

24/03/2016  
C121**SCHEDULE 9 TO THE DEVELOPMENT PLAN OVERLAY**

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

**100 SARSFIELD – NICHOLSON ROAD, NICHOLSON**

The overlay applies to 100 Sarsfield – Nicholson Road, Nicholson. The land, which adjoins the Nicholson township, the Nicholson River and the rail trail, is zoned for township expansion to provide high amenity residential development that protects the environmental and landscape values of the locality.

**1.0**24/03/2016  
C121**Objectives**

- To ensure co-ordinated, orderly and integrated development of the land
- To provide high quality residential amenity and recreation opportunities
- To provide an integrated movement network
- To protect and enhance landscape values and the character of Sarsfield – Nicholson Road
- To ensure development is consistent with and responds to the land's environmental and landscape attributes and context, including the Nicholson River environs and the East Gippsland rail trail.

The following development principles apply:

- A subdivision layout which:
  - Responds to the features of the land as identified in the site analysis plan.
  - Retains remnant vegetation, particularly mature indigenous trees and vegetation.
  - Provides an effective network of public open space.
  - Provides an integrated pedestrian, bicycle and vehicle movement network with connectivity to the public transport networks, local destinations, points of interest, the Nicholson River and the rail trail.
  - Appropriate linkages to adjoining land.
- Drainage solutions that incorporate best practice water sensitive urban design principles.
- The use of indigenous plant species for revegetation and landscaping of public open space.
- Logical, orderly and cost-effective timing, staging and implementation of development having regard to the provision of infrastructure, community facilities, open space, road and pedestrian networks.

**2.0**24/03/2016  
C121**Requirements before a permit is granted**

Unless otherwise specified in this schedule, a permit may not be granted for land use or development for any part of the land to which this schedule applies until a Development Plan, which satisfies all conditions and requirements of this schedule, is approved by the Responsible Authority.

A permit may be granted for the following before a development plan has been approved for any of the following:

- An extension, alteration or modification to an existing building or works.
- The removal, lopping or destruction of vegetation.
- The use of the land for the purposes of agriculture.
- The use, development and subdivision of land by a public authority or utility provider.
- Subdivision of land to realign property boundaries, create a road or create or remove easements.
- A fence.
- Temporary Advertising Signage.
- Works related to environmental management of the subject land.
- To use an existing building.

Before granting a permit the Responsible Authority must be satisfied that the permit will not prejudice the:

- Future use and development of the land in an integrated and orderly manner.
- Achievement of the purpose, objectives, conditions and requirements of this schedule.

### 3.0

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#### Conditions and requirements for permits plan

A permit must contain conditions or requirements which give effect to the provisions and requirements of the Development Plan.

### 4.0

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#### Requirements for development plan

A single development plan consisting of a suite of documents must be prepared to the satisfaction of the Responsible Authority for the whole of the land to which this Schedule applies. The development plan may be amended with the approval of the Responsible Authority.

The following development plan requirements may be varied at the discretion of the Responsible Authority.

##### Staging Plan

A development staging plan showing logical land development units bounded by roads, natural features or the boundaries of the development plan map area.

##### Site Analysis

The development plan must be informed by a detailed site analysis of the natural, cultural and strategic context of the site to the satisfaction of the Responsible Authority. A site analysis plan must address existing conditions on the subject land and adjoining properties, topography and existing vegetation.

##### Urban Design Master Plan

An Urban Design Master Plan that responds to the site analysis and provides a subdivision layout that:

- Creates a safe, convenient and legible street layout design that:
  - Provides an internal road network and hierarchy
  - Ensures development fronts streets and public open spaces
  - Provides appropriate access points to Nicholson - Sarsfield Road, with a concept plan for intersection works.

- Shows key surface stormwater drainage elements including stormwater basins, treatment areas, outfalls and overland flow paths.
- Shows pedestrian networks providing permeability through the site and access to the river frontage.
- Shows the open space areas and areas set aside for stormwater management.
- Shows an allotment layout along the Nicholson – Sarsfield Road frontage which provides for common access ways where necessary to avoid removal of trees designated for retention in the Landscape Master Plan.
- Retains significant vegetation as shown in the Landscape Master Plan.
- Shows staging of the development.

### **Landscape and Open Space Master Plan**

A Landscape and Open Space Master Plan that:

- Provides pedestrian walkways throughout the residential area, along the Nicholson River frontage and Nicholson - Sarsfield Road. The walkways should service the corridor and the future open space network. The walkway along the Nicholson River should be between the Crown Land Reserve and the 6.0 metre vegetation buffer.
- Retains existing trees where practicable.
- Includes landscaping concepts for:
  - Public open space areas and road reserves throughout the development.
  - Nicholson – Sarsfield Road Reserves to reinforce the presence of large indigenous canopy trees as a dominant element of the streetscape and view corridors to the east.
  - Land adjoining the Nicholson River that provides a landscape buffer of at least 6.0 metre to be planted with indigenous species.
  - Land at the interface with the rail trail to protect and enhance the amenity of the rail trail.

### **Building and Landscape Guidelines**

Building and Landscape Guidelines for proposed lots with a frontage to the Nicholson River, that:

- Identify the location of building envelopes, water tanks and a landscaped buffer
- Limit site excavation and the placement of fill
- Respond to recommendations of a Geotechnical Report to address identified erosion hazard and risks and may relate to future dwelling construction, requirements during subdivision construction works and mitigation measures.
- Address urban runoff
- Address disturbance of acid sulphate soils.

### **Stormwater Drainage Master Plan**

A Stormwater Drainage Master Plan that:

- Caters for the entire site and existing areas draining to the site.
- Protect existing and future residential developments.
- Provides for the collection, treatment and disposal of stormwater runoff which reflects best practice in water sensitive ‘urban design’.

- Relates the staging of construction of stormwater infrastructure to the proposed staging of the residential subdivision.

#### **Road Network and Traffic Management Plan**

A Road Network and Traffic Management Plan that:

- Provides a high degree of connectivity and external and internal permeability.
- A functional road layout.
- Works required for the upgrade to the intersection at Nicholson – Sarsfield Road and the estate.

A Preliminary Archeological Investigation or a Cultural Heritage Assessment must be undertaken to inform the preparation of the Development Plan to ensure areas of cultural significance, as defined by the Aboriginal Heritage Act 2006, are identified and addressed to the satisfaction of the responsible authority.

### **5.0**

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#### **Decision Guidelines for development plan**

Before deciding on a development plan, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The plan response to the objectives, development principles and requirements of the schedule.
- The views of VicRoads, East Gippsland Water, Department of Environment, Land, Water and Planning and East Gippsland Catchment Management Authority.

### **6.0**

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#### **Reference documents**

*Twin Rivers Land Use Plan – Final Report (May 2012), Meinhardt Infrastructure & Environment Pty Ltd*

*Input to Twin Rivers Land Use Plan – Economic Assessment of Future land Requirements (August 2011), Essential Economics Pty Ltd*

*Twin Rivers Land Use Plan, Nicholson – Options for future Township Zone growth Desktop Analysis – 2012, Meinhardt*

*East Gippsland Shire Council, Urban Waterway Guidelines (March 2013)*

*Infrastructure Design Manual*