

Cl. #	South Gippsland Planning Scheme	Officer Assessment
DEVELOPMENT PLAN OVERLAY SCHEDULE 5 (DPO5) – NYORA RESIDENTIAL DEVELOPMENT TRANSITION AREA		
Conditions & Requirements for Permits		
43.04 (3.0)	An application for a planning permit must be accompanied by a town planning report prepared by a suitably qualified person, outlining how the permit application responds to the Municipal Planning Strategy and Planning Policy Framework of the South Gippsland Planning Scheme, Clause 56 of the Particular Provisions (Residential subdivision) and the provisions and requirements of the approved development plan. An engineering report is required to demonstrate compliance with Council's Infrastructure Design Manual.	A planning permit application for the subdivision of the land has been submitted to Council. It is understood that this information has been submitted as part of the subdivision permit application stage and will be assessed accordingly.
43.04 (3.0)	A planning permit must be generally in accordance with the approved development plan.	The applicant has submitted a whole of development plan and Council has revised the DP so that it generally complies with the DPO5 which is being considered in this report.
43.04 (3.0)	A planning permit must include any conditions or requirements needed to give effect to the contents of the approved development plan.	Noted.

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Requirements for Development Plan		
43.04 (4.0)	Any development plan prepared under the provisions of this overlay must be prepared to the satisfaction of the Responsible Authority.	The development Plan has been assessed and considered to be satisfactory.
43.04 (4.0)	Any approved development plan may be amended to the satisfaction of the responsible authority.	Noted.
43.04 (4.0)	The development plan must show/provide the following detailed plans and supporting information to the satisfaction of the Responsible Authority:	Noted.
Site Analysis and Design Response		
43.04 (4.0)	A site analysis and design response for the subject land (including details of the adjoining land, including land outside of the development plan area) displaying the existing lot configuration, the location and use of buildings on each lot, vegetation, drainage waterways and related infrastructure, environmental features, roads, paths and other public infrastructure.	The Development Plan (DP) contains four parcels of land in dual ownership and which form a cohesive parcel of land. A site context, site analysis and design response has been submitted.
Road and Pedestrian Network		
43.04 (4.0)	A subdivision layout pattern that provides a safe and efficient road network appropriately integrated	Road access is provided through the site to allow for local traffic access to the lots. The

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	with the existing road network. The layout should provide for the creation of an east/west road connection between Walters Road, Henley Street and Davis Street. Road access must be provided west from Walters Road into the Future Residential Area identified in the Nyora Framework Plan.	<p>design does not allow for vehicle movements through the site between Grundy Avenue and Davis Street as this would create a poor urban design outcome and promote an unwanted non-local thoroughfare. This varies from the Nyora Development Strategy in its approach to the thoroughfare but was resolved in agreement with Council on the most appropriate road network and informed the ultimate layout plan.</p> <p>The Traffic report demonstrates that the proposed residential subdivision is considered appropriate.</p>
43.04 (4.0)	A safe and convenient pedestrian and cycling network along main internal and external roads that creates appropriate links with the surrounding residential areas and open space. Continuous pathway connectivity must be provided between Grundy Avenue and the Future Residential Area west of Walters Roads.	<p>Pedestrian and bicycle connectivity is significantly improved through the DP and the internal access roads and open space will facilitate movements for pedestrians and cyclists between Davis Street and Grundy Avenue.</p> <p>The internal road layout supports local traffic only and will restrict vehicle movements through the site therefore increasing safety and promoting pedestrian and cycle movement.</p>

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Stormwater / Drainage		
43.04 (4.0)	<p>A stormwater and drainage management plan prepared by a suitably qualified person that demonstrates/provides:</p> <ul style="list-style-type: none"> • Integrated stormwater management planning across the subject land, including consideration of impacts outside of the subject area likely to occur as a result of development. For land adjoining or creating connections to Walters Road and Henley Street, the Plan must specifically address improvements to stormwater management in the Walters Road and Henley Street road reserves. • Water Sensitive Urban Design principles (in accordance with Melbourne Water requirements) where appropriate. • A response that meets or exceeds the requirements of the State Environment Protection Policy (Waters of Victoria) objectives for environmental management of stormwater as set out in the background document Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO, 1999) as amended. • Identification of waterlogged areas not suited to 	<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 clarification, the applicant is discussing with Council Officers and overall the SWMP is generally accepted.</p> <p>Any further requirements will be submitted and addressed at the subdivision permit application stage.</p>

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	<p>development.</p> <ul style="list-style-type: none"> • A response to the infrastructure and payment levy requirements of Melbourne Water. • A response to Council's Infrastructure Design Manual and detailed costings for all works to occur on public land. 	
<i>Off-site Infrastructure Provision / Developer Contribution</i>		
43.04 (4.0)	<p>Significant development and community public infrastructure upgrades are required to support new development in Nyora. In consultation with the Responsible Authority the development plan must include a clear commitment by the landowner / developer to provide contributions to improving development and community infrastructure on public land in Nyora.</p> <p>The development plan must include a report specifying details and costings for the provision of off-site infrastructure resulting from the subdivision of the land. The report will form the basis for a section 173 Agreement, or other development contributions mechanism, to be executed before a permit is issued for the subdivision of land.</p>	<p>The Nyora Development Strategy identified this land to be within Precinct B where it was envisaged development contributions would be required.</p> <p>A developer contribution plan was submitted as part of the Development Plan documents. The land area to which the Development Contributions Plan will apply as part of the Nyora township comprising of the three parcels and that will supply approximately 60 lots.</p> <p>The Development Contributions referred to reflects the demand that the subdivision places on infrastructure provision within Nyora whilst also catering for current deficiencies within the township.</p> <p>The developer contributions plan will form part</p>

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		of the approved Development Plan and further assessment and conditions will be placed on the subdivision permit application.
Environment		
43.04 (4.0)	<p>A flora and fauna report prepared by a suitably qualified person that:</p> <ul style="list-style-type: none"> • Identifies vegetation on the land, its health and significance to the locality, measures required to protect vegetation and the identification of any vegetation to be removed. • Provides a landscape plan for new subdivisions. • Identifies the location / habitat of the Giant Gippsland Earthworm and any other significant species in the locality, including details of measures to protect significant fauna. • Appropriate development separation to declared waterways and natural drainage lines. 	<p>A Flora and Fauna report has been prepared by Brett Lane & Associates. This report identifies the native vegetation which is to be removed and accordingly the applicable offsets to be secured.</p> <p>A small patch and three scattered trees were identified and were not in a suitable location to be able to incorporate within the open space reserve.</p> <p>A Landscape Master Plan will be prepared covering the proposed road networks and open space reservation and which will incorporate species as identified by Council as being appropriate within the proposed environment.</p> <p>The report also outlined that Giant Gippsland Earthworm are generally found in the deep blue-grey-clay like soils over cretaceous rocks in the western Strezlecki Ranges and in the alluvial</p>

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		<p>soils in depositional zones to the north and south-west.</p> <p>Considering different soil types occur at the subject site to where the Giant Gippsland Earthworm has been recorded in the surrounding region, it is concluded that there is no suitable habitat on the subject site and is unlikely to occur.</p>
Urban Design		
43.04 (4.0)	<p>A subdivision layout and design that seeks to protect the small rural township character of Nyora by incorporating design measures including, but not limited to:</p> <ul style="list-style-type: none"> • The creation of larger lots on land fronting main roads and connector roads. The lots should allow for generous development setbacks and side boundary separation between adjoining dwellings. • Active frontage to main roads and connector roads and the avoidance of internally-facing subdivisions resulting in rear fence lines adjoining roads. 	<p>The Development plan will provide for over 60 residential lots with a variety of sizing and identifies the proposed internal road network, linkages to the existing road network.</p> <p>The Development Plan is made up of four stages with stage 1 and 2 facing Davis Street and Cornishs Road will provide 45 residential lots.</p> <p>The subject land is located centrally within the Nyora township. The proposed lot yield is generally consistent with conventional lot sizes in non-metropolitan areas and will provide for residential sized lots that are in keeping with</p>

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		the character of the existing Nyora township. Furthermore, the lot yield is generally consistent with the density outlined in the Nyora Development Strategy for precinct B.
43.04 (4.0)	The creation of areas within road reserves and public spaces that allow for the planting of canopy trees.	The proposed Development Plan provides for public open space and lots facing road frontages allowing for planting of canopy trees and landscaping.
General		
43.04 (4.0)	The provision of open space.	<p>The Development Plan proposes a centrally located open space reservation which comprises an area of 2049m². The open space is partly located over two allotments with 1111m² being contributed from 18A Davis Street and 938m² from 32 Grundy Avenue.</p> <p>The proposed public open space would provide a reservation for both the future residents and existing nearby residents to access a new local public space and would improve connectivity and permeability through the site. It has been located on the highpoint of the sites to take advantage of the view lines to the west and</p>

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43.04 (4.0)	Staging of subdivision – if intended.	<p>The Development plan will provide for over 60 residential lots with a variety of sizing and identifies the proposed internal road network, linkages to the existing road network. The Development Plan is made up of four stages with stage 1 and 2 facing Davis Street and Cornishs Road will provide 45 residential lots.</p> <p>Stage 3 of the Development Plan is the lot that faces Grundy Avenue and has separate ownership to the other allotments. This lot has outlined the proposed road network in a court bowl configuration with the public open space connecting to stages 1 and 2 which provides for a pedestrian connectivity to the overall subdivision and Development Plan.</p> <p>Stage 4 of the Development Plan has been reserved for a medium density housing development site which will provide for a common property access from Davis Street and housing sites to be a minimum size of 400 square metres. This lot will require future planning approval and an annotation is on the Development Plan application outlining the</p>

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		purpose of the lot and future planning approval is required.
43.04 (4.0)	Identification of infrastructure servicing constraints and opportunities.	Part of the Traffic Assessment.
<i>Staging of the Development Plan</i>		
43.04 (4.0)	The development plan may be approved in stages. Each development plan stage must represent a logical land unit bounded by roads or the boundaries of the Development Plan Overlay map area. For example, the area east of Davis Street, or the area between Henley Street and Walters Road may be approved as separate development plan stages. Smaller stages within these areas may be approved if the Responsible Authority is satisfied that integrated and orderly planning can be achieved, addressing all of the matters set out in this development plan schedule.	Noted.