

Development Plan Overlay (DPO8) Requirements and Officer Assessment

	Development Plan Overlay (DPO8) Requirements:	Officer Assessment:
Conditions and requirements for permits	<p>Before deciding on an application to subdivide land, construct buildings, or carry out works, the Responsible Authority must consider as appropriate:</p> <p>The requirement for building envelopes on any plan of subdivision for lots that abut 33 Korumburra-Warragul Road</p> <p>An appropriate mechanism to identify and apportion costs of land and services as development occurs, by way of Section 173 Agreement or alternative means.</p>	<p>A planning permit application for the subdivision of the land has not been submitted to Council.</p> <p>It is understood that this information will be submitted as part of the subdivision permit application stage.</p>
Requirements for development Plan	<p>General Requirements:</p> <p>How the development of the land occurs in an orderly manner having regard to essential services, open space and roads.</p> <p>The timing and staging of the subdivision of the land.</p> <p>The potential for further subdivision of individual lots to negatively impact neighbourhood character.</p> <p>The interface between proposed and existing nearby development.</p>	<p>The applicant has submitted a whole of development plan and Council has revised the DP so that it generally complies with the DPO8 which is being considered in this report.</p>
	<p>Land use and subdivision</p> <p>Details of the interfaces with neighbouring uses of land.</p> <p>Any noise mitigation requirements associated with proximity to the South Gippsland Highway and Korumburra-Warragul Road.</p> <p>The overall subdivision of the area, including where possible, the proposed size and density of allotments which provide opportunities for a diverse range of housing types.</p>	<p>The applicant submitted a neighbourhood and site description as part of the DP application which identified the following points:</p> <p>The site predominantly interfaces with farming land. In the south east, the site adjoins existing residential development.</p> <p>Noise attenuation measures in future housing on the lots will be the responsibility of individual owners.</p>

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	<p>Street network that:</p> <ul style="list-style-type: none"> - Limits the creation of new road access points onto Korumburra-Warragul Road - Support building frontages which promote passive surveillance of the street network. - A staging plan that demonstrates an efficient and orderly provision of infrastructure and services. 	<p>The layout of the subdivision is designed to front dwellings away from existing residential development along Warragul Road (except for Lot 3).</p> <p>The subdivision layout provides a physical buffer from the rail corridor and South Gippsland Highway (further to the south).</p>
	<p>Earthworks and Land Form</p> <p>Where land with a slope of more than 10% exists on the site, the Development Plan shall detail how the proposed design responds to the topography and contours of the land and whether significant earthworks are likely to be required for subdivisions to ensure good development design outcomes are achieved.</p> <p>Where land exceeds a slope of 15% a geotechnical report must be prepared by an appropriately qualified person demonstrating the suitability of the land for development. the report must provide sufficient detail to ensure environmental, access and amenity issues are appropriately addressed. The report should determine whether building envelopes or other controls are likely to be required at the subdivision stage.</p>	<p>The applicant has prepared a Slope Stability Plan for the future subdivision and residential use of the subject site.</p> <p>The Slope Stability Plan denotes the existing contours at an interval of 1m. The direction and percentage of fall is identified for each of the proposed lots.</p> <p>The slope stability plan submitted with the DP shows that proposed subdivision lots are less than 15% slope.</p> <p>To satisfy Council Officers that the DPO8 requirements have been met a notation is required on the Development Plan to ensure that any future lots greater than 15% slope will have nominated building envelopes at the subdivision permit stage.</p>

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	<p>Infrastructure Services</p> <p>An integrated Stormwater Management Plan that incorporates water sensitive urban design techniques and provides for the protection of natural systems, integration of stormwater treatment in to the landscape, improved water quality, reduction/mitigation of run-off and peak flows including consideration of downstream impacts and how they maybe affected by roadworks to neighbouring properties.</p> <p>A comprehensive Traffic Impact Assessment that identifies the pattern and location of the major arterial road network of the area including existing roads and the location and details of any required:</p> <ul style="list-style-type: none"> – road widening – intersections – access points – pedestrian crossings or safe refuges – cycle lanes <p>The pattern and location of any internal road system based on a safe and practical hierarchy that accounts for pedestrian and bicycle connections and crossing points.</p> <p>Identification of costs for infrastructure provision both on site and off site.</p>	<p>The applicant has submitted a Stormwater Management Strategy which incorporates water sensitive urban design techniques and how they may be affected by roadworks to neighbouring properties.</p> <p>Council Officers have identified sections with the Stormwater Management Strategy that require additional information.</p> <p>This requirement will be submitted and addressed at the subdivision permit application stage.</p> <p>The applicant has submitted a traffic impact assessment report with the DP application.</p> <p>Council Officers and VicRoads have reviewed the traffic report and proposed road networks and relatively supportive.</p> <p>Additional information and requirements will be submitted and addressed at the subdivision permit application stage.</p>

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	<p>Open Space</p> <p>The location of any open space reserves and details of the provisions of building / works / equipment within the open space. Open space should be located on a flatter area of land and capable of easy drainage.</p>	<p>The Development Plan submitted has designated a public open space reserve with a total area of 495 square metres. The open space reserve is a corridor and will effectively function as a green space link and passive recreation area for future residents.</p> <p>The open space reserve will provide a shared pathway connection between the subdivision and to Warragul Road.</p> <p>Council officers recommend a shared pathway connection to be extended to provide a continuous footpath connection through the subject site, for a short distance along Warragul Road then to the footpath at the new intersection between Warragul Road and the subdivision entry.</p> <p>This requirement can be included as an annotation on the endorsed Development Plan.</p> <p>Council Officers also recommend as the rail trail is adjacent to the subject site providing a shared pedestrian pathway along the southern extent of the main access road with a connection ramp to the future rail trail will provide a link for residents into the town of Korumburra.</p> <p>An annotation on the Development Plan is appropriate to ensure that this requirement is noted and will be</p>

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		addressed at the subdivision permit stage.
	<p>Flora and Fauna</p> <p>In consultation with the Department of Environment, Land Water and Planning, a Flora and Fauna Assessment, prepared by a suitably qualified expert(s) which includes, but is not limited to, species surveys for Gippsland Giant Earth worm and measures required to protect the identified species.</p>	<p>The applicant submitted a flora and fauna assessment as well as a giant earthworm report.</p> <p>Habitat for native fauna is marginal and it is unlikely that threatened species are present. The study area does not support any threatened ecological communities.</p> <p>Overall the report submitted by the Applicant is considered to satisfy the requirements outlined in DPO8 Schedule.</p>
	<p>Land Contamination</p> <p>An investigation by an appropriately qualified person is required, which considers the potential location and forms of land contamination resulting from previous land uses, as well as measures to address contamination in areas where sensitive land uses are proposed. The investigation must consider but not be limited to, agricultural chemical use, informal land dumping, industrial & mining activities.</p> <p>This can initially take the form of a limited desktop study but further detailed investigation maybe required should there be sufficient concern of a risk to sensitive uses of the land, as determined by the Responsible Authority.</p>	<p>The desktop investigation submitted by the applicant included a review of previous land uses and the potential for the introduction of contamination to soil through onsite sources.</p> <p>The site has historically been used for farming/grazing. Records indicate that the site had two residential buildings in 1947 and may have been used for grazing or dairy farming activities since 1947.</p> <p>Based on the current and historical search carried out for the site, no potential sources of contamination were identified by Geoquitards Environmental.</p> <p>Council Officers consider in summary, the site is considered suitable to approve the Development Plan and additional testing will be</p>

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		conducted at the subdivision permit stage.
	<p>Process and Outcomes</p> <p>An Implementation Plan must be submitted as part of the Development Plan, indicating the proposed staging of the development and timing of the infrastructure provision.</p>	<p>The applicant has submitted an indicative subdivision layout plan for proposed 30 lots which will be completed at one stage with relevant infrastructure upgrades conducted at the time of the completed subdivision.</p>