



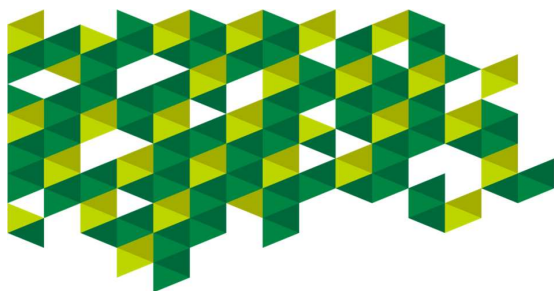
99 BENA ROAD, KORUMBURRA

Development Plan pursuant to Development Plan Overlay

(Schedule 6 – Korumburra Residential Growth Area)

Hill View Rise Pty Ltd

5 April 2024



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Background

Reference :	18091	Author:	GK
Client:	Hill View Rise Pty Ltd	Property:	99 Bena Road, Korumburra

Revisions

Rev	Description	Date	Authorised
0	Internal Draft		
1	Submitted to Council incorporating pre-app comments (Oct 2021)	June 2022	GK
2	Updated following discussions with southern neighbor	Jan 2023	GK
3	Updated – Incorporating Final PSI (Appendix M)	April 2023	GK
4	Updated - Post VCAT CC	5 April 2024	GK

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1 INTRODUCTION

Planning Central Pty Ltd acts on behalf of Hill View Rise Pty Ltd who own land at 99 Bena Road, Korumburra - formally known as Lot 1 on Plan of Subdivision 321371X.

In December 2013 this land was the subject of Planning Scheme Amendment C66 which:

- rezoned the land from Farming to Residential 1.
- applied the Development Plan Overlay (Schedule 6 – Korumburra Residential Growth Areas).
- deleted the Environmental Significance Overlay (Schedule 5 – Areas Susceptible to Erosion) from all land affected by the Planning Scheme Amendment.

In accordance with Development Plan Overlay (Schedule 6 – Korumburra Residential Growth Areas), the Proponents now submit this Development Plan for Council approval.

This Development Plan has been prepared:

- following detailed pre-application discussions with Council.
- with specific regard given to the following matters as specified in Clause 3.0 of the DP Schedule 6, being:
 - Site Analysis.
 - Traffic.
 - Infrastructure.
 - Surface Water Drainage
 - Flora and Fauna.
 - Cultural Heritage.
 - Social Infrastructure.
 - Slope Analysis.
 - Preliminary Site Investigation.

This Development Plan will assist in facilitating development of the land in a transparent, orderly and sustainable manner.

Also included are indicative subdivision details that have been informed by the Technical Reports that should assist authorities and the wider community to better understand how the land could be developed.

We look forward to working closely with South Gippsland Shire Council to implement this Development Plan that:

- is consistent with the Planning Policy Framework.
- is consistent with Council's Strategic Plan for Korumburra.
- is consistent with Development Plan Overlay (Schedule 6).
- responds appropriately to Clause 56 (Residential Subdivision).
- represents a logical extension to the township.



2 SUBJECT SITE AND SURROUNDS

2.1 Site Location

Korumburra is located 102km southeast of Melbourne. The subject site is located:

- approximately 460m west of Korumburra-Wonthaggi Road.
- approximately 1.2km south of the South Gippsland Highway.
- approximately 1.3km west of Korumburra town centre.

More locally, the subject site is located on the southern side of Bena Road between Jumbunna Road (to the east) and Whitelaw Road (to the west), in a planned and emerging residential growth area for Korumburra township.

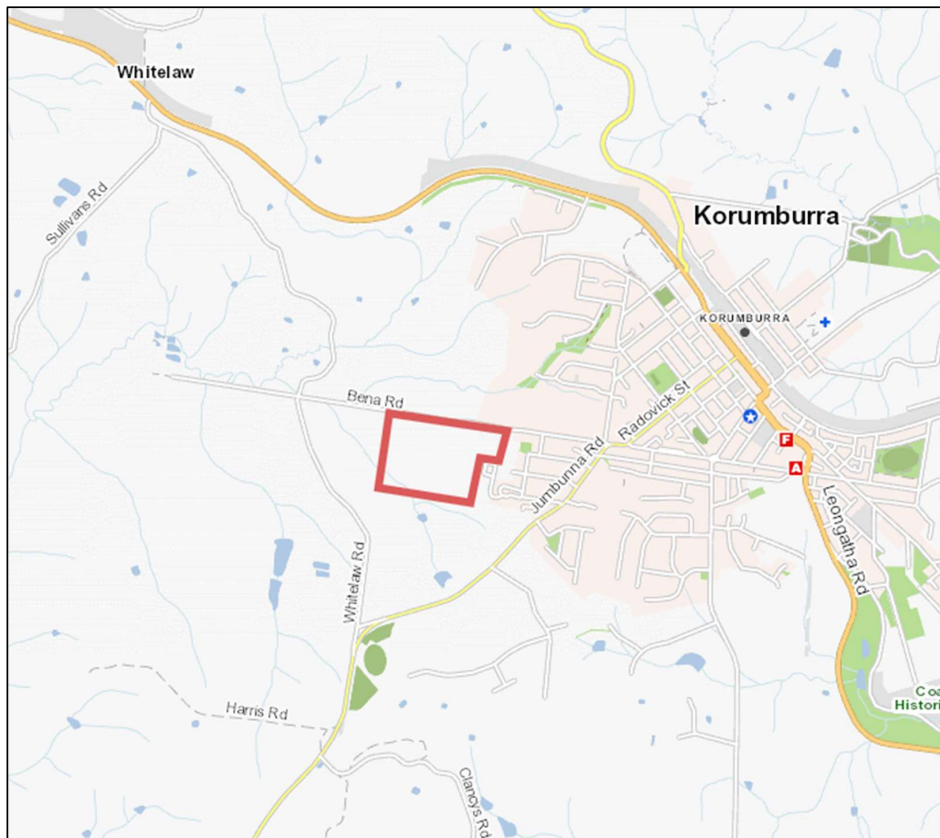


Figure 1 – Location Plan
Source: Vicplan
Not to Scale



2.2 Site Description

The subject site is known as 99 Bena Road, Korumburra and is depicted below.



Figure 2 – DP Area - Aerial
Source: Google Earth
Not to Scale

A review of the Certificate of Title reveals that the land:

- is formally referred to as Lot 1, Plan of Subdivision 321371X.
- has a 580.2m frontage to Bena Road to the north.
- has a total area of 19.09 ha.
- is affected by a drainage & sewerage easement to the north-east.

A Section 173 Agreement is registered on title for development contributions.

A copy of the Certificate of Title is presented at **Appendix A**.

The subject site is currently characterised by:

- cleared farmland with several canopy trees planted along previous field boundaries.
- a ridge in the centre of the subject site from which the land slopes to the north and the south.
- a small waterway running east-west through the south-west corner.



Presented at:

- **Appendix B** are photos of the subject site that complement photos in Technical Reports.
- **Appendix C** is a Feature Survey that has informed plans.

2.3 Surrounding Land

The surrounding land can be described in the following manner.

North	<p>Immediately north is Bena Road, a local road providing access to Korumburra town centre to the east via Jumbunna Road/Radovick Street.</p> <p>Further north is the continuation of the General Residential Zone, characterised by single and double storey detached dwellings and associated outbuildings close to Korumburra township, and currently undeveloped land further from the town centre.</p> <p>Beyond is an industrial precinct (zoned Industrial 1 and 3) characterised by agricultural and light industrial use.</p>
East	<p>Immediately east is the continuation of the General Residential Zone, characterised by single and double storey detached dwellings and associated outbuildings.</p> <p>Further east is Jumbunna Road - Radovick Street, a major road providing access to Korumburra town centre to the north and Wonthaggi to the south.</p> <p>Beyond is the continuation of the General Residential Zone around Korumburra town centre.</p>
South	<p>Immediately south is the continuation of the General Residential Zone, characterised by single and double storey detached dwellings and associated outbuildings close to Korumburra township, and currently undeveloped land further out.</p> <p>Further south is Jumbunna Road, a major road providing access to Korumburra town centre to the north and Wonthaggi to the south.</p> <p>Beyond is land zoned Public Use 2 (Korumburra Secondary College) and the continuation of the General Residential Zone.</p>
West	<p>Immediately west is land zoned Farming characterised by agricultural land and dispersed, detached dwellings with associated outbuildings.</p> <p>Further west is land zoned Public Conservation and Resource (Foster Creek).</p> <p>Beyond is the continuation of the Farming Zone.</p>

Photos of the surrounding area also form part of **Appendix B** & associated Technical Reports within.



3 DEVELOPMENT PLAN

The Proposed Development Plan and associated plans have been prepared by Weir and Co and are presented at **Appendix D**.

A succinct description of each follows.

3.1 Existing Conditions Plan

This plan has been prepared by Weir & Co and depicts, amongst other things:

- DPO extent.
- Contours.
- Watercourses / drainage lines.
- Surrounding roads network
- Ridgelines and hilltops.

This has been informed by the Feature Survey presented at **Appendix C**.

3.2 Concept Plan

This plan has been prepared by Hugh & Co and depicts, amongst other things:

- DPO Extent.
- Subject site relative to the wider DPO6 area.
- Indicative Concept Layout for the subject site including but not limited to:
 - Residential area.
 - Road network.
 - Drainage Reserve
 - Public Open Space.
- Proposed Expansion Area for Carinya Lodge (Aged Care) and access point from Bena Road.
- The approved subdivision north of Bena Road.
- Indicative layout and connections to the south.
- Potential pedestrian connections adjacent and throughout.
- Walkable Public Open Space Catchment (400m)
- Bena Road Interface Treatment Area.
- Potential future bus stop.

3.3 Draft Subdivision Layout Plan

This plan has been prepared by Hugh & Co and depicts Draft Subdivision Layout and Staging details for the land at 99 Bena Road, indicating but not limited to:

- A 24m wide north-south collector road through the middle of the property.
- A 1.54 ha drainage reserve to the south-west.
- A 0.95ha Public Open Space Reserve adjacent to the drainage reserve and south boundary.



- A local road along the internal to the western boundary.
- A second potential road access to the south.
- A residential designation and indicative subdivision layout for the balance of the land including Superlot A which represents the potential expansion of Carinya Lodge (Aged Care) with access road, water sensitive urban design asset (underground storage) and 1.8m high solid fence along west boundary.
- Restricted lot access along eastern part of Bena Road.
- Pedestrian connections.
- Staging details.

This plan accommodates the following Development Analysis.

DEVELOPMENT ANALYSIS			
99 Bena Rd			
Rev B	1/04/2024		
Total Site Area	19.05 Ha		
Waterway Reserve	1.49 Ha		
Net Developable Area	17.56 Ha	%NDA	
Superlot	1.54 Ha	9%	
Public Open Space	0.95 Ha	5%	
Roads	5.32 Ha	30%	
Residential	10.70 Ha	61%	
Yield	170 lots		
Density	9.68 dw/Ha		

A logical staging sequence is reflected on the plan with Stage 1 being the Carinya Lodge Superlot that will be subject to a separate planning permit application for use and development.

Stages 2-4, adjacent to Bena Road and the west boundary, can be readily accommodated to facilitate the upgrade of Bena Road and construction of the drainage reserve in line with Council timing requirements.

Stage 5-8 will effectively be “in-fill” in nature and will accommodate the collector road to the south as well as provide the opportunity for potential bushfire risk considerations on the eastern portion of the land to be advanced.

3.4 Bena Road Interface Plan

This plan has been prepared by Hugh & Co and depicts Draft Bena Road Interface to the east,

This has been prepared in direct response to the topography constraints along this part of Bena Road and to provide passive and surveillance to the public realm.

This depicts, but not limited to:

- A 20m road reserve for Bena Road (existing).
- Indicative levels and topography / grade.



- A 4m buffer to the south including a 2.5m shared path that will effectively restrict direct lot access to Bena Road.
- Indicative built form details and consideration for lots abutting the Bena Road Treatment Area including potential landscape treatment, visually permeable fencing and low level planting.

3.5 Road Cross Section Plan

This plan has been prepared by Hugh & Co and depicts Draft Subdivision Layout and Staging details for the land at 99 Bena Road, indicating but not limited to:

- Collector Road, with a 24m wide reserve, including:
 - 7m carriageway.
 - 2.3m parking on both sides.
 - 3.7m wide nature strip on both sides.
 - 2.5m shared path on both sides.
- Western Boundary Road, with 22m wide reserve, including:
 - 7.3m carriageway.
 - 2m and 2.7m wide nature strip adjacent.
 - 1.5m footpath on one side.
 - 2.5m shared path on the other side.
- Access Road, with 16m wide reserve, including:
 - 7.3m carriageway.
 - 2.7m and 4.5m wide nature strip adjacent.
 - 1.5m footpath on one side.

Defendable space notations have been included, consistent with the recommendations in the Bushfire Report, to depict defensible space areas for perimeter subdivision roads – noting that roads reserves can be nominated for this purpose.

3.6 Defendable Space Plan

This plan has been prepared by Hugh & Co and depicts Defendable Space Plan details for the land at 99 Bena Road, consistent with the recommendations of the Bushfire Report.

This depicts defendable space requirement for external site boundaries utilising, as appropriate, perimeter roads and frontage setbacks.

As indicated above, bushfire considerations have also informed the staging to the overall subjective - particularly as it relates to the eastern extent of the site.

3.7 Draft Landscape Plan

This plan has been prepared by Hugh & Co and depicts additional landscape details for the public realm areas (ie. road reserves, public open space and drainage reserve) including but not limited to:



- Indicative play space (to be developed with Council input).
- Pedestrian connects and paths.
- Wetlands.
- Canopy trees.

This includes:

- a drainage reserve by-pass channel, sediment basin, maintenance track and de-watering area consistent with the Stormwater Strategy.
- the logical extension of these land uses to the neighbouring land to the south.

3.8 Long Section / Works Plan

These plan has been Prepared by Brosnan Engineering showing various long sections through the subject site depicting:

- The existing contours which would be problematic in terms of achieving IDM compliant road gradient and accessibility requirements.
- Proposed earthworks including but not limited to:
 - 4m reduction on the high point of the property.
 - Ensure IDM compliant grades for all roads.
 - Proposed earthworks across the site (subject to detailed engineering design and approval under the planning permit).
 - Retaining walls and benching 0.8m – 1.3m.

NOTE

Upon approval of the Development Plan, it is envisaged that a formal planning permit application for subdivision, generally consistent with the Development Plan, will be made to Council.



4 TECHNICAL ASSESSMENTS

The Development Plan has been informed by a range of Technical Assessments as follows.

4.1 Bushfire

This assessment has been prepared by BAL Assessments Pty Ltd and is presented at **Appendix E**.

This has been prepared to identify and consider bushfire risk and guide the development plan stages for the planned subdivision consistent with the requirements of Clause 13.02.

This includes a:

- Bushfire Hazard Site Assessment.
- Bushfire Hazard Landscape Assessment.
- Bushfire Management Statement.
- Assessment against Clause 13.02.

As required a BAL Rating of 12.5 has been adopted with correspondence defensible space requirements ... which have been accommodated in the Defensible Space Plan and Proposed Concept Plan / Draft Subdivision Layout Plan.

4.2 Giant Gippsland Earthworm

This assessment has been prepared by Invert-Eco Pty Ltd and is presented at **Appendix F**.

The stated purpose of this assessment is *to facilitate the planning and design of the proposed development and provide opportunities to avoid or mitigate any potential impacts to the Giant Gippsland Earthworm (GGE) colonies should they occur within the subject site.*

In short, assessment concludes that:

“No evidence of Giant Gippsland Earthworm was identified within the subject site and suitable habitat was limited. Suitable habitat includes moist blue grey or red clay soils in sites that generally retain moisture all year round. This includes creekbanks and soaks on south facing slopes. Adequate soil moisture maintained all year round is thought to be critical for the survival of this species. The area with the most potential habitat was along the banks of the tributary of Foster Creek in the north-west corner of the site. However, no suitable clay soils were found. The soils were primarily dry, silty and comprised large amount of sandstone / mudstone in parts. No evidence of soaks was observed on the south facing slopes.

The construction of housing developments has the potential to substantially modify GGW habitat from both direct and indirect impacts. These include loss and degradation of suitable habitat from soil disturbance (excavation & infrastructure, compaction & isolation of colony) and hydrological disturbances (increased run-off, lower infiltration rates and lowering of base flows).”



4.3 Ecology

This assessment has been prepared by Ecolink Consulting P/L and is presented at **Appendix G**.

The scope of this assessment was to:

- *Determine the ecological values of the study area.*
- *Evaluate any impacts that are likely to occur to any ecological values as a result of the potential loss of vegetation at the study area.*
- *Evaluate the extent and quality of native vegetation within the study area, required under the Guidelines for the removal, destruction lopping of native vegetation (Department of Environment Land Water and Planning 2017).*
- *Make recommendations to minimise or mitigate impacts to these ecological values, based on relevant legislation and policies.*

Based on this assessment the following recommendations are made:

- *Undertake targeted surveys for Giant Gippsland Earthworm near the creek. If this species is shown to occur a referral under the Environment Protection and Biodiversity Conservation Act 1999 (Cth) may be required to determine if the project is considered a controlled action.*
- *Avoid native vegetation where possible, particularly along the unnamed creekline south-west of the study area.*
- *If native vegetation cannot be avoided, offsets will be required. If all vegetation within the study area is proposed for removal, offsets are likely to comprise:*
 - *0.199 General Habitat Hectares*
 - *With a minimum Strategic Biodiversity Value of 0.258; and*
 - *Nine Large Tres.*
 - *Located within the West Gippsland Catchment Management Authority area or within the ~~Latrobe City Council~~ [sic. South Gippsland Shire Council].*
- *Ensure that the development of the study area does not result in downstream impacts to important wetlands and waterways, such as the Western Port Wetland of International Significance (Ramsar site). This should be achieved through a Construction Environmental Management Plan (or equivalent) that includes protocols and measures to:*
 - *Maintain vehicle hygiene and vehicle wash-down areas.*
 - *Use clean fill (if required).*
 - *Manage noxious [weeds] that may establish post-construction through appropriate weed management techniques.*
 - *Maintain sediment and erosion controls to avoid discharge and sedimentation of the nearby drainage lines; and*
 - *Avoid the use of noxious species during any landscaping of the property.*
- *Removal all noxious weeds during the development and landscaping of the study area. If any remain after construction has been finished, these species should be targeted and removed.*
- *These include the following species:*
 - *Blackberry Rubus fruticosus sp. Agg;*
 - *Hemlock Conium maculatum;*
 - *Common Bindweed Convolvulus arvensis;*
 - *Spear Thistle Cirsium vulgare;*
 - *Hawthorn Crataegus monogyna.*

This requirement may be included in a Construction Environmental Management Pan (or equivalent) and
- *A wildlife handler should be present when felling any trees to salvage native fauna species that may be present within the study area.*



4.4 Stormwater

This assessment has been undertaken by Afflux Consulting Pty Ltd and is presented at **Appendix H**.

The Intention of this Report is to:

- *Provide an assessment of major drainage and flooding associated with site;*
- *Retention of post development flows to pre-development levels;*
- *Ensure flooding of the site, or potential off-site impacts are reduced or eliminated;*
- *Ensure safe conveyance of existing overland flow regimes, if required;*
- *Meet the EPA best practice environmental management (BPEM) water quality requirements;*
- *Inclusion and consideration of guidelines and advice for stormwater management in line with South Gippsland Shire and West Gippsland CMA requirements; and*
- *Identification of mitigation and treatment options, if required.*

This includes consideration of, amongst of things:

- Existing catchment.
- Catchment design objectives
- Hydrology.
- Flood modelling.
- Water quality.
- Chanell form.
- Design requirements including:
 - Development staging and interim treatments.
 - Flow paths and drainage.
 - Site storage.
 - Water quality.
 - Asset Access.

Key stormwater considerations that have informed the concept drainage report include:

- *The topography of the site makes consolidating site discharge a significant challenge and as such, three discharge points have been recommended.*
- *Separating catchments in this way has resulted in one large wetland and storage to meet the bulk of the sites requirements. Minor diversion pipes are expected to enhance this concept.*
- *A GPT and minor storage unit will be required to treat gross pollutants and flow for the north east catchments*
- *The concept plan below assumes an offline wetland layout and makes particular use of the flatter areas and avoidance of major tree systems. Access and maintenance requirements have been detailed.*

This report concludes that *the site has important interactions with its immediate catchment, and these interactions have been considered in this report. In order to maintain the behaviour of the hydraulic*



systems, including flood plain storage and water quality requirements, this report presents the following requirements:

- Construction of a 6,000m² wetland system and associated sediment pond.
- Waterway bypassing and waterway management plan requirements.
- Large catchment storage within wetland system to attenuate flows from the bulk of the site.
- Catchment diversion pipes from the north west catchment to the south west to reduce impact on Bena Road.
- Catchment storage within the planned super lot to the north east to minimise impact on existing drainage lines.
- Temporary management requirements for development staging.

Based on these requirements, it can be expected that no increase in flow magnitude downstream of the site will occur from this development. In addition with the allocated drainage areas the water quality treatments can meet the contemporary nutrient and sediment expectations.

4.5 Traffic

This assessment has been prepared by Transport and Traffic Solutions Pty Ltd. and is presented at **Appendix I**.

The stated aim of this report is to address the requirements of Schedule 6 to Clause 43.04 Development Plan (DPO6) of the South Gippsland Planning Scheme.

This includes an assessment of the:

- Existing road network adjacent to the site.
- Proposed development.
- Traffic impacts on the adjacent road network.
- Site access point and internal road network.
- Path and public transport network.

This concludes that a residential development site ... is adequate from a traffic engineering perspective due to it meeting the requirements of the South Gippsland Planning Scheme. Details on how these requirements have been met follows:

1. *The proposal does not have a detrimental impact on the existing road network adjacent to the site, provided the Bena Road carriageway fronting the site is widened to accommodate the development traffic.*
2. *The development of the subject site and southern development site provides:*
 - *An alternative road and walking and cycling path network between Bena Road and Jumbunna Road.*
 - *A safe, secure, attractive, and connected walking and cycling path network that:*
 - *links residents to the open space reserve, future bus stops and to the town centre including other essential services, and*
 - *Enable and encourages walking and cycling as an alternative to the motor vehicle.*



- *An opportunity for a future loop bus service along Bena Road, the connector street and Jumbunna Road.*
 - *Future residents an opportunity to be located within a 400 metre walk distance of the potential future bus service.*
3. *The development of the subject site:*
- *Provides a road network layout that facilitates safe and convenient pedestrian movements and controls traffic speeds.*
 - *Contributes to establishing Korumburra as a “walkable community” with key activities being accessible from the proposed and future residential areas by foot or non-motorised transport.*
 - *Allows for a development pattern that commences from Bena Road and proceeds south to its southern boundary.*
 - *Allows for the early delivery and completion of the connector street.*
 - *Provides an internal road network based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections.*

Further, the provision of this TIAR meets the requirements of the South Gippsland Planning Scheme as it identifies existing and post development traffic generation and distribution and associated analysis, and the pattern and location of the major arterial road network of the area including existing roads and the location and details of any required road widening, site access points, pedestrian and cycle path network, and potential future bus route.

Therefore, if the subject site is delivered in accordance with the Subdivision Layout Plan as illustrated in Figure 4.1 and the following recommendations as detailed in this Traffic Impact Assessment Report, then it is of our opinion that there are no transport and traffic engineering reasons as to why a permit should not be granted by the responsible authority to develop the site as detailed in Section 4 of this report.

This goes on to recommend that:

- *The Bena Road carriageway adjacent to the site be upgraded to*
 - *Achieve an overall width equivalent to 7.3 metres.*
 - *Include kerb and channel (south side only) for the length of the site frontage.*
- *The Jumbunna Road approach to George Street be upgraded to include an Auxiliary Left Turn Treatment AUL(S) treatment.*
- *All internal road intersections and residential vehicle crossings located on either side of a crest meet the SISD requirements as set out in the Austroads Guide and the AS/NZ Standard Parking Facilities Part 1: Off-street car parking respectively.*
- *The primary and secondary access points are constructed as standard T-intersections.*
- *The proposed connector street, access street and access lanes be designed and constructed in accordance with Table 2 of the IDM and Figure 6.2 to Figure 6.4 [in the Traffic Report].*
- *The longitudinal gradient of all streets do not exceed the maximum grade limits as set out in “Table 4: Limiting Longitudinal Gradients” of the IDM.*
- *In accordance with the IDM, a minimum of one car parking space for every two allotments be provided on the internal street network.*
- *A 2.5 shared path and footpath network be constructed as per the details outlined in Section 6.3 and constructed to the satisfaction of the Responsible Authority.*
- *The existing footpath network be upgraded along Bena Road and at the Bena Road/ George Street intersection as follows:*
 - *A mid-block footpath crossing be constructed at:*



- *49 Bena Road and designed to allow a cyclist traveling on the proposed shared path to enter an exit the Bena Road carriageway safely.*
- *Approximately 40 metres west of George Street where the existing southern footpath ends at the road carriageway.*
 - *A pedestrian refuge be constructed on George Street north of Bena Road.*
 - *Subject to design vehicle turning movement requirements, a kerb outstand be constructed on the north-west corner of the Bena Road/ George Street intersection.*
- *All walking and cycling path crossing points of the connector street and adjacent access street network be detailed during the functional layout plan approval's phase of the development proposal and be designed and constructed to the satisfaction of the Responsible Authority.*

4.6 Aboriginal Cultural Heritage

An Aboriginal Cultural Heritage Due Diligence Assessment has been undertaken by Dr Tim Stone and is presented at **Appendix J**.

The stated aim of this report is:

- *Identify any Aboriginal or historic cultural heritage constraints that might need to be addressed prior to residential subdivision, particularly in relation to the Aboriginal Heritage Act 2006 and its Aboriginal Heritage Regulations 2018 and the Heritage Act 2017.*

Based on the results of this assessment, the Proponent has the following options:

- *Apply to subdivide the land for the purposes of residential and other development without having to undertake any further Aboriginal or historic cultural heritage investigation. A Cultural Heritage Management Plan (CHMP) is not required (or mandatory) prior to subdivision or development because no part of the subject site is currently located in an area of cultural heritage sensitivity.*
- *Undertake a voluntary CHMP for the subject site, which may be of benefit in case of any unexpected archaeological discoveries ... noting that 4-5 months should be set aside for any CHMP to be completed.*
- *In the event that items of Aboriginal or historic cultural heritage are uncovered during the course of development, all work must cease and the Proponent or its contractors must contact Heritage Advisor (m 0429 496 607), the Heritage Services Branch of Aboriginal Victoria or Heritage Victoria for advice. It is an offence under the relevant cultural heritage legislation to disturb or destroy relics without written authorisation.*

4.7 Social Infrastructure

As required by the Development Plan Overlay (Schedule 7) a succinct review of key existing social infrastructure has been undertaken and is presented in **Appendix K**.

In short, this identifies a range of services (re: availability) and provides an indication of proximity (accessibility):

- Childcare, Childrens' Services, Maternal Health.
- Education.



- Medical Health Services.
- Aged Care.
- Youth Services.
- Sport and recreation.

Based on this succinctly assessment, it is concluded that services are available and in good proximity to the subject site. This context appears to support Council's original intention to rezone the land.

It is submitted that the existing services, and we and retail / commercial operations in Korumburra and the immediate townships, will benefit from additional population arising from the proposed development.

In providing this assessment, it is noted that:

- The Development Plan land is zoned General Residential.
- The purpose of this zone includes "to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations".

In this context, a planning permit can be issued for uses such as medical centres, places of worship, school and kindergarten, childcare facilities and the like.

Furthermore:

- the opportunity remains for such applications to be made subject to sector requirements and market demand.
- future applications could be made for land with the proposed Development Plan or similarly for land immediately south that would appear to have better access and exposure to Jumbunna Road and site characteristics.

4.8 Slope Analysis Report

A Slope Analysis has been prepared by Intrax Land is presented at **Appendix L**.

The objective of this investigation is to assess the slope of the site and comment on the suitability of the land for development, in response to Clause 43.04 Development Plan Overlay (DPO6) point 4.0 Earthworks and Land Form of the South Gippsland Planning Scheme.

The objectives of this report are to:

- Present the findings of the geotechnical site investigation.
- Regional geological context.
- Topographical, vegetation, and land use description of the site.
- Observations of the site walk over.
- Sloe stability assessment of the site in relation to the proposed development.
- Recommendations for any further required assessments.

Detailed discussion and recommendations are around the Landslide Risk Analysis / Assessment is presented at Section 5.

At Section 5.1.6 (Recommendations – Risk Management Property) it is stated that:



- *Based on risk assessment this site poses a low risk for all hazards. Therefore, no further risk management process is required for proposed development. However, as precautionary measures following construction practices must be adopted with the proposed development:*
- *All surfacer and run off waste must be collected and discharged into the legal point of discharge. No water ponding or collecting within the site is not recommended. This can be achieved by installing appropriate drainage up slope of the site and around the perimeter of the site. The drainage system design is to be reviewed by Intrax,*
- *Revegetation of any disturbed areas must be undertaken as soon as possible.*
- *Any cuts within the site must be retained by engineer designed retention system. Installation of drainage behind the retaining walls must be installed.*

4.9 Preliminary Site Investigation

A Preliminary Site Investigation has been prepared by DRC Environmental is presented at **Appendix M**.

The objectives of this investigation are to:

- Complete a preliminary site investigation and environmental contamination assessment to assess the potential risks associated with the proposed development of the site; and
- Make recommendations as to the site's condition and further environmental works that may be deemed necessary for the site based on the findings of this report.

This assessment concludes that:

- The site history review identified a low potential for contamination based on the site's past use for grazing, agriculture, and open paddocks.
- A review of historical maps, directories and EPA databases did not identify any properties with the potential to pose a contamination risk to the site.

It also states that in accordance with the DELWP Planning Practice Note 30 Potentially Contaminated Land (PN30), the site does not meet the definition of "potentially contaminated land" as no land uses listed in Table 3 of PN30 as having a high or medium potential for contamination have been found to have occurred at the site and the potential for contamination was therefore considered low.

Based on this assessment, the following recommendations are made:

- Based on the site history, it is recommended that some soil sampling should be undertaken to verify the soil condition at the site and to screen for potential presence of Contaminants of Potential Concerns (COPC) in the soil. In addition, soil sampling for the purpose of off-site disposal of materials likely to be resulted from future civil work should be undertaken as a requirement from EPA publication 1828.2 waste disposal categories – characteristics and thresholds.
- Any soils that are to be brought onto the site should be tested to assess potential for contamination prior to placement; and
- Based on the findings of this assessment report, a PRSA and /or environmental audit is not required for this site for its intended future residential use.



4.10 Public Infrastructure Delivery

The following public infrastructure delivery details are proposed.

Item	Delivery
External Footpath to Bena Road	Partial Delivery with Stage 1
External Footpath to Bena Road	Balance to be delivered with Stage 2
Bena Road widening	Partial Delivery with Stage 1
Bena Road widening	Balance to be delivered with Stage 2
Drainage Infrastructure and Reserve	Stage 3
Public Open Space	Stage 5



5 PLANNING ASSESSMENT

5.1 Municipal Planning Strategy

Following is a succinct account of Municipal Planning Strategy (MPS) as they relate to the land and proposal.

Clause 02.03 Strategic Direction

Clause 02.03-1 Settlement

Council seeks to:

- *Direct growth to settlements in accordance with the role and function as set out in the Suth Gippsland settlement hierarchy in tis clause.*
- *Support the provision of reticulated water, sewerage and drainage improvements to settlements to protect community health and environmental values and to support population growth.*

Korumburra is recognised as a large district centre and the second largest town in the municipality.

Council seeks to:

- *Promote Korumburra as a Large District Centre offering significant industrial, retail, service, residential and tourism functions in the Shire.*
- *Provide sufficient residential land to provide for sequential and stage residential development at a range of densities within existing infrastructure networks, to accommodate future township growth.*
- *Maintain the Town Centre as the compact retail and service hub of the town.*

Clause 02.03-5 Built environment and heritage

Council seeks to:

- *Promote sympathetically designed and located development that complements the built form character, environmental, topographical and landscape values of its location.*

Under the heading of “**Housing**” Council also seeks to:

- *Accommodate housing growth that is sustainable and sympathetic to:*
 - *The hierarchy and existing character of the Shire’s settlements.*
 - *The availability and capacity of infrastructure and commercial, community and transport services.*
 - *Significant environmental features and landscapes.*
 - *Continuation of commercial agriculture in rural areas.*
- *Encourage diversity of dwelling type, size, adaptability and accessibility to provide greater choice and affordability to suit a range of needs.*



5.2 Planning Policy Framework

Following is a succinct account of Planning Policy Framework (PPF) as they relate to the land and proposal.

Clause 11 Settlement

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and services land for housing, employment, recreation and open space, commercial and community facilities & infrastructure.

Planning is to recognise the need for, and as far as practicable contribute towards:

- *Health and safety.*
- *Diversity of choice.*
- *Adaptation in response to changing technology.*
- *Economic viability.*
- *A high standard of urban design and amenity.*
- *Energy efficiency.*
- *Prevention of pollution to land, water and air.*
- *Protection environmentally sensitive areas and natural resources.*
- *Accessibility.*
- *Land use and transport integration.*

Planning is to prevent environmental problems created by siting incompatible land uses close together.

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services.

Clause 11.01-1L-04 Korumburra

This policy applies to land within the Korumburra settlement boundary.

The Development Plan area is within the township boundary and designated “Existing Urban Land” – a depicted below.

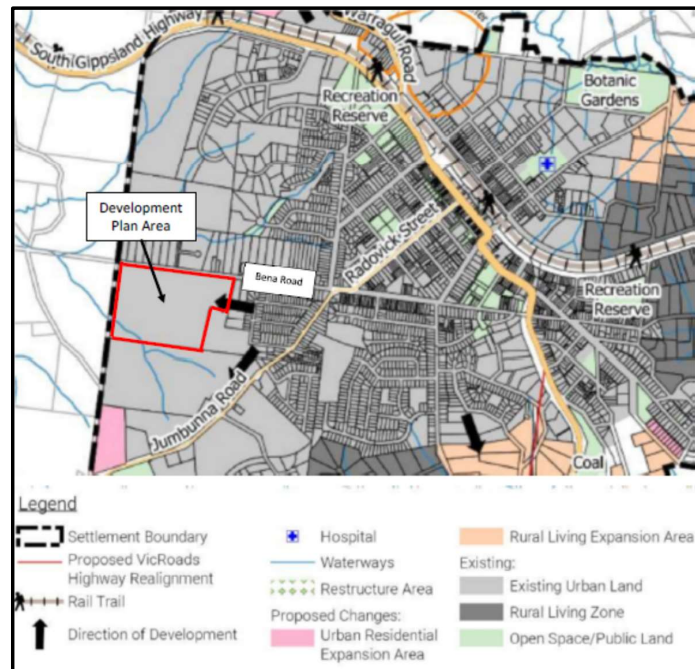


Figure 3 – Korumburra Framework Plan (extract)
 Source: Soth Gippsland Planning Scheme
 Not to Scale

Settlement Strategies include:

- *Monitor and availability and development of residential land and encourage the rezoning of areas identified in the Korumburra framework plan to maintain an estimated 15 year residential land supply.*
- *Promote the development of residential estates that integrate with existing residential areas and infrastructure; provide pedestrian and cyclist connectivity to the Town Centre and key community features; and protect the environmental values of the land, especially the waterways.*
- *Promote higher density residential development and retirement living on land within the inner township residential areas with convenient access to the Town Centre.*

Landscape and built form strategies include:

- *Promote site responsive residential subdivision design with a mix of lots sizes and configurations that minimise the impact of earthworks.*

Infrastructure strategies include:

- *Provide direct and convenient pedestrian and cycling connectivity to the Korumburra Town Centre, key community assets and the schools.*



Clause 11.02-1S Supply of urban land

Objective

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Clause 11.02-2S Structure planning

Objective

- *To facilitate the orderly development of urban areas.*

Clause 11.02-3S Sequencing of development

Objective

- *To manage the sequence of development in areas of growth so that services are available from early in the life of new communities.*

Clause 12 Environmental and Landscape Values

Planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.

Planning must implement environment principles for ecological sustainable development that have been established by international and national agreements. Foremost amongst the national agreement is the Intergovernmental Agreement on the Environment, which sets out key principles for environmental policy in Australia. Other agreements include the National Strategy for Ecologically Sustainable Development, National Green house Strategy, the National Water Quality Management Strategy, Australia's Strategy for Nature 2019-2030, the National Forest Policy Statement and National Environmental Protection Measures.

Planning should protect, restore and enhance sites and features of nature conservation, biodiversity, geological or landscape value.

Clause 13 Environmental Risks and Amenity

Planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach.

Planning should identify, prevent and minimise the risk of harm to the environment, human health, and amenity through:

- *Land use and development compatibility.*
- *Effective controls to prevent or mitigate significant impacts.*



Planning should identify and manage the potential for the environment and environmental changes to impact on the economic, environmental or social wellbeing of society.

Planning should ensure development and risk mitigation does not detrimentally interfere with important natural processes.

Planning should prepare for and respond to the impacts of climate change.

Clause 15 Built environment and heritage

Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.

Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.

Planning should protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.

Planning should incorporate measures to protect culturally significant heritage places in locations exposed to climate related hazards.

Planning must support the establishment and maintenance of communities by delivering functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design.

Planning should promote excellence in the built environment and create places that:

- *Are enjoyable, engaging and comfortable to be in.*
- *Support human health and community wellbeing.*
- *Accommodate people of all abilities, ages and cultures.*
- *Contribute positively to local character and sense of place.*
- *Reflect the particular characteristics and cultural identity of the community.*
- *Enhance the function, amenity and safety of the public realm.*

Planning should promote development that is environmentally sustainable and minimises detrimental impacts on the built and natural environment.

Planning should facilitate development that:

- *Is adapted and resilient to climate related hazards.*
- *Supports the transition to net zero greenhouse gas emissions.*
- *Minimises waste generation and supports resource recovery.*
- *Conserves potable water.*
- *Supports the use of, and access to, low emissions forms of transport.*
- *Protects and enhances natural values.*
- *Minimises off-site detrimental impacts on people and the environment.*

**Clause 16 Housing**

Planning should provide for housing diversity and ensure the efficient provision of supporting infrastructure.

Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.

Planning for housing should include the provision of land for affordable housing.

Clause 18 Transport

Planning should ensure a safe, integrated and sustainable transport system that:

- Provides access to social and economic opportunities to support individual and community wellbeing.
- Facilitates economic prosperity.
- Actively contributes to environmental sustainability.
- Facilitates network-wide efficient, coordinated and reliable movements of people and goods.
- Supports health and wellbeing.

Clause 19 Infrastructure

Planning for development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely.

Planning is to recognise social needs by providing land for a range of accessible community resources, such as education, cultural, health and community support (mental health, aged care, disability, youth and family services) facilities.

Planning should ensure that the growth and redevelopment of settlements is planned in a manner that allows for the logical and efficient provision and maintenance of infrastructure, including the setting aside of land for the construction of future transport routes.

Planning should facilitate efficient use of existing infrastructure and human services. Providers of infrastructure, whether public or private bodies, are to be guided by planning policies and should assist strategic land use planning.

Planning should minimise the impact of use and development on the operation of major infrastructure of national, state and regional significance, including communication networks and energy generation and distribution systems.

Infrastructure planning should avoid, minimise and offset environmental impacts, and incorporate resilience to natural hazards, including future climate change risks.

Planning authorities should consider the use of development and infrastructure contributions in the funding of infrastructure.



Response

The Proposed Development Plan is consistent with the Planning Policy Framework and will provide additional housing in a planned and emerging residential growth area with good connections to town and infrastructure services having regard to the environmental attributes of the land.

5.3 General Residential Zone

The subject site is located in the General Residential Zone - as depicted below.

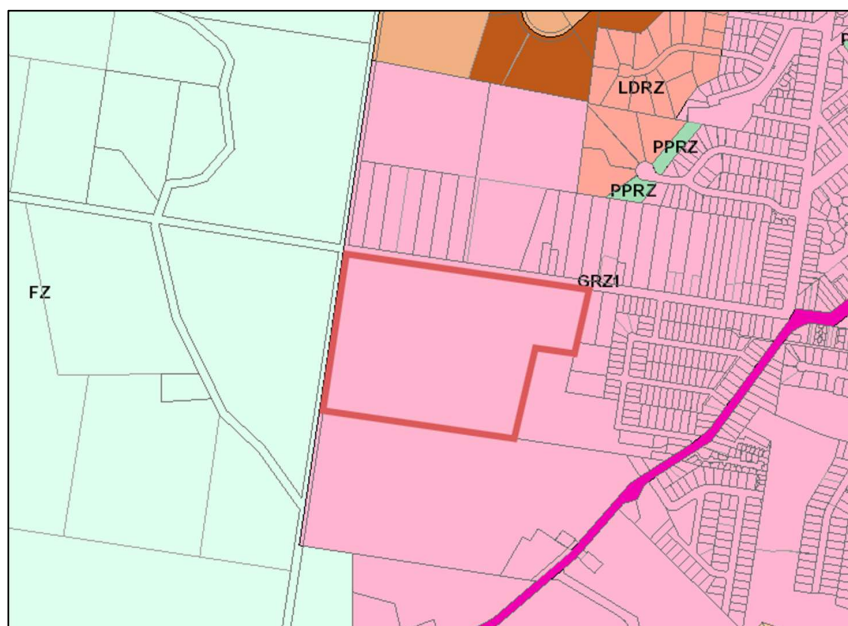


Figure 4 – Zoning
Source: Vicplan (land.vic.gov.au)
Not to Scale

The purpose of the General Residential Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

A permit is required to subdivide land.



Response

The Proposed Development Plan with advance the purpose and provisions of the General Residential Zone.

5.4 Development Plan Overlay

The subject site is affected by the Development Plan Overlay - as depicted below:

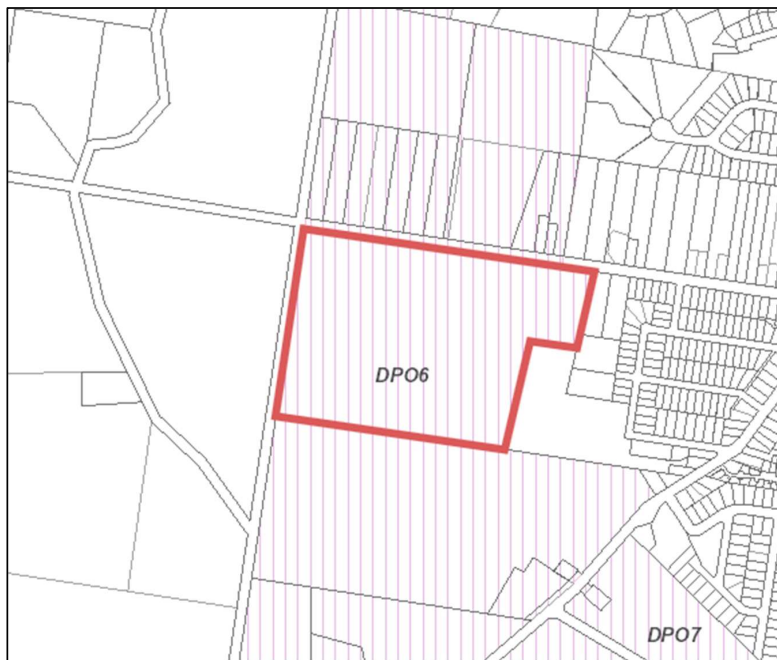


Figure 5 – DPO6
Source: Vicplan (land.vic.gov.au)
Not to Scale

The purpose of the Development Plan Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.
- To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

The development plan may consist of plans or other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages.

A development plan that provides for residential subdivision in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone, Township Zone,



Comprehensive Development Zone and Priority Development Zone must meet the requirements of Clause 56 as specified in the zone.

The development plan must describe:

- The land to which the plan applies.
- The proposed use and development of each part of the land.
- Any other requirements specified for the plan in a schedule to this overlay.

The development plan may be amended to the satisfaction of the responsible authority.

Schedule 6 to the Development Plan Overlay (Korumburra Residential Growth Areas) specifies the following conditions and requirements:

Requirements for development plan

The development plan must be prepared to the satisfaction of the Responsible Authority.

The development plan may be approved in stages. Each development plan stage must represent a logical land development unit bounded by roads, natural features or the boundaries of the Development Plan Overlay map area.

The development plan must show / provide:

Requirement	Response
Land use and subdivision layout	
The proposed boundaries of the development area, and provide the strategic justification for those boundaries.	<p>Satisfied</p> <p>The Proposed Development Plan clearly depicts the site boundaries which is consistent with the ownership of the land by the Proponent.</p> <p>This also designates drainage reserve, public open space, road networks, bushfire defendable space areas, pedestrian paths, proposed bus stops, Carinya Lodge expansion area and residential development areas.</p> <p>The location and details of all of these designations have been informed by Technical Reports detailed within.</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>Satisfied</p> <p>The Draft Subdivision Layout Plan indicates a residential lots sizes ranging between 456sqm – 1,123sqm.</p> <p>A density in the order of 9.68 dw/ha is indicated.</p> <p>The lot sizes, topography and contextual considerations (including proximity to roads, private open space & drainage reserve ect) provides the opportunity for a diverse range of housing types.</p>



Requirement	Response
<p>The provision of a sensitive residential interface with adjoining residential land. Lots directly adjoining the Low Density Residential Zone (LDRZ) must include a rear setback of a minimum of 7 metres from the zone boundary to any new structure, with a minimum of a 3 metre wide landscape buffer along the zone boundary, or alternative, determined to the satisfaction of the Responsible Authority.</p>	<p>N/A</p> <p>The Development Plan area does not abut a Low Density Residential Area.</p> <p>It is noted that careful and detailed consideration has been given other interfaces including, but not limited to Bena Road, Carinya Lodge Expansion area and subdivision perimeters for bushfire risk.</p>
<p>Street network that limits the creation of new road access points onto Jumbunna Road and support building frontages with two way surveillance.</p>	<p>Satisfied</p> <p>The subject site does not abut Jumbunna Road. As the request for Council potential details of how the road network may extend through the southern property to Jumbunna Road have been depicted.</p> <p>This has been informed by the Traffic Report.</p> <p>Future connections to Jumbunna Road will be subject to future applications and authority requirements (ie Department of Transport nee VicRoads).</p> <p>The street network supports building frontages with two way surveillance.</p> <p>Particular attention has been provided to the interface treatment along the eastern end of Bena Road where there is steeper topography – as detailed in Section 3.4 and Appendix D4 within.</p>
<p>The overall pattern of development of the area, including any proposed re-zoning of land and proposed land uses.</p>	<p>Satisfied</p> <p>No rezoning of land is required. The land was zoned General Residential and the DPO (Schedule 6) back in December 2013 via Amendment C66 to the South Gippsland Planning Scheme.</p> <p>The designations in the Proposed Development Plan do not require any further zoning and can ((with the exception of the Carinya Lodge extension) be accommodated via the approval of the Development Plan and a planning permit for subdivision.</p> <p>Any further extension or development of Carinya Lodge (on the Superlot A) will trigger the need for a planning permit under the Scheme.</p>
<p>A staging plan that demonstrates an efficient and orderly provision of infrastructure and services</p>	<p>Satisfied</p> <p>Staging details have been incorporated into the</p>



Requirement	Response
	Draft Subdivision Layout Plan and has been informed by Technical Assessments to facilitate the timely and efficient provisions of residential lots and associated infrastructure including the upgrade of Bena Road and drainage reserve — as detailed within.
An accessible and integrated network of walking and cycling routes for safe and convenient travel to adjoining communities (including existing and future areas included in the DPO), local destinations or points of local interest, activity centres, community hubs, open spaces and public transport.	<p>Satisfied</p> <p>A detailed Traffic Report has been prepared and is presented at Section 4.5 and Appendix I.</p> <p>This considers the Proposed Development Plan site, the broader DPO area and the surrounding road / transport network to accommodate connectivity including but not limited vehicles, cycling, pedestrian and public transport ... consistent with appropriate engineering standards and authority requirements.</p> <p>This Traffic Report has informed the Proposed Development Plan and Draft Subdivision Plan as detailed in Section 3.2 & 3.3 and Appendix D2 & D3.</p>
The provision of any commercial facilities and the extent to which these can be co-located with community and public transport facilities to provide centres with a mix of land uses and develop vibrant, active, clustered and more walkable neighbourhood destinations.	<p>N/A</p> <p>No commercial facilities are proposed as part of the Development Plan.</p>
Earthworks and land form	
<p>Where steeply sloping land 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. Where land exceeds a slope of 20% a geotechnical report must be prepared by an appropriately qualified person demonstrating the suitability of the land for development.</p> <p>The report must provide sufficient detail to ensure environmental, access and amenity issues are appropriately addressed. The report should detail whether building envelopes or other controls are likely to be required at the subdivision stage.</p>	<p>Satisfied</p> <p>The Development Plan has been prepared having regard to topography.</p> <p>This includes the requirement to satisfy IDM & accessibility requirements and to minimise the need for extensive retaining walls.</p> <p>A Long Section Plan has been prepared and proposes a 4m reduction on the hill and earthworks across the site, including retaining walls in the order of 0.8m -1.3m across the site to achieve IDM compliance and improved accessibility and liveability for future residents.</p> <p>A Slope Stability Assessment is presented at Section 4.8 and Appendix L that presents and assessment of and recommendations to mitigate and manage geotechnical risk.</p>
Infrastructure services	
An integrated stormwater and flood management plan that incorporates water	<p>Satisfied</p> <p>A Stormwater Report is presented at Section</p>



Requirement	Response
sensitive urban design techniques which provides for the protection of natural systems, integration of stormwater treatment into the landscape, improved water quality, and reduction and mitigation of run-off and peak flows, including consideration of downstream impacts.	4.4 and Appendix H which details how development can be undertaken in a manner sensitive to natural systems and to reduce / mitigate run off and peak flows across boundaries to pre-development levels – in line with relevant standards.
<p>A comprehensive Traffic Impact Assessment prepared to the satisfaction of the Responsible Authority in consultation with the Roads Corporation that identifies existing and post development traffic generation, distribution and associated analysis and 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 • signalised/unsignalised intersections • access points • pedestrian crossings or safe refuges • cycle lanes • bus lanes and stops 	<p>Satisfied</p> <p>A Traffic Report has been prepared and is presented at Section 4.5 and Appendix I.</p> <p>This report presents detailed conclusions and recommendations for the internal road network, connections to the adjacent wider road network and associated works to provide safe and efficient movement of vehicles, bicycles and pedestrians.</p>
The pattern and location of any internal road system based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points in accordance with South Gippsland Paths and Trails Strategy 2010 (as amended) and South Gippsland Open Space Strategy 2007 (as amended). The internal road network must specifically provide for the potential for internal road connectivity to the existing dwelling lots that have potential for further subdivision.	<p>Satisfied</p> <p>A Traffic Report has been prepared and is presented at Section 4.5 and Appendix I.</p> <p>This report provides detailed consideration to pedestrians and bicycles in line with the nominated strategies.</p>
In consultation with relevant agencies and authorities, provision of public transport stops where appropriate within easy walking distance to residential dwellings and key destinations. Stops should also be located near active areas where possible.	<p>Satisfied</p> <p>A Traffic Report has been prepared and is presented at Section 4.5 and Appendix I and recognises that the collector road is to be bus capable.</p> <p>The proposed Development Plan identified potential bus stops and the walking catchment as well as shared and pedestrian paths to be provided adjacent to and throughout the development area – as supported by the Traffic Report.</p>
Identification of costs for infrastructure provision both on site and off site	<p>Satisfied</p> <p>Development contributions will be facilitated in line with the Section 173 Agreement on title.</p> <p>Infrastructure and staging details are presented within and have been information by Technical Reports including the Traffic Report and</p>



Requirement	Response
	Stormwater Report.
Open space and landscaping	
<p>The location and size of the proposed open spaces that cater for a range of user groups and provide a variety of functions that perform both an active and passive role for recreation, as appropriate.</p>	<p>Satisfied</p> <p>Public open space in the order of 5% has been accommodated in the Development Plan.</p> <p>The location and configuration is consistent with Council requirements for it to be readily extended in a meaningful way to the southern property ... having regard to the drainage and topographic and accessibility linkages.</p>
<p>Public open spaces designed to provide:</p> <ul style="list-style-type: none"> • The inclusion of pedestrian and cycle paths and play equipment, that encourage active recreational opportunities. • Opportunities for visual surveillance to promote safety of users, through encouraging active frontages, using buildings to frame public spaces and locating open spaces within or adjacent to activity centres where possible. 	<p>Satisfied</p> <p>The public open space has been located adjacent to the internal road and the drainage reserve to provide convenient and attractive areas for community use.</p> <p>This arrangement will also accommodate strong active and passive surveillance from adjacent properties.</p> <p>A network of pedestrian and shed paths are located within and adjacent to the public open space reserve to maximise accessibility.</p>
<p>A landscaping plan, prepared by a suitably qualified person, identifying all proposed landscaping with particular regard to the interface with surrounding residential and industrial developments, open space and roads. The landscape plan must include canopy tree plantings within both the internal and external road network to soften the visual impact of new development when viewed from within and outside the development area. The landscape plan must provide a high level of detail where new development is adjoining Jumbunna Road, Bena Road and new Connector Street – Level 1 roads, especially in areas where new development is inward facing and not addressing the road.</p>	<p>Satisfied</p> <p>A Draft Landscape Plan has been prepared showing the landscaping options / features across all public realm areas in the Development Plan area including road reserves, drainage reserve and public open space.</p> <p>More detailed landscaping and planting details would be required as part of any planning permit to be issued for subdivision.</p>
Community infrastructure and meeting places	
<p>Provision for access and social interaction, particularly where this encourages physical activity. For example:</p> <ul style="list-style-type: none"> • Consider the need for public amenities, including toilets and bicycle parking at key destinations in accordance with Path and Trails Strategy 2010 (as amended). • The pattern and location of pedestrian and bicycle paths should provide safe 	<p>Satisfied</p> <p>The public open space reserve has been sited and designed having specific regard to convenience access and connectivity across the Development Plan and wider precinct.</p> <p>This open space reserve has been designed to become a valuable public assets of social interaction and activities.</p>



Requirement	Response
<p>and practical access to and from community facilities and meeting places.</p> <ul style="list-style-type: none"> • Spaces should be designed to accommodate community events. • Consider the need for onsite community facilities or where required, upgrades and contribution to offsite community infrastructure. 	<p>This reserve, subject to Council input and approval, can readily accommodate toilets and bicycle parking – if and as required.</p>
Flora and fauna	
<p>In consultation with the Department of Sustainability and Environment, a flora and fauna survey, prepared by a suitably qualified expert, which includes but is not limited to species surveys for Gippsland Giant Earthworm, and measures required to protect the identified species.</p>	<p>Satisfied</p> <p>A Gippsland Giant Earthworm Report has been prepared as detailed at Section 4.2 and Appendix F.</p> <p>No GGE or suitable habitat were identified in the Development Plan area.</p>
<p>An assessment of any native vegetation to be removed having regard to Victoria's Native Vegetation Management: A Framework for Action, including how it is proposed to protect and manage any appropriate native vegetation, including the provision of any offsets if required.</p>	<p>Satisfied</p> <p>An Ecology Report including Native Vegetation Removal Report (and Off-sets) has been prepared as detailed at Section 4.3 and Appendix G.</p>
<p>Regard must be had to the West Gippsland Native Vegetation Plan 2003. (as amended)</p>	<p>Satisfied</p> <p>As above.</p> <p>Consideration has been given to this plan.</p>
Cultural Heritage	
<p>A cultural heritage assessment including how cultural heritage values will be managed.</p>	<p>Satisfied</p> <p>A Cultural Heritage Report has been prepared as detailed at Section 4.6 and Appendix I.</p> <p>A mandatory Cultural Heritage Management Plan (CHMP) is not required.</p> <p>In the event that items of Aboriginal or historic cultural heritage are uncovered during the course of development, a course of recommended actions are details consistent with regulatory requirements.</p>
Land contamination	
<p>An investigation by an appropriately qualified person of 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>Satisfied</p> <p>A Preliminary Site Investigation is presented at Section 4.9 and Appendix J.</p> <p>This identifies a low risk for the development and recommendations to further mitigate potential risks.</p>



Requirement	Response
Process and outcomes	
The development plan should be prepared with an appropriate level of community participation as determined by the Responsible Authority.	<p>Satisfied</p> <p>Community participation has been undertaken as directed by South Gippsland Shire Council who is the Responsible Authority for the South Gippsland Planning Scheme and responsible for the approval of the Development Plan under the DPO and related schedule.</p> <p>This has included, but not been limited to a public exhibition process, opportunity to present to Councillors and a community meeting.</p>
An implementation plan must be submitted as part of the development plan, indicating the proposed staging of the development and timing of infrastructure provision.	<p>Satisfied</p> <p>The Development Plan will be implemented in line with the recommendations in the Technical Reports and the Development / Staging Plans ... and conditions on any planning permit to be issued for the subdivision.</p>
The approved development plan may be amended to the satisfaction of the Responsible Authority.	Noted

Before deciding on a development plan, the Responsible Authority must be satisfied that the plan has regard to the following information:

Decision Guideline	Response
Victoria's Native Vegetation Management: A Framework for Action 2002	<p>Satisfied</p> <p>An Ecology Report including Native Vegetation Removal Report (and Off-sets) has been prepared as detailed at Section 4.3 and Appendix G – which considers this matter of native vegetation consistent with these requirements.</p>
National Heart Foundation of Australia (Victorian Division) 2004, Healthy by Design: a planners' guide to environments for active living®, National Heart Foundation of Australia (Victorian Division) or as amended;	<p>Satisfied</p> <p>The Development Plan has been prepared having regard to these guidelines and as reflected in the recommendations of the Traffic Report at Section 4.5 and Appendix I and design intent of the Development Plan to site and design public open space adjacent to and near walking and shared paths.</p>
South Gippsland Path and Trails Strategy 2010 (as amended).	<p>Satisfied</p> <p>As above</p>
South Gippsland Open Space Strategy 2007 (as amended).	<p>Satisfied</p>



Decision Guideline	Response
	As above
Korumburra Structure Plan 2010 (as amended)	Satisfied As above

Response

The proposed Development Plan responds appropriately to the requirements of the Development Plan Overlay (Schedule 6 – Korumburra Residential Growth Areas) ... as they relate to the preparation and consideration of the Development Plan.

5.5 Clause 56 – Residential Subdivision

The purpose of this clause is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To create liveable and sustainable neighbourhoods and urban places with character and identity.
- To achieve residential subdivision outcomes that appropriately respond to the site and its context for:
 - Metropolitan Melbourne growth areas.
 - Infill sites within established residential areas.
 - Regional cities and towns.
- To ensure residential subdivision design appropriately provides for:
 - Policy implementation.
 - Liveable and sustainable communities.
 - Residential lot design.
 - Urban landscape.
 - Access and mobility management.
 - Integrated water management.
 - Site management.
 - Utilities.

Response

There is no requirement in the Development Plan Overlay (Schedule 6) to provide a Clause 56 Assessment as part of the Development Plan.

A Clause 56 Assessment is required for the assessment of a planning permit application for subdivision.

Despite this and in an attempt to demonstrate to Council how the Development Plan could readily progress to a Subdivision Plan, permit application and planning permit, a Draft Subdivision Layout Plan as presented at **Section 3.3** and **Appendix D3** has been prepared.

The Draft Subdivision Layout Plan is consistent the Proposed Development Plan.

Present at **Appendix N** is a Draft Clause 56 Assessment.



APPENDIX A. Certificate of Title



APPENDIX B. Photos: Site & Surrounds



APPENDIX C. Feature Survey



APPENDIX D. Development & Indicative Subdivision Plans



APPENDIX E. Bushfire Report



APPENDIX F. Giant Gippsland Earthworm Report



APPENDIX G. Ecology Report



APPENDIX H. Stormwater Report



APPENDIX I. Traffic Report



APPENDIX J. Cultural Heritage Report



APPENDIX K. Social Infrastructure Assessment



APPENDIX L. Slope Analysis Report



APPENDIX M. Preliminary Site Investigation Report



APPENDIX N. Clause 56 Assessment