

1 PLANNING SCHEME AMENDMENT C235 - REZONING OF 145 ROSSITER ROAD, KOO WEE RUP

FILE REFERENCE INT1885966

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Genna Walkley

RECOMMENDATION

That Council resolve to seek Authorisation from the Minister for Planning to prepare and exhibit Planning Scheme Amendment C235 to the Cardinia Planning Scheme.

Attachments

1 Planning Scheme Amendment C235 Documentation 14 Pages

EXECUTIVE SUMMARY

The *Koo Wee Rup Township Strategy (2015)* identifies the land located at 145 Rossiter Road, Koo Wee Rup as a residential development investigation area and provides in principle support for a future rezoning of this land to residential, subject to additional reports being prepared.

A request has been made by the landowner to rezone the land from Farming Zone to Neighbourhood Residential Zone 1, apply the Development Plan Overlay Schedule 22 (DPO22), and correct the mapping of the Heritage Overlay for the adjacent heritage property 'Shepton Mallet'.

The proposed Amendment facilitates the implementation of new planning controls, with the future development of the site, being subject to a planning permit application. The proposal will assist with the facilitation of a future development that will:

- Provide approximately 200 residential lots
- Open space of approximately 1.95ha contained in two parks at varying sizes
- Protection of the Southern Brown Bandicoot corridors
- Retarding basin and constructed wetland
- Tree protection reserve
- Shared pathways connecting to the town centre

BACKGROUND

The site is described as Lot 2 on Plan of Subdivision 321029 or 145-165 Rossiter Road, Koo Wee Rup and is approximately 24.4ha, zoned Farming Zone (FZ) and affected by the Land Subject to Inundation Overlay (LSIO), Heritage Overlay (HO), has an area of Aboriginal Cultural sensitivity and is adjacent to a road in a Road Zone - Category 1 (Rossiter Road). See Figure 1.

A request has been made by the landowner to rezone the land.



Figure 1. Lot 2 at 145 Rossiter Road, Koo Wee Rup

The Proposal

The proposed Amendment rezones the land from Farming Zone (FZ) to the Neighbourhood Residential Zone - Schedule 1 (NRZ1). The NRZ1 is consistent with the current zoning of all residential land in the township and, is also considered an acceptable zone adjoining a Green Wedge Zone (GWZ), allowing for a transition to larger 1000 square metre lots towards the western boundary. It also seeks to apply DPO22 which will identify 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.

The proposal undertook an assessment of 'Shepton Mallet' known as HO198 in the Cardinia Planning Scheme's Heritage Overlay. The assessment recognises that the HO is incorrectly mapped and recommends a correction to ensure it only applies to the heritage property which is located at Lot 1 of 145 Rossiter Road, Koo Wee Rup and removes it from the subject site.

The proposal undertook an assessment of the land to ascertain whether there are any aboriginal cultural heritage sites. The assessment identified a moderate size aboriginal cultural heritage site on the north eastern section of the site and recommended its protection and preservation in the open space. However, if disturbance of the site is required during development, a contingency plan is in place and requires the negotiation with the Registered Aboriginal Parties.

The Land Subject to Inundation Overlay (LSIO) will require a referral to Melbourne Water demonstrating the treatment of any flood and water flows, drainage and stormwater. The proposed Amendment demonstrates how to manage flooding and overland flows via the Stormwater Strategy.

DPO22 is proposed to be applied to the site and will assist in facilitating the future subdivision and development of the land which is consistent with the *Koo Wee Rup Township Strategy (2015)*. DPO22 provides guidance on the location of internal road networks, subdivision layout, staging, open space locations, environment and landscaping, traffic and transport, infrastructure and drainage and urban design and character.

As part of statutory requirements of the Amendment process external referrals will be sent to the relevant Referral Authorities and any additional requirements will be added to DPO22.

The proposed Amendment will facilitate the following:

- Provide approximately 200 residential lots
- Open space of approximately 1.95ha provided by two parks at varying sizes and contains either remnant vegetation or aboriginal cultural heritage site.

- Protection of the Southern Brown Bandicoot corridors
- Retarding basin and constructed wetland
- Tree Protection Reserve
- Shared pathways connecting to the town centre

Background Reports

The following is a summary of the background reports provided with the Amendment request:

- *Residential Land Supply Report (January 2017)* - Spade Consultants.

Identifies the site as a residential growth area which is capable of providing around 4.5 years of additional residential supply to the current 9.1 years available in Koo Wee Rup.

- *Cultural Heritage Management Plan (CHMP) (June 2018)* - Archaeology at Tardis.

The CHMP identifies a site in the eastern section of the subject land which will require a management plan for the Aboriginal cultural heritage place of significance. The CHMP has been prepared and the proposed management and contingency plan for the protection of the place of significance is to allow development at 145 Rossiter Road, Koo Wee Rup while also ensuring the protection of an important historical site and the least amount of disturbance

- *Ecological Assessment (July 2017)* - Practical Ecology.

The biodiversity assessment identified areas of native vegetation at northern boundary and a patch adjacent to the heritage property on the site. The finding of the report was that areas of native vegetation identified as remnant patches are likely to be removed and will require an offset management plan. However, due to the required boundary setbacks, tree protection zones along Rossiter Road, and the location of proposed open space, these patches have been retained through careful design consideration.

- *Growling Grass Frog Targeted Survey (December 2017)* - Practical Ecology.

The survey did not detect the Growling Grass Frog at the two dams on the site. However, a referral under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is required to assess the potential impacts of the proposed residential development. Any requirements received from the Federal Government will be integrated into the proposed Development Plan.

- *Post Contact Heritage Assessment (March 2016)* - Bryce Raeworth (Heritage Architects) and John Patrick Landscape Architects.

A review of the *Cardinia Local Heritage Study Review Volume 3: Heritage Place & Precinct Citations (Context, 2011)* reveals that the subject site is affected by HO198 'Shepton Mallet'. This was because the property original formed part of the adjacent parcel, but was bisected due to VicRoads acquiring land for the Koo Wee Rup Bypass. This is now a mapping error which will be correct through this Amendment.

- *Stormwater Management Plan (July 2017)* - Brosnan Engineering.

The report considers the drainage and stormwater issues for the site and recommends the construction of a Sediment basin and wetland. The proposed road layout also assists with water flow to the proposed basin.

Planning Scheme Amendment

Specifically, the amendment will:

- Insert Schedule 22 to Clause 43.04 Development Plan Overlay.
- Amend Planning Scheme Map Nos. 26 and 27 rezoning Farming Zone to Neighbourhood Residential Zone Schedule 1.
- Amend Planning Scheme Map No. 27HO to correct HO198, 'Shepton Mallet'.

Next Steps

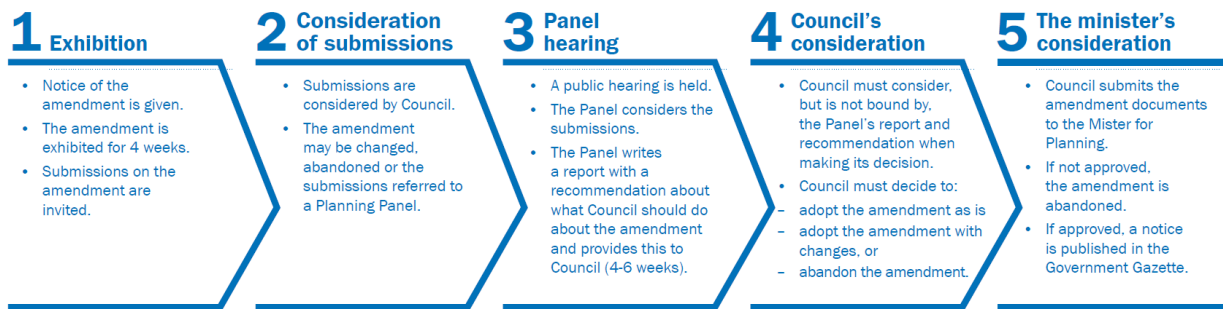


Figure 2. Steps in the Planning Scheme Amendment process

We are at **Stage 1** of the process. If Council resolves to seek Authorisation from the Minister for Planning at the 19 November 2018 General Council Meeting, the sub stages within Stage 1 will be undertaken and public exhibition of the Amendment will commence.

POLICY IMPLICATIONS

Plan Melbourne 2017-2050 - Melbourne Metropolitan Planning Strategy

The relevant directions and policies of Plan Melbourne are as follows:

- Direction 2.2. *Deliver more housing closer to jobs and public transport*
- Policy 2.2.5. *Require development in growth areas to be sequences and stages to better link infrastructure delivery to land release.*
- Direction 2.5. *Provide greater choice and diversity of housing*
- Policy 2.5.1. *Facilitate housing that offers choice and meets changing household needs*

Planning Policy Framework

- *Clause 11 Settlement* - to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlement.
- *Clause 12 Environmental and landscape values* - to protect the health and ecological systems and the biodiversity they support and conserve areas with identified environmental and landscape values.
- *Clause 13 Environment risks and amenity* - to avoid and minimise environmental degradation and hazards. Planning should identify and manage the potential for the potential impact for the environment, and environmental changes, to impact upon the economic, environmental or social wellbeing of society.
- *Clause 14 Natural resource management* - to assist in the conservation and wise use of natural resources including energy, water, land, stone and minerals to support both environmental quality and sustainable development.
- *Clause 15 Built environment and heritage* - ensure all new land use and development appropriately responds to its surrounding landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.
- *Clause 16 Housing* - provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

Local Planning Policy

- *Clause 21.01-5* - identifies the locations of the rural townships and the urban growth area.
- *Clause 21.02-7* - provide for the protection and management of significant Aboriginal heritage sites, material culture, and places of historical and spiritual significance to relevant contemporary Aboriginal people.
- *Clause 21.03-3* - classifies Koo Wee Rup as a Large Rural Township which needs to provide a diversity of housing types and densities while ensuring the consistency of the character of the township.
- *Clause 21.06-1* - recognising design issues in the rural townships including the need to protect and enhance the character and appearance of the town centres and associated sites of cultural and heritage significance.
- *Clause 21.07-7* provides local area implementation for Koo Wee Rup. Ensure that any proposed use or development within or around the Koo Wee Rup Township is generally consistent with the *Koo Wee Rup Township Strategy (October 2015)*.

Clause 72.04 - *Koo Wee Rup Township Strategy (October 2015)* is an incorporated document in the Cardinia Planning Scheme which guides the development in Koo Wee Rup Township. The Strategy specifically mentions the development potential of 145 Rossiter Road, Koo Wee Rup.

RELEVANCE TO COUNCIL PLAN

3. Our Environment

3.5. *Balanced needs of development, the community and the environment*

3.5.2. Plan for the development of the urban growth area with a mix of residential, commercial, employment, recreational and community activities to meet the needs of our growing community in a sustainable way.

CONSULTATION/COMMUNICATION

Planning Scheme Amendment C235 documents will be exhibited to the public for a period of 4 weeks in February 2018. Adjoining land owners, community groups, statutory referrals agencies and authorities will be sent notifications of the proposed amendment. Additionally, the proponent in conjunction with Council Officer's will attend a Koo Wee Rup Township committee meeting during the exhibition period.

The intention to rezone 145 Rosstier Road was identified by the *Koo Wee Rup Township Strategy (October 2015)* which was exhibited to the community via Planning Scheme Amendment process C189.

FINANCIAL AND RESOURCE IMPLICATIONS

There are no additional resource implications associated with undertaking the Planning Scheme Amendment and costs associated with this process are paid for by the proponent of the amendment. The rezoning and application of DPO22 Overlay provides a clear framework to assist Council planners when assessing and making decisions for the subject site.

CONCLUSION

The proposed Amendment rezones the land from FZ to NRZ1 applies DPO22 and corrects the mapping for HO198 'Shepton Mallet'. The *Koo Wee Rup Township Strategy (October 2015)* supports the rezoning and development of the subject site for residential. DPO22 provides a framework for the development of the site and has considered the sites opportunities and constraints.

It is recommended that Council support the recommendation to seek authorisation from the Minister for Planning to prepare Amendment C235 to the Cardinia Planning Scheme to rezone the land 145 Rossiter Road, Koo Wee Rup.

Planning and Environment Act 1987

CARDINIA PLANNING SCHEME

AMENDMENT C235

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Cardinia Shire Council, who is the planning authority for this amendment.

The amendment has been made at the request of Planning Central acting on behalf of the US Investment Group Pty Ltd who have an interest in the land.

Land affected by the Amendment

This proposed amendment applies to the land at Lot 2, PS321029 – part of 145 Rossiter Road, Koo Wee Rup as illustrated in Figure 1 below.



Figure 1. 145 Rossiter Road, Koo Wee Rup

What the amendment does

The Amendment proposes to:

- Rezone the land at Lot 2, PS321029 part of 145 Rossiter Road, Koo Wee Rup from Farming Zone to Neighbourhood Residential Zone Schedule 1.
- Insert Schedule 22 to Clause 43.04 Development Plan Overlay.
- Amend the maps 26 and 27 for the Heritage Overlay 'Shepton Mallet' HO198.
- Amend the maps 26 and 27 to apply the Neighbourhood Residential Zone Schedule 1 and Development Plan Overlay Schedule 22.

Strategic assessment of the Amendment

Why is the Amendment required?

The proposed Amendment is required to rezone the site from Farming Zone to Neighbourhood Residential Zone – Schedule 1 and apply the Development Plan Overlay – Schedule 22 which will enable urban residential development to occur on the land. The rezoning is consistent with the strategic directions in Cardinia Shire's *Koo Wee Rup Township Strategy (October 2015)* which was incorporated into the Cardinia Planning Scheme through Amendment C189.

The Amendment is also required to amend the map for Heritage Overlay HO198 as it no longer applies to the land at 145 Rossiter Road due to the VicRoads land that is located along the western boundary that was for the purposes of the Koo Wee Rup bypass. The Heritage Overlay now only applies to the Green Wedge Land. Strategic justification for the correction of the Heritage Overlay map is provided in the *Post-Contact Heritage Assessment (March 2018)* prepared by Bryce Raeworth (Heritage Architect) and John Patrick Landscape Architects.

How does the Amendment implement the objectives of planning in Victoria?

The objectives of planning in Victoria, contained in Section 4(1) of the *Planning and Environment Act 1987* include:

- a) To provide for the fair, orderly, economic and sustainable use and development of land.
- d) To facilitate development in accordance with the objectives set in Section 4(1).
- e) To balance the present and future interests of all Victorians.

The amendment implements the objectives to provide the orderly and sustainable use and development of the land for residential purposes on land that has been previously identified as suitable for residential development and is located within the Urban Growth Boundary.

How does the Amendment address any environmental, social and economic effects?

Environmental

The biodiversity assessment found that the areas of native vegetation identified as remnant patches could be removed but would require an offset management plan. However, due to the required boundary setbacks, tree protection zones along Rossiter Road and the location of proposed open space, these patches will be maintained. Additionally, the proposed amendment will provide protection for the habitats and movements of Southern Brown Bandicoot along the northern and eastern boundary.

The site is affected by the Land Subject to Inundation Overlay and a report has been prepared which considers the drainage and stormwater issues for the subject site. A Sediment basin and wetland is required and the road layout currently assists the water flow to the proposed basin.

Social

The subject site is capable of providing around 4.5 years of additional residential supply to the current 9.1 years available in Koo Wee Rup. Proposed open space and pedestrian connections ensures that future residents have access to open space and are well connected to the township of Koo Wee Rup.

Economic

The amendment provides for additional residential development in a well serviced location, close to the Koo Wee Rup Town Centre and associated commercial and community services and community amenities.

Does the Amendment address relevant bushfire risk?

The subject land is not within a Bushfire Management Overlay Area.

The subject land is located within a Bushfire Prone Area under the Victoria Building Regulations which means that the minimum construction standard for future dwellings must not be less than Bushfire Attack Level of 12.5 and will be considered at the time of building approval.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the *Planning and Environment Act 1987* and meets the requirements of relevant Ministerial Directions No.1 and Ministerial Direction No.11.

Ministerial Direction 1: Potentially Contaminated Land Section 12 (2)(a) of the Planning and Environment Act 1987. The subject land has previously been used exclusively for grazing and the land is not anticipated to be affected by contamination. This is based on assessment of the Department of Planning and Community Development's General Practice Note for Potentially Contaminated Land (June 2005).

Ministerial Direction 11: strategic Assessment of Amendments Section 12(2)(a) of the *Planning and Environment Act 1987*. The amendment is consistent with these requirements.

Ministerial Direction – The Form and Content of planning Scheme. The amendment is consistent with the form and content requirements of the direction.

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

The amendment supports a number of key policy directions within the Planning Policy Framework, including:

Clause 11: Settlement

- Ensuring a sufficient supply of land is available for residential use.

Clause 12: Environment and landscape values

- To assist the protection and conservation of Victoria's biodiversity.
- To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Clause 13: Build environment and heritage

- To achieve building design outcomes that contribute positively to the local context and enhance the public realm.
- To recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Clause 16: Housing

- Promoting a housing market that meets community needs.
- To identify land suitable for rural residential development.

Clause 19: Infrastructure

- Ensuring that planning for growth should be in a manner that allows for the logical and efficient provision and maintenance of infrastructure.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment supports the key policy directions within the Local Planning Policy Framework, includes:

Clause 21.01-4 – Key Issues and Strategic Vision

- The sustainable development of the growth area and rural townships.

Clause 21.02 – Environment

- To recognise areas within the municipality that are liable to flooding and inundation and to minimise potential risk to life, property and the environment.
- To ensure that land is provided and developed for a range of open space functions to meet community needs for active and passive open space (including linkages) and for the protection of the environment.
- Protect and enhance the habitat of threatened flora and fauna species, including the growling grass frog and southern brown bandicoot.
- To provide for the protection and management of significant Aboriginal heritage sites, material culture, and places of historical and spiritual significance to relevant contemporary Aboriginal people.

Clause 21.03 – Housing

- Providing for a diversity of housing types and densities, including increased housing density around activity centres.

Clause 21.03 – Rural townships

- To provide for the sustainable development of townships in the municipality having regard to environmental and servicing constraints.
- To create sustainable and functional townships that supports a range of commercial, retail, community and recreational facilities and services.

Clause 21.07 – Koo Wee Rup

- Ensure that any proposed use or development within or around the Koo Wee Rup Township is generally consistent with the *Koo Wee Rup Township Strategy (October 2015)*.

Does the Amendment make proper use of the Victoria Planning Provisions?

The proposed amendment makes appropriate use of the Victoria Planning Provisions through the rezoning of the land to the Neighbourhood Residential Zone and the application of the Development Plan Overlay Schedule 22.

The purpose of the Development Plan Overlay is 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, the inclusion of an additional schedule specific to the land is considered to be an entirely proper use of the Victorian Planning Provisions.

The amendment also seeks to correct the Heritage Overlay map for HO198 'Shepton Mallet' that is incorrectly reflected in the Cardinia Planning Scheme maps.

How does the Amendment address the views of any relevant agency?

The amendment will be formally referred to all relevant agencies as part of the public exhibition process.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is not likely to have a significant impact on the transport system, as defined by Section 3 of the *Transport Integration Act 2010*.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment is not anticipated to have a significant impact on the resources and administration costs of the responsible authority. The amendment will provide guidance and direction on development outcomes for future planning permit applications.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Cardinia Shire Council

Civic Centre
20 Siding Avenue
Officer VIC 3809

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

Or via Council's website: www.cardinia.vic.gov.au/AmendmentC235

Submissions

Any person who may be affected by the Amendment [and/or planning permit] may make a submission to the planning authority. Submissions about the Amendment [and/or planning permit] must be received by [insert submissions due date].

A submission must be sent to: [insert Council's address]

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: [insert directions hearing date]
- panel hearing: [insert panel hearing date]

*Planning and Environment Act 1987***CARDINIA PLANNING SCHEME****AMENDMENT C235****INSTRUCTION SHEET**

The planning authority for this amendment is the Shire of Cardinia.

The Cardinia Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of four (4) attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map No 26 and 27 in the manner shown on the attached map marked "Cardinia Planning Scheme, Amendment C235" to apply the Neighbourhood Residential Zone Schedule 1.

Overlays Maps

2. Amend Planning Scheme Map No 26 and 27 in the manner shown on the attached map marked "Cardinia Planning Scheme, Amendment C235" to apply the Development Plan Overlay Schedule 22.
3. Amend Planning Scheme Map No 27 in the manner shown on the two attached plans marked "Cardinia Planning Scheme, Amendment C235" by replacing the map for Heritage Overlay H198.

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended in the form of the attached document:

4. In Overlays - insert Clause 43.04, insert a new Schedule 22 in the form of the attached document.

End of document

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SCHEDULE 22 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO22**.

145 ROSSITER ROAD KOO WEE RUP – LOT 2, PS 321029 (PART)**1.0 OBJECTIVES**

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- To integrate with the surrounding area by responding to existing or preferred neighbourhood character, enhancing the public realm and existing networks.
- To provide landscaping, open space, recreation and pedestrian/bicycle path facilities that is well connected, sustainable and meets the needs of the local residents.
- To create a subdivision layout and residential dwellings that protects Koo Wee Rup's environmental amenity.
- To create a development which is generally in accordance with the objectives and strategies of the *Koo Wee Rup Township Plan (October 2015)*.

2.0 REQUIREMENT BEFORE A PERMIT IS GRANTED

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The Responsible Authority can consider an application for minor works before a development plan has been approved. All proposals for minor works must be accompanied by a report demonstrating that they will not prejudice the future development of the land in an integrated manner.

Before granting a permit the responsible authority must be satisfied that the permit will not prejudice the future use and development of the land in an integrated manner.

3.0 Conditions and requirements for permits

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The following conditions and/or requirements apply to permits and development plan, to the satisfaction of the responsible authority:

- Construction of the internal road network to the satisfaction of the Responsible Authority during the first stage of development, extending from Rossiter Road through Lot 2, PS32129 – 145 Rossiter Road, Koo Wee Rup which is generally in accordance with the Site Development Plan labelled Diagram 1.

4.0 Requirements for development plan

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A Development Plan must include the following requirements:

Subdivision Layout

- An indicative lot layout for the whole site covered by the schedule showing how the subdivision addresses the size, dimension and orientation of lots and includes:
 - The provision of a range of lot sizes.
 - The provision of 80 percent of the lots greater than 700 square metres.
 - The avoidance of smaller lots of less than 600 square metres.
 - Lots to have a minimum width of 18 metres.
 - A transition to the green wedge land to the western property boundary through larger lots of greater than 1000 square metres.
- A landscape buffer of a minimum 10 metres wide along the western boundary abutting Green Wedge land, a landscape buffer of a minimum 12 metres along the Rossiter Road boundary and a landscape buffer of a minimum 20 metres along the northern boundary and subdivision interface with the constructed wetlands.

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- A service road internal to the site north of Rossiter Road and the associated landscape buffer to provide vehicular access to lots addressing Rossiter Road..
- A legible and convenient road network and pedestrian/bicycle network demonstrating appropriate road layout, traffic management and construction standards.
 - All lots are to provide the following building setbacks: A minimum front setback of 7 metres.
 - Minimum side setbacks of 2.5 metres.
- Incorporate the driveway and boundary of the heritage overlay for 'Shepton Mallet'.
- Subdivision layout to be designed to overlook public spaces.
- Be generally in accordance with the Site Development Plan at Diagram 1 of this Schedule.

Staging

- Details on the staging of the subdivision and anticipated timing of development.
- Open space to be delivered as part of the first stage.

Open Space

- The provision of open space required for drainage by Melbourne Water to be provided in addition to the unencumbered public open space.
- Multiple unencumbered local neighbourhood parks with minimum areas of 4000 square metres located generally in accordance with the Site Development Plan in Diagram 1 to this Schedule.
- Shared paths throughout the development to link the land to existing development to the north and east and to Rossiter Road.
- Provide a 3 metre shared pathway along the 12 metre wide tree reserve adjoining Rossiter Road that leads to Koo Wee Rup Town Centre to the satisfaction of the Road Authority.
- Provide a shared pathway that connects with the Koo Wee Rup Rail Trail and Cochranes Park on the north-eastern boundary of the site.
- Open space to be designed to adjoin a road reserve, other open space areas or public use zone along all boundaries and must avoid any side or rear fences of residential lots abutting reserves.

Environment and Landscaping

- A **Vegetation Management Plan** that addresses vegetation and trees to be retained and how vegetation removal on site will be avoided, and if it cannot be avoided, minimised or offset, including roadside vegetation, measures to protect the trees which includes buffer and tree protection zones, and provides:
 - A **flora and fauna assessment** (including a habitat hectare assessment) of the site prepared to the satisfaction of the responsible authority.
- A **Landscape Plan** to be carried out to the satisfaction of the responsible authority that protects remnant vegetation, wetlands and manages the Southern Brown Bandicoot and Growling Grass Frog habitats, and includes:
 - A targeted survey and plan for the Southern Brown Bandicoot and Growling Grass Frog by a suitable qualified environmental consultant during the summer period in consultation with the Department of Sustainability and Environment and the Department of Environment, Land, Water and Planning.
 - A plan showing measures to implement Southern Brown Bandicoot and Growling Grass Frog protection including landscaping as per the requirements of the *Environment Protection and Biodiversity Conservation Act 1999*.

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- An **Environment Site Assessment** prepared by a suitably qualified professional, indicating the land is suitable for the proposed use, and whether an environmental audit of the land is required in accordance with Part IXD of the *Environment Protection Authority Act 1970*.
- A **Construction Management Plan** prepared by a suitably qualified professional that protects open space, remnant vegetation and aboriginal cultural heritage sites during construction.
- Ensure the protection and conservation of exiting vegetation including street trees, landscaped buffers, roadside vegetation and grassed road verges.
- New plantings should be consistent with existing species of vegetation from connecting roads and reserves.
- Ensure the majority inclusion of native vegetation in new developments in all landscape plantings.
- Ensure the inclusion of street trees for shade and aesthetic quality in new developments at an early stage of development.

Traffic and Transport

- An **Integrated Transport and Impact Assessment** to be carried out to the satisfaction of the responsible authority, having regard to VicRoads Access Management policies to determine the extent of mitigation works required for the development site and Rossiter Road.
- A **Traffic Impact and Design Assessment** to be carried out to the satisfaction of the responsible authority, showing arrangements for vehicle ingress and egress to the development, including the road layout, construction standards, traffic management, traffic volumes and design vehicle swept paths which includes waste and emergency vehicle access.
- Design of local roads to the satisfaction of the relevant Responsible Authority which is generally in accordance with the Site Development Plan labelled Diagram 1 and provides:
 - A minimum width for paved surfaces of for internal streets or carriageway of 7.3 metres to allow for parking on either side and access for emergency vehicles.
 - A minimum width of 16 metres for road reserves or 14 metres road roads adjoin open space reserves.
 - A design that excludes the use of cul-de-sacs.
 - Traffic Management devices required for roads over 180 metres in length.
 - A road network that provides for loading and unloading of vehicles and means of access to them including waste and emergency vehicles.
 - A road network that provides a predominantly north-south and east-west road connections to assist with water fall and stormwater catchment to the north and west of the subject site.
 - A boulevard entry to the site from Rossiter Road.
- A clear, legible road network which provide a high level of internal connectivity and external linkages for local vehicle, pedestrian and bicycle movements.

Infrastructure and Drainage

- A **Stormwater Management Plan** to be carried out to the satisfaction of the Water Authority incorporating a hydrogeological assessment, water sensitive urban design principles and a drainage and servicing assessment address all relevant drainage, flooding and water quality issues, and includes:
 - A **Fill Plan** which identifies the depth and fill material, and staging in a manner and in a time designed to minimise any adverse impact on the amenity of nearby areas, and the treatment and mitigation of the created level differences with the adjacent land on the western boundary.

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- An **Acoustic Report** prepared by a suitably qualified professional, indicating any impacts of the Koo Wee Rup Bypass on future residential land and includes methods to address the amenity issues identified.
- Provision of utility service infrastructure required to service the development and details on the arrangements for the provision of infrastructure underground.
- The land must be connected to a reticulated sewerage system to the satisfaction of the Responsible Authority.
- Provision and location of the gas transmission easement and drainage easement will be accommodated as part of the development.
- Provide generous street, footpath and easement widths in new developments.

Urban Design and Character

- Configure dwellings to maximize retention of existing vegetation and allow only one access driveway to a lot.
- Maintain a sense of spaciousness between dwellings of the residential areas.
- Avoid front fences, if lots are fenced in front of the building line provide low front fences no more than 1.2 metres high. Respect and be sympathetic to the existing streetscape character found in Koo Wee Rup Township.
- A high level of quality in the design and construction of new buildings which responds to the existing built form character of the Koo Wee Rup Township.
- Dwelling design should be sympathetic to the adjoining heritage property 'Shelton Mallet' and its associated vegetation.
- Dwellings located along Rossiter Road should provide active frontages to Rossiter Road.

Site Development Plan – Diagram 1