

27/05/2019
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SCHEDULE 13 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

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

WINCHELSEA SOUTH EAST RESIDENTIAL PRECINCT

1.0

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Objectives

None specified.

2.0

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Requirement before a permit is granted

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

- 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.
- A fence.

3.0

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Conditions and requirements for permits

An application made before the development plan has been prepared must be accompanied by a report demonstrating that the proposal will not prejudice the future subdivision or use of the land for residential development.

4.0

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Requirements for development plan

The development plan must be prepared for the whole of the site to the satisfaction of the responsible authority, but may be implemented in stages. The development plan must provide for and describe:

Liveable and Sustainable Communities

- A comprehensively planned residential subdivision, incorporating a range of densities, outlining any proposed staging of development.
- Allocation of land, approximately 3.49 hectares in area, located on the corner of Stephenson and Witcombe Streets to accommodate the extension of Eastern Reserve.
- Provision of 10% public open space contribution, which must not comprise encumbered land (such as retarding basins that form part of drainage infrastructure), that will form part of the extension of Eastern Reserve.
- The location for a possible convenience store to service the local neighbourhood.
- An area of medium density housing that will achieve a density in the order of 15 dwellings per hectare (exclusive of open space, roads, public utilities, drainage reserves and the like) located adjacent to the extension of Eastern Reserve.

Urban Landscape

- Landscaping which reinforces site components such as entry points and circulation routes.
- A lot design response which incorporates the protection of the remnant large trees identified as significant in the Mark Trengove 2010 Vegetation Net Gain Assessment report.
- Any works required for the remediation of 235 Austin Street must include measures to protect and retain the remnant large trees identified in the Mark Trengove 2010 Vegetation Net Gain Assessment, and avoid compaction of root zones.

SURF COAST PLANNING SCHEME

- A street tree planting program, including a list of indigenous species, number of plants and locations of proposed planting.
- A prohibition of planting of environmental weeds on any part of the land.

Access and Mobility Management

- A Road Network and Traffic Management Plan, based on an assessment of the traffic generated by the proposed use of the land, which includes:
 - A network designed to reduce traffic speeds and promote community interaction and use of the road reserve. It should comprise a predominantly grid based layout modified for topographical conditions (court bowls should not be provided except where they create a pedestrian linkage to adjoining streets). The network design is to cater for vehicles, pedestrians and cyclists.
 - A connector street to link with Gladman Street, which will become the connector route to the Princes Highway for this residential growth area.
 - Street frontages to areas of public open space to maximise surveillance of public areas.
 - Pedestrian and cycle routes to link with the extension of Eastern Reserve, and the Princes Highway for the length of the Austin Street property frontage.

Utilities

- An integrated Stormwater Management Plan, designed with reference to the wider catchment, that incorporates:
 - on site detention,
 - water sensitive urban design features,
 - best practice stormwater management initiatives,
 - opportunities for re-use for immediate or future implementation.
- An urban services report that details how physical infrastructure will be provided in accordance with relevant authority requirements.
- Use of sustainable lighting technologies as appropriate.

Extension of Eastern Reserve

- A Preliminary Environmental Site Assessment to determine the extent of lead shot on the land from former Winchelsea Gun Club activities at the Winchelsea Common. The Assessment should include as appropriate:
 - The nature of the previous activities of the Winchelsea Gun Club that may have affected the subject site.
 - How long the land use or activity took place and where the site is contaminated.
 - A description of the contamination on and/or under the subject site and its extent.
 - Recommendations as to whether, subject to appropriate remediation, the land would be suitable for the proposed use or development.
- The Preliminary Environmental Site Assessment should be conducted by a suitably qualified professional, to the satisfaction of the responsible authority, in accordance with the National Environmental Protection Measure (assessment of site contamination) 1999, as amended.

SURF COAST PLANNING SCHEME

- A Site Remediation Strategy Plan which:
 1. Describes the:
 - (a) Location of possible land and/or groundwater contamination on the subject site.
 - (b) Potential impacts of any land and/or groundwater contamination (including the potential for vapour intrusion or gas migration) on the proposed land use, the arrangement of land use across the land, and any particular design requirements for the development.
 2. Provides an assessment of the:
 - (a) Broad options available for the remediation of soil and/or groundwater including remediation options taking into account logistics, technology availability, estimated cost, and likely effectiveness.
 - (b) Points at which construction would need to stop to ensure appropriate clean-up has taken place.
 3. Makes recommendations about the:
 - (a) Preferred approach to the remediation of soil and/or groundwater.
 - (b) Proposed condition after clean-up of the site to suit the proposed uses.
 - (c) Locations across the site of proposed clean-up work.
 - (d) Schedule of activities including any staging of the work.
 - (e) Expected pattern/staging and indicative timeframes for the clean-up of the site (or parts of the site).
 - (f) Indicative site management and monitoring controls needed after each clean-up activity.
 4. Identifies the parties responsible for key activities and for subsequent site management and monitoring.
 5. Except for ongoing site management and monitoring, the remediation works recommended by the Site Remediation Strategy Plan must be completed prior to the use of the site for public open space purposes.

Note: A Site Remediation Strategy Plan does not need to include:

- a 'Clean Up Plan' or 'Remediation Action Plan',
- engineering design of remediation work,
- specific contaminant treatment procedures,
- quantities of work, or validation procedures.