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SCHEDULE 32 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO32**

St Leonards Growth Area 2

The aim of this Schedule is to ensure that development occurs generally in accordance with the *St Leonards Growth Area 2 Outline Development Plan 2015* and to ensure delivery of essential community infrastructure as set out in the *St Leonards Growth Area 2 Final Shared Infrastructure Funding Plan*.

1.0 Requirement before a permit is granted

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A permit may be granted before a Development Plan has been approved for the following:

- 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;
- Extensions, additions or modifications to any existing buildings and works or development.

2.0 Conditions and requirements for permits

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A permit must contain conditions which give effect to the approved Development Plan and the *St Leonards Growth Area 2 Final Shared Infrastructure Funding Plan*.

The requirements for permits are as follows:

Objectives

General

To facilitate the orderly and integrated residential development of the area.

To promote a mix of lot sizes including higher density lots adjacent to open space.

Access

To improve vehicle and pedestrian access to and from Murradoc Road and to established residential areas.

To provide a central connector road between Leviens Road and Bluff Road.

Open Space

To ensure local parks are conveniently connected to linear open space and/or the connector road network.

To provide an off-road linear open space network and pathway around the growth area.

To encourage a subdivision design that avoids or minimises the loss of remnant vegetation both on-site and in abutting roadside reserves.

To establish Ibbotson Street as a high amenity, high conservation value open space trail.

To manage the interface between linear and buffer open space, remnant vegetation and residential development.

To ensure best practice stormwater management objectives (quantity, quality, volume) are met to prevent adverse impact on downstream areas.

Design requirements

General

- Subdivision must not result in the further fragmentation of land where it would prevent orderly development in accordance with the objectives and requirements of this schedule.
- Subdivision sequencing must generally support the efficient delivery of service infrastructure.
- Subdivision should be generally in accordance with the *St Leonards Growth Area 2 Outline Development Plan 2015* that forms part of this schedule.
- Subdivision must implement the requirements of the *St Leonards Growth Area 2 Final Shared Infrastructure Funding Plan*.

Urban Design

- Subdivision should provide a range of lot sizes and densities to encourage a variety of housing types.
- Open space and drainage reserves must be interfaced by roads and/or dwelling frontages on at least three sides.
- Subdivision should provide for the retention, where appropriate, of high arboricultural value scattered remnant River Red Gum, Drooping Sheoak and vegetation patches in future road reserves or open space reserves.

Ibbotson Street

- Subdivision should provide for the discontinuation of Ibbotson Street, between Murradoc Road and Bluff Road, and the establishment of this land as a greenway for the retention and protection of vegetation and accommodation of pedestrian and cyclist traffic.
- Subdivision must not provide direct vehicle or road access to the greenway.
- Existing vehicle access to Ibbotson Street from abutting properties shall remain until redirected into the new internal road network or Murradoc Road.
- Subdivision should provide for the inclusion of existing vegetation immediately adjacent to Ibbotson Street (i.e. on the boundary) into the greenway.
- Subdivision should ensure residential lots have frontage to the greenway.
- Subdivision should provide an open space buffer of 10 metres (generally) between Ibbotson Street and residential development. The design of the buffer should give consideration to bushfire risk, fencing treatments, vegetation (existing and proposed) and pedestrian/bicycle access.

Stormwater Management

- Subdivision must set aside land for drainage purposes to meet peak discharge limits and water sensitive urban design elements in accordance with performance objectives of *Urban Stormwater: Best Practice Environmental Management Guidelines (CSIRO, 1999)*, *Infrastructure Design Manual* and *CoGG Design Notes*.
- The design of retarding basins must have sufficient land area set aside for heavy vehicle access and sediment drying, as well as measures to mitigate mosquito breeding in accordance with best practice guidelines.
- Easement creation, widening and/or realignment as necessary to ensure adequate provision for pipe-laying and maintenance, and identify overland flow paths, both within the development area, and to external affected land.
- A stormwater management system must be designed to ensure that:

- peak discharge rates and pollutant loads of all stormwater leaving the site post development are regulated to integrate with downstream infrastructure, at no greater than pre-development rates.
- no adverse impacts to any surrounding land, upstream or downstream.
- the volume of water discharging towards Swan Bay either as surface water or groundwater shall be maintained at or below existing to the maximum extent reasonably practicable.

Traffic and Pedestrian Movements

- Subdivision should provide a movement network that:
 - promotes a high degree of internal permeability for a variety of transport modes, including the provision of a centrally located north-south connector road.
 - enables integration with St Leonards, by utilising the surrounding road network, including a vehicle link to Pearl Bay Passage and a pedestrian link to Diver Dan Lane.
 - provides for possible future central road access to the west.
 - provides an integrated and continuous network of safe and convenient footpaths, shared paths and bicycle lanes including connections to the greenway.
 - improves connectivity to St Leonards, particularly Murradoc Road via a new footpath on McBeth Street.

Public Open Space

- Subdivision should provide an open space contribution (in cash or land or a combination of both) to a minimum of 10% of the developable residential land generally as specified in the *St Leonards Growth Area 2 Shared Infrastructure Funding Plan*. Encumbered land must not be credited as Public Open Space including land required for the future drainage basins and any unmade future road reserves.
- Subdivision should provide unencumbered open space (to form part of the open space contribution) of the following general widths:
 - 10 metres for Buffer Open Space;
 - 10 metres for Linear Open Space (Leviens Road);
 - 10 metres for Linear Open Space and 5 metres for Linear Open Space abutting stormwater retarding basins (Bluff Road).
- Footpaths (and possibly services) should not be provided in the Leviens and Bluff Road Reserves and instead, constructed on parallel abutting linear open space within the growth area, subject to arboriculture assessments. This footpath (i.e. shared 2.5 metre wide reinforced concrete path) should 'loop' around the site.
- Subdivision should provide for two 1 hectare parks located generally as shown in the *St Leonards Growth Area 2 Outline Development Plan 2015*.

Application requirements

The following information must be submitted with a permit application:

Stormwater Management

- A Stormwater Management Plan responding to flooding, stormwater and drainage conditions generally in accordance with the principles outlined in the Afflux Consulting Report, dated August 2016.

Traffic and Pedestrian Movements

- A Road Network and Traffic Management Plan generally in accordance with the recommendations of the Cardno Traffic and Transport Assessment, dated May 2016.
- Advice from Barwon Water relating to any works to Leviens Road.

Public Open Space

- Conceptual plans for all areas of public open space, including the Ibbotson Street greenway, showing general layout and indicative landscape treatments (such as seating, play spaces and paving materials) with any infrastructure being in accordance with the standards set out in Council’s Sustainable Communities Infrastructure Development Guidelines May 2010 and the use of local indigenous plant species, where appropriate.
- An arboricultural assessment of the health, retention value and recommended protective measures for all:
 - native trees within the growth area; and
 - Australian vegetation within Bluff Road, Leviens Road and the Ibbotson Street greenway and immediately adjacent to these road reserves (i.e. on the boundary within the linear and buffer open space).
- Vegetation management plans for Leviens Road and Bluff Road showing how impacts on existing vegetation from new intersecting roads, road pavement widening and service installation can be avoided or minimised.

A Weed Management and Eradication Plan.

An ***Environmental Assessment*** that includes:

- Assessment of the land by a suitably qualified environmental professional detailing the level and location of any soil contamination. If the responsible authority is satisfied that significant levels of contamination have been found:
 - A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970; or
 - An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of the Environment Protection Act 1970 that the environmental conditions of the land are suitable for the sensitive use.

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Requirements for development plan

Only one Development Plan shall be prepared and is to include:

- An overall plan for the area showing key land uses including residential, open space, road connections, shared paths and stormwater infrastructure generally in accordance with the *St Leonards Growth Area 2 Outline Development Plan 2015*.
- A description of the land to which it applies.
- Development objectives.

St Leonards Growth Area 2 Outline Development Plan 2015

