through an agreement with the responsible authority under Section 173 of the *Planning and Environment Act 1987* that is registered on the title to the land. The owner must pay for all reasonable costs (including legal costs) associated with preparing, reviewing, executing and registering the agreement on the certificate of title to the land (including those incurred by the responsible authority).
- A minimum of 3 metres from the front title boundaries of the lots on the western precinct boundary to be managed for the purposes of defendable space in the event of a bushfire, to be applied through an agreement with the responsible authority under Section 173 of the *Planning and Environment Act 1987* that is registered on the title to the land. The owner must pay for all reasonable costs (including legal costs) associated with preparing, reviewing, executing and registering the agreement on the certificate of title to the land (including those incurred by the responsible authority).
- Before the subdivision is certified, the open space on the subject land must be set aside and be vested in Cardinia Shire Council to the satisfaction of the responsible authority.

4.0

30/07/2020
C235card

Requirements for development plan

A development plan must include the following requirements, to the satisfaction of the responsible authority:

The development plan must be generally in accordance with the Site Development Plan labelled Diagram 1 to this Schedule.

SUBDIVISION

- An indicative lot layout showing how the subdivision addresses the size, dimension and orientation of lots and includes:
 - The provision of a range of lot sizes.
 - The provision of 80 per cent of the lots greater than 700 square metres.
 - The avoidance of smaller lots of less than 600 square metres.
 - Lots to have a minimum width of 18 metres.

CARDINIA PLANNING SCHEME

- A transition to the green wedge land to the western property boundary through larger lots of greater than 1000 square metres.
- A landscape buffer of a minimum 10 metres wide along the western boundary abutting green wedge land, a landscape buffer of a minimum 12 metres along the Rossiter Road boundary and a landscape buffer of a minimum 10 metres along the northern boundary and subdivision interface with the constructed wetlands.
- A perimeter road adjacent to the landscape buffers along the western boundary, northern boundary, constructed wetlands and part of the eastern boundary adjoining the Public Park and Recreation Zone.
- A service road internal to the site north of Rossiter Road and the associated landscape buffer to provide vehicular access to lots addressing Rossiter Road.
- A legible and convenient road network and pedestrian/bicycle network demonstrating appropriate road layout, traffic management and construction standards.
- An indicative building envelope for each lot providing:
 - A minimum front setback of 7 metres.
 - Minimum side setbacks of 2.5 metres.
- Incorporate the driveway and boundary of the heritage overlay for 'Shepton Mallet'.
- Subdivision layout to be designed to overlook public spaces.

STAGING

- Details on the staging of the subdivision and anticipated timing of development.
- Open space to be delivered as part of the first stage.
- Construction of the internal road network to be delivered as part of the first stage of development, extending from Rossiter Road through Lot 2, PS32129 – 145 Rossiter Road, Koo Wee Rup.

OPEN SPACE

- The provision of land required for drainage by Melbourne Water to be provided in addition to the unencumbered public open space.
- Open space to be designed to adjoin a road reserve, other open space areas or Public Park and Recreation Zone along all boundaries and must avoid any side or rear fences of residential lots abutting reserves.
- Shared paths throughout the development to link the land to existing development to the north and east and to Rossiter Road.
- Provision of a shared pathway that connects with the Koo Wee Rup Rail Trail and Cochranes Park on the north-eastern boundary of the site.
- Multiple unencumbered local neighbourhood parks with minimum areas of 4000 square metres located generally in accordance with the Site Development Plan in Diagram 1 to this Schedule.
- Provision of a 3 metre shared pathway along the 12 metre wide tree reserve adjoining Rossiter Road that leads to Koo Wee Rup Town Centre.

ENVIRONMENT AND LANDSCAPING

- A **Bushfire Management Assessment** and **Bushfire Management Statement** prepared by a suitably qualified professional including:
 - Details of how the development plan and lot layout responds to the bushfire planning policy in the planning policy framework and results in development that achieves no more than a BAL-12.5 rating under AS 3959-2009.

CARDINIA PLANNING SCHEME

- An **Environmental Management Plan** that addresses vegetation and trees to be retained and how vegetation removal on site will be avoided, and if it cannot be avoided, minimised or offset, including roadside vegetation, measures to protect the trees which includes buffer and tree protection zones, and provides:
 - A **flora and fauna assessment** (including a habitat hectare assessment) of the site prepared to the satisfaction of the responsible authority.
 - A targeted survey and plan for the Southern Brown Bandicoot and Growling Grass Frog by a suitable qualified environmental consultant during the summer period in consultation with the relevant responsible authority.
- A **Landscape Plan** that protects remnant vegetation and vegetation wetlands, manages defensible space areas and the Southern Brown Bandicoot and Growling Grass Frog habitats, and:
 - Includes a plan showing measures to implement Southern Brown Bandicoot and Growling Grass Frog protection including landscaping.
 - Ensures the protection and conservation of existing vegetation including street trees, landscaped buffers, roadside vegetation and grassed road verges.
 - Ensures that vegetation located within defensible space areas, as identified in Diagram 1 of this schedule, is appropriately managed to ensure that development achieves no more than a BAL-12.5 rating under AS 3959-2009.
 - Ensures the use of native vegetation in developments in all landscape plantings including connecting roads, reserves and roadsides.
 - Ensures the inclusion of street trees for shade and aesthetic quality at an early stage of development.
- A **Construction Management Plan** prepared by a suitably qualified professional that identifies methods to protect open space, remnant vegetation and aboriginal cultural heritage sites during construction.

TRAFFIC AND TRANSPORT

- An **Integrated Transport and Impact Assessment** prepared to determine the extent of mitigation works required for the development site and Rossiter Road to the satisfaction of the responsible authority and the relevant transport authority.
- A **Traffic Impact and Design Assessment**, showing arrangements for vehicle ingress and egress to the development, including the road layout, construction standards, traffic management, traffic volumes and design vehicle swept paths which includes waste and emergency vehicle access prepared to the satisfaction of the responsible authority and in consultation with the relevant transport authority.
- Design of local roads to provide:
 - A minimum width for paved surfaces for internal streets or carriageways of 7.3 metres to allow for parking on either side and access for emergency vehicles.
 - A minimum width of 16 metres for road reserves or 14 metres for roads adjoining open space reserves.
 - A design that excludes the use of cul-de-sacs.
 - Traffic Management devices required for roads over 180 metres in length.
 - A road network that provides for loading and unloading of vehicles and means of access to them including waste and emergency vehicles.

CARDINIA PLANNING SCHEME

- A road network that provides a predominantly north-south and east-west road connections to assist with water fall and stormwater catchment to the north and west of the subject site.
- A boulevard entry to the site from Rossiter Road.

INFRASTRUCTURE AND DRAINAGE

- A **Stormwater Management Plan** prepared to the satisfaction of the relevant water authority that includes a hydrogeological assessment, water sensitive urban design principles and a drainage and servicing assessment addressing all relevant drainage, flooding and water quality issues, and includes:
 - A **Fill Plan** which identifies the depth and fill material, and staging in a manner and in a time designed to minimise any adverse impact on the amenity of nearby areas, and the treatment and mitigation of the created level differences with the adjacent land on the western boundary.
- An **Acoustic Report** prepared by a suitably qualified professional, indicating any impacts of the Koo Wee Rup Bypass on future residential land and includes methods to address the amenity issues identified.
- Provision of utility service infrastructure required to service the development and details on the arrangements for the provision of infrastructure underground.
- Provision of a reticulated sewerage system.
- Provision and location of the gas transmission easement and drainage easement will be accommodated as part of the development.

URBAN DESIGN AND CHARACTER

- Configure dwellings to maximize retention of existing vegetation and allow only one access driveway to a lot.
- Avoid front fences. If lots are fenced provide low front fences no more than 1.2 metres high.
- Respect and be sympathetic to the existing character consistent with the Koo Wee Rup Township Strategy.
- Provide footpaths with a minimum width of 1.8 metres.
- Lots interfacing Rossiter Road should provide active frontages facing Rossiter Road.

CARDINIA PLANNING SCHEME

Site Development Plan - Diagram 1

