

06/12/2012
C135**SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO6**.

CARDIGAN VILLAGE DEVELOPMENT PLAN

This schedule applies to land known as:

- Lot 1 on Title Plan 740513D, Volume 09531, Folio 172
- Lot 1 and 2 on Title Plan 846222A, Volume 04342, Folio 255
- Part Lot A on Plan of Subdivision 339040X, Volume 10905, Folio 690

It is intended that this land be developed for township purposes, comprising primarily residential development which will enhance the viability of the existing community, commercial and recreational facilities of Cardigan Village.

A development plan is required to ensure development is planned and developed in a fully integrated and comprehensive manner and that major detailed planning issues are resolved prior to the issue of a planning permit for the development or subdivision of the land. It is also intended that any future subdivision respects the distinct character of the locality with regards to lot sizes, landscaping and the provision of open space.

1.006/12/2012
C135**Requirements before a permit is granted**

Prior to the issue of a planning permit for any development or use, a development plan must be prepared to the satisfaction of the Responsible Authority.

2.006/12/2012
C135**Conditions and requirements for permits**

The following requirement is to be placed on any planning permit issued for the subdivision of the land.

Section 173 Agreement – Development Contributions

Prior to the issue of a statement of compliance for each stage of subdivision, the owner shall enter into a Section 173 Agreement, under the provisions of the *Planning and Environment Act 1987* to provide:

- A contribution of \$900 per residential lot towards social and community infrastructure; and
- A contribution of \$4,000 per residential lot (indexed to CPI) towards development infrastructure;
- In the event that the State Government impose a standard statewide Developer Contributions Charge applicable to the Township Zone, the owner agrees to either accept a refund for a reduced contribution of contributions already paid, or pay a higher developer contribution charge per remaining stages of the development, based on the Statewide standard contribution levy for the Township Zone.

Retail and Community Services Assessment

- A retail and community services assessment shall be prepared, which assesses the need for retail and community services, to the satisfaction of the Responsible Authority.

Restriction on the Number of Dwellings

- No more than one dwelling per lot.

3.006/12/2012
C135**Requirements for development plan**

The Development Plan may consist of plans or other documents which, with the agreement of the Responsible Authority, may be prepared and implemented in stages.

The Development Plan must generally be in accordance with the Avenue Hill Master Plan as prepared by Coughlan Civil Pty Ltd, dated 05/06/2012, Rev H and respond to the following objectives

Community design objectives

- To encourage a subdivision layout and development that preserves the township character of Cardigan Village and its surrounds.
- That future development positively reflects the existing or proposed land uses on adjoining land.
- To provide of a range of residential allotments with a maximum lot yield of 130 lots.
- To ensure that any part of the development that fronts Remembrance Drive is in keeping with the objectives of the Avenue of Honour Urban Design Guidelines.

Open space objectives

Areas of public open spaces should seek:

- To provide path links into the existing and proposed network.
- To contribute to the City of Ballarat's preferred 'native' landscape character for the local area.
- To contribute to the preservation of the landscape and habitat values of the site and waterways.
- To enhance permeability and maximise passive surveillance by providing roads along public open space boundaries
- To provide for a neighbourhood park with a playground and other infrastructure

Movement network objectives

To provide a street network that:

- Connects with the surrounding community and local environment.
- Provides for internal accessibility and access for people with limited mobility.
- Provides for local vehicle traffic, pedestrian and bicycle movement connectivity.
- Enables future road connectivity to the east.
- Prevents direct vehicle access onto the Avenue of Honour.

Environmental management objectives

To provide environmental management systems that:

- Ensure that the stormwater quality management system integrates best practice treatment and reuse into the landscape.
- Encourage a subdivision layout and development that promotes water sensitive urban design and reuse, energy efficiency and reduction of all wastes.
- Encourage a subdivision layout and development which maximises the preservation and protection of significant vegetation throughout the site.
- Ensure that native species are used for street and park planting.

The Development Plan must include:

1. An **Urban Design Masterplan** that includes –
 - A minimum lot size of 2000sqm.
 - A building envelope detailing the setback of all buildings a minimum of 20 metres from the Avenue of Honour/Remembrance Drive frontage.
 - All dwellings fronting the Avenue of Honour are oriented to the Avenue.
 - Provision of a minimum of 5% public open space contribution.
 - Granitic Sand Pedestrian footpaths to be provided across all property frontages.
 - A street network which accesses onto Windermere Way and Maxwell Street.
 - The provision of reticulated services and other infrastructure including street lighting.
 - The stages (if any) by which the development of the land is proposed to proceed.
 - Areas forming part of the stormwater management system.

2. A **Water Sensitive Urban Design Masterplan** that is consistent with the Responsible Authority's Stormwater Management Plan and –
 - Includes the full modelling of stormwater quantity and quality to demonstrate the feasibility, sustainability and overflow arrangements of the proposed stormwater management system.
 - Demonstrates that there is no decrease in run-off water quality and that existing downstream flows are restricted to pre-development levels to prevent impacts on the surrounding environment.
 - Provides for all the stormwater quality treatment measures to be assessed using the MUSIC (Model for Urban Stormwater Improvement Conceptualisation) program to determine whether the proposed treatments meet the water quality objectives listed in the State Environment Protection Policy (Waters of Victoria) and CSIRO Urban Stormwater Best Practice Guidelines.
 - Includes a plan detailing proposed retarding basins, drainage lines and wetlands (as required) and the means by which these will be managed to ensure water quality is maintained and incorporates the principles of Water Sensitive Urban Design. This may require additional supporting technical reports, catchment analysis, drainage requirements and responses, including wetlands, drainage corridor location and dimensions, retarding basin and basin location/sizing.
 - The waterways, wetlands and retarding basins shall be integrated into the open space network.
3. An **Environmental Management Plan** providing:
 - Details of the construction procedures and practices to ensure there is no off-site impact to stormwater quality during the construction phase.
 - The measures to be undertaken for the management and control of erosion and silt discharged beyond the site during the construction phase of the development.
 - Construction techniques that incorporate the provisions within the Construction Techniques for Sediment Pollution Control (EPA Publication 275) and Environmental Guidelines for Major Construction Sites (Publication 480 of the Best Practice Environmental Management Series).
4. A **Landscape Plan** detailing;
 - The location of all existing vegetation to be retained and details of all vegetation protection measures.
 - Details of all stormwater and drainage treatments and associated landscaping treatments within public open space.
 - Details for street tree planting.
 - Details for landscaping, tree planting, paths, playgrounds, park furniture and open space infrastructure within the neighbourhood park.
 - Planting schedules.
 - Details for all fence types adjoining public open space.
 - Details of all fencing, landscaping, pavements and other treatments along the Avenue of Honour.
 - Details of all pathways, plantings and landscaping works within the linear/drainage reserves.

4.0

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Decision guidelines

Before deciding on an application for a permit or a request to approve a development plan or a request to amend an approved development plan, the responsible authority must consider, as appropriate:

- Whether the use and/ or development achieves the objectives for the site.
- The existing and possible future development and use of the land and of contiguous or adjacent land.

- The availability of water, sewerage, drainage and electricity services.
- The orderly planning of the zone, including the management of traffic, the provision of pedestrian ways and open space.



- LEGEND**
- Proposed trees (indicative location)
 - Approximate 1:100 year Flood Limit (to be verified with site survey)
 - Buffer zone around sewerage farm
 - 400m radius from Local Park
 - Open Space
 - Granitic Sand Path
 - Potential vehicle route extension
 - Existing Sewer Main
 - Existing Gas Main
 - Proposed building envelope

LOT AREA SUMMARY	
AREA RANGE (m ²)	No. OF LOTS
2,001-2,500	59
2,501-3,000	48
3,001-4,000	4
>4,000	19
TOTAL	130

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MASTER PLAN
630PL-01, Rev H, 5th June, 2012