

13/02/2014
C75**SCHEDULE 12 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO12**.

SOUTH SIDE OF HOPKINS POINT ROAD

The Coastal Hopkins River Environmental Structure Plan May 2008 provides the strategic basis for the design and development provisions of this overlay.

1.0 Requirement before a permit is granted13/02/2014
C75

A permit may be granted for the use, development or subdivision of land prior to the approval of a development plan provided the responsible authority is satisfied that the granting of a permit will not prejudice the future development of the area as intended by the *Coastal/Hopkins River Environment Structure Plan May 2008* and the objectives and design response provisions of this schedule.

2.0 Requirements for development plan13/02/2014
C75

A development plan must be generally in accordance with the Coastal / Hopkins River Outline Development Plan in Clause 21.05 and the Coastal/Hopkins River Environment Structure Plan (2008) and must address the following objectives:

Overall objectives

To implement the vision of the Coastal/Hopkins River Environment Structure Plan May 2008 to create a quality residential environment that responds to local characteristics and context, and provides a range of living opportunities through a diversity of residential densities situated in a variety of landscape settings, with specific reference to the following plan elements:

- Subdivision and building envelopes.
- Movement network.
- Open space and landscape.
- Service provision and drainage.

To implement the layout, design and density objectives of the Coastal/Hopkins River Outline Development Plan in Clause 21.05.

Subdivision and building envelope objectives

To ensure a comprehensive development approach that:

- Clusters allotments along contours to ensure future buildings and structures can be nestled within the landscape setting.
- Ensures future buildings and structures can be sited to incorporate space for the planting of substantial vegetation.
- Returns the coastal reserve to public ownership.
- Locates roads to minimise the extent of cut and/or fill that is visible from areas outside the site.
- Has wide nature strips to allow planting that dominate the roadside setting.
- Incorporates the use of Water Sensitive Urban Design principles.

Movement network objectives

To provide a movement network, including a connector road, local street and pedestrian/cycle path network that:

- Responds to the topography.
- Establishes a permeable street network which allows for safe and convenient pedestrian, bicycle and vehicle movement.
- Enhances pedestrian and bicycle links between public open spaces within and beyond the development plan area and between existing and future residential development in the Coastal / Hopkins River Environment area.
- Ensures that development is designed to be integrated with existing public transport systems.
- Manages the impacts of residential development on the existing road network.

Open space and landscape objectives

To provide a landscape setting that:

- Uses native coastal species for revegetation on common property areas, nature strips and public open space.
- Undertakes extensive site revegetation with native coastal species.
- Provides pedestrian/cycle links to Logans Beach Road..
- Manages and limits access to the beach to avoid erosion of the coastal dunes.

Service provision and drainage objectives

To provide physical services and infrastructure that:

- Meets the needs of the future community and the development.
- Provides for the efficient, staged delivery of services and infrastructure to ensure all lots are provided with adequate services.
- Incorporates a Water Sensitive Urban Design approach to stormwater management to protect water quality.

Development plan

A development plan should be generally consistent with the requirements of the Coastal/Hopkins River Environment Structure Plan May 2008 and the Coastal/Hopkins River Outline Development Plan in Clause 21.05.

Site Analysis

A development plan must include a detailed site analysis that includes the following items to the satisfaction of the responsible authority:

- An environmental assessment of the flora, fauna and habitat significance of the land which includes recommended actions for management, revegetation and restoration of any identified conservation and vegetation protection areas where relevant. The assessment must also make recommendations with regard to management of noxious weeds as identified by the Catchment and Land Protection Act 1994.

- An archaeological survey and heritage assessment which includes recommendations for the protection, restoration and interpretation of significant sites, and where appropriate, design measures to sensitively integrate sites. The assessment must also identify areas where a Cultural Heritage Management Plan is required by the Aboriginal Heritage Act 2006.
- A landscape assessment that defines any important landscape views or vistas and any landscape features.
- An environmental audit identifying any environmental hazards or contamination on the land and proposed treatments, if any; or a qualified statement indicating the absence of such hazards or contamination.
- A consolidated site analysis plan that depicts all relevant site analysis information.

Design Response

A development plan must comprise:

- A design response that responds to the site analysis, and is generally consistent with the objectives and requirements of Coastal/Hopkins River Environment Structure Plan May 2008. and the Coastal/Hopkins River Outline Development Plan in Clause 21.05
- A written report and plans addressing the objectives described in this schedule.
- The written report and plans must include (where relevant):

Subdivision and building envelopes

- An indicative lot layout plan in accordance with the Coastal/Hopkins Outline Development Plan in Clause 21.05 and the following requirements:

Environmental Cluster Lots:

- A minimum lot size of 2,000 square metres.
- Lot size and orientation which respond to topography and provide opportunities for view sharing.

Open Space Cluster Lots:

- Lot which range in area from 400 square metres to 1,000 square metres, and have a minimum area of 400 square metres..
- Lots which are clustered within re-vegetated areas.
- Lot size and orientation which responds to topography and provides opportunities for view sharing.
- A minimum lot size of 1,000 square metres should be achieved on lots with an interface to the Residential Transitional Area.
- Opportunities for integration with the Residential Transitional Area and future residential areas to the west should be provided.

Residential Transitional Area:

- Lot size and orientation which responds to topography and provides opportunities for view sharing.
- A minimum lot size of 2,000 square metres.
- Building envelopes are to be shown on each lot for a dwelling, outbuildings and vehicle access ways. Building envelopes are to allow opportunities for view sharing.
- Building envelopes on lots with an interface to the Residential Transitional Area are to include 'no build zones' in appropriate locations to maintain view sharing.

- Building envelopes on lots with an interface to the Residential Transitional Area are to include a 10 metre setback from the common property boundary and incorporate 'no build' zones to protect view corridors from adjoining properties.
- Building envelopes are to allow for appropriate setbacks from adjoining properties and must be sited to ensure appropriate landscape areas can be provided.

Movement network

- Street layout plan (informed by a Traffic Management Plan) that details all aspects of the movement network, including streets, intersection treatments, traffic management devices, public transport routes and pedestrian/cycle paths.
- The design and location of infrastructure such as pedestrian/cycle paths within the coastal reserve and any proposed beach access must take into account Coastal Hazard Vulnerability modelling to reduce risks associated with coastal erosion.
- Typical cross-sections for all streets.
- Shared paths (minimum 2.5 metre wide) are to be provided on any existing and/or proposed collector road (including Hopkins Point Road).
- Road alignment and infrastructure are to be low visual impact including narrow road pavements, rollover kerbs and wide nature strips where possible.
- Road reserves are to contain significant space to provide a vegetated backdrop/foreground to future buildings and structures.
- Vehicle access is to be provided within the Residential Transition Area to allow future development opportunities for the Residential Transition Area.
- A pedestrian / cycle linkage is to be provided to Logans Beach Road.

Open space and landscape

- An open space plan generally in accordance with the Open Space Network contained in the Coastal/Hopkins River Outline Development Plan in Clause 21.05.
- A landscape masterplan for any proposed open space area and a street tree theme for streets and any common property accessways, including nomination of suitable species.
- A plan detailing any vegetation to be preserved on site, vegetation to be removed and any revegetation works required in accordance with the recommendations of the flora and fauna assessment, including the types of species to be used.
- Details of fencing treatments proposed for land abutting open space areas.

Service provision and drainage

- A drainage report detailing how stormwater will be collected and treated, including adoption of Water Sensitive Urban Design principles; overland flow paths, and treatment and storage of stormwater.
- A physical services report detailing the provision of water, sewerage, drainage and other utility services in accordance with requirements of relevant service authorities.