

**Beveridge Williams**



**WESTERN LEONGATHA RESIDENTIAL AREA**


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**DEVELOPMENT PLAN**

**77 Gibson Street, Leongatha**

December 2018

DOCUMENT CONTROL DATA

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# INTRODUCTION

## DEVELOPMENT PLAN OVERVIEW

The Western Leongatha Residential Development Plan (WLRDP) is intended to ‘guide the integrated development of the entire area as land is rezoned in stages over time as demand requires’, in accordance with the requirements of the Development Plan Overlay – Schedule 9.

The WLRDP applies to the land to the west of Leongatha township and is described within the Council MSS as being the future residential growth area on the western side of the township. The MSS sets this land aside for release as residential land supply demand requires.

The Western Leongatha Residential Area Development Plan applies to approximately 62.79 hectares of land as shown in **Figure 1**.

The land is located on the southern side of Shinglers Street and the western side of Gibson Street. The land on the northern side of Shinglers Street directly opposite the subject land includes land in the General Residential Zone and the Farming Zone. The land on the eastern side of Gibson Street is partly General Residential Zone and partly in the Low Density Residential Zone. The subject land abuts land in the Farming Zone to the south.

The land is currently zoned a combination of General Residential Zone (GRZ) and Farming Zone (FZ), and is subject to the Environmental Significance Overlay Schedule 5(DPO5) and the Development Plan Overlay Schedule 9 (DPO9) in the South Gippsland Planning Scheme.

The WLRDP has been designed to achieve a sustainable framework for the future development of this area that achieves appropriate urban design outcomes including:

- An efficient street network that provides for safe vehicle movements and connectivity between the subject land and nearby existing and future neighbourhoods;
- Protect environmentally sensitive areas of the land, including the existing drainage line and steeper slopes that may be subject to landslip or erosion;
- Provide parkland and recreational space that serves the recreational needs of the community and that provides a network of interesting and connected open space;
- Responds to the naturally undulating features of the land and managing view lines that are afforded by this undulating topography;
- Integrate new development with the existing residential estates to the east and north;
- Use land intended for urban growth in an efficient manner to reduce pressure for further urban expansion into farmland.
- Promote greater housing choice through the delivery of a range of lots capable of accommodating a variety of dwelling types and densities.
- Coordinate development sequencing and staging with the delivery of key infrastructure.

It is estimated that the Leongatha Development Plan area will ultimately accommodate approximately 600 dwellings.

The Development Plan will ensure residential growth within Leongatha is provided in a manner that protects environmental values and provides for livable connected neighbourhoods with appropriate access to services and recreational space.

It has been prepared by Beveridge Williams in consultation with South Gippsland Shire Council, government agencies, service authorities and major stakeholders.

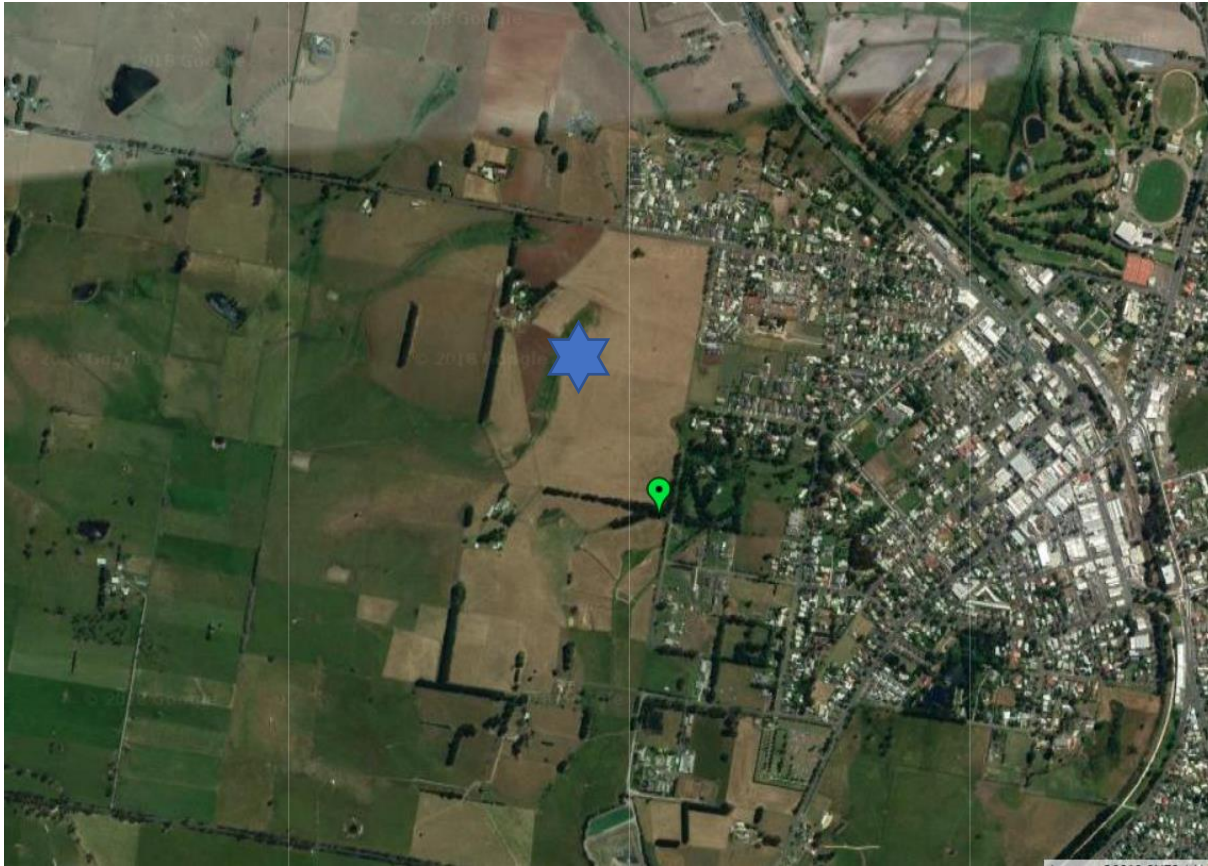


Figure 1: Site Context

## PURPOSE OF THE DEVELOPMENT PLAN

The Development Plan has been prepared to implement the overall vision outlined in the Leongatha Framework Plan at Clause 21.15-1 of the South Gippsland Planning Scheme.

This Development Plan guides land use and development where a planning permit is required, and where the Development Plan Overlay or another provision in the South Gippsland Planning Scheme references this Development Plan. A planning permit application must respond to the WLRDP and a planning permit must implement the outcomes of the WLRDP. The outcomes are expressed as the vision and objectives.

The WLRDP:

- Provides government agencies, the Council, developers, investors and local communities with certainty about future growth and development.
- Sets out plans to guide the delivery of quality urban environments in accordance with Victorian Government policies and guidelines (listed below).
- Enables the transition from non-urban land to urban land.
- Sets the vision for how land should be developed, illustrates the future urban structure and describes the outcomes to be achieved by the future development.
- Sets out objectives, expectations for land use, development and subdivision.

The WLRDP is informed by the following policies and guidelines:

- Planning Policy Framework set out in the South Gippsland Planning Scheme.

- Planning Practice Note 23 Applying the Incorporated Plan and Development Plan Overlays (Department of Environment, Land, Water, and Planning, 2015).
- Local Planning Policy Framework of the South Gippsland Planning Scheme.
- Gippsland Regional Growth Plan (Department of Transport, Planning & Local Infrastructure, 2013).

## STRUCTURE OF THE DEVELOPMENT PLAN

The WLRDP is structured to demonstrate that the plan is responsive to the existing site features, particularly native vegetation and stormwater management, and will provide an integrated and functional urban development. In order to achieve the desired outcomes for the site, the Development Plan includes.

- **Strategic Context:** Background and context for the preparation of the Development Plan.
- **Site Analysis:** Analysis and identification of key opportunities and constraints.
- **Design Response:** Sets out the Vision and Outcomes, the Development Plan layout and the indicative sequencing of development.

Development must also comply with the other Acts and approvals where relevant; e.g. the Environment Protection and Biodiversity Conservation Act 1999 in the case of biodiversity, or the Aboriginal Heritage Act 2006, in the case of cultural heritage, amongst others.

Not every aspect of the use, development or subdivision of land is addressed in this Western Leongatha Development Plan.

## STRATEGIC CONTEXT

### LEONGATHA STRUCTURE PLAN

The Leongatha Structure Plan (2008) sets the direction for the town's growth and development to the year 2036 and provides:

- Areas in and around Leongatha that are considered suitable for future residential, industrial and commercial development.
- Existing areas of Leongatha where opportunity exists to change or intensify development.
- Current and future pedestrian, cycle, traffic and transport links, routes and facilities
- Areas of environmental importance.
- Leongatha's Town Centre and the specific issues and opportunities it faces, recognising the critical and ongoing social, economic and environmental roles that the Town Centre will have in the future of Leongatha.

The objective of the structure plan are:

- To ensure that there is sufficient amount of appropriately located and zoned land to meet the expectations of current and future residents of Leongatha including those who wish to live close to the Town Centre and those who wish to live in a lower density residential development further from the Town Centre.
- To ensure that all future residential development is well connected to existing residential areas, the Town Centre and other key facilities and services in the town.

The Strategies for residential development are:

1. Monitor the availability and development of residential land, and rezone appropriate areas identified in the Structure Plan to maintain a supply to meet 10 years of anticipated residential demand, catering both for residents seeking urban or sustainable rural residential lifestyles.
2. Prefer higher density residential development with two or more dwellings on an urban residential site, on sites within a 400m radius of the Town Centre.
3. Require the preparation of Outline Development Plans for all residential subdivisions to ensure that the design of new estates relate to the existing access and infrastructure systems, protect and retain

existing vegetation and natural features and will enable future development stages to occur in logical and efficient manners.

4. Ensure that residential subdivision occurs in a logical and contiguous fashion with clear linkages to existing residential areas, road infrastructure, services, pedestrian and cycle access ways.
5. Give preference to development of existing R1Z areas prior to the rezoning of rural land for residential purposes.
6. Ensure that rural residential subdivisions are environmentally sustainable, self sufficient in regard to infrastructure, services, drainage and waste disposal.
7. Ensure that rural residential development and subdivisions will not disrupt or restrict existing agricultural and rural activities from operating and legitimately expanding.
8. Ensure that residential subdivision proceeds in a fashion that recognises and protects existing environmental features, large stands of trees, native vegetation areas, native animal habitats and movement corridors, water courses and drainage areas and provides appropriate interfaces with public land and rural activities.
9. Ensure that the staging of future subdivision proceeds in an efficient and logical manner and rezoning and subdivision approvals have regard to the locations relative proximity to, and linkages with, the Town Centre and its capacity to integrate with existing services, facilities and established residential areas.
10. Consider specific initiatives that accord with the strategies for the following areas (see Structure Plan map):

Specific to the subject land, the Structure Plan stipulates:

- Vacant land adjacent to existing urban edge of Leongatha. Development should commence from eastern edge and integrate with existing residential areas.

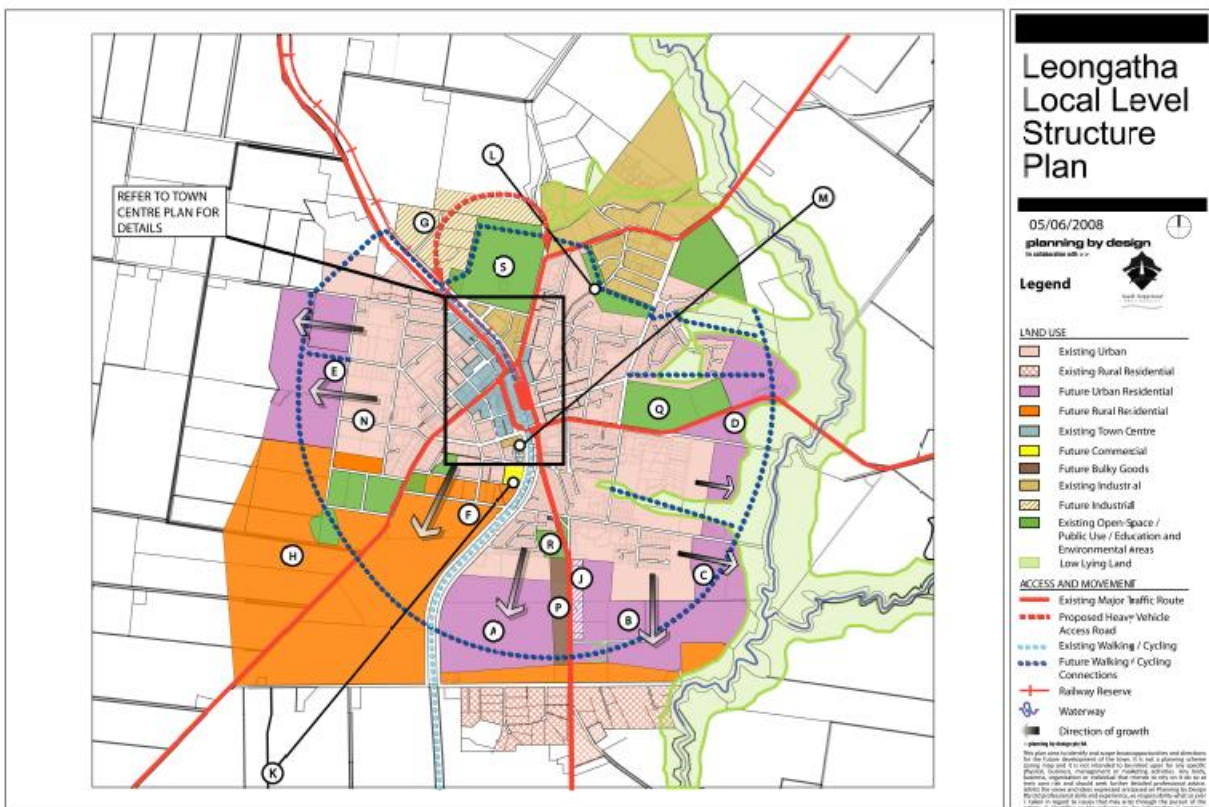


Figure 2: Leongatha Structure Plan.

## PLANNING SCHEME PROVISIONS

### CLAUSE 15 BUILT ENVIRONMENT AND HERITAGE

Clause 15 seeks to ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context. The clause aims to ensure planning achieves high quality urban design and architecture that:

- Contributes positively to local character and sense of place.
- Are enjoyable, engaging and comfortable to be in.
- Reflects the particular characteristics and cultural identity of the community.
- Enhances the function, amenity and safety of the public realm.

This state planning policy guides the development of more focused, localised planning policies in the area.

### CLAUSE 21.15 LOCAL AREAS

Clause 21.15-1 describes the Leongatha township as being the principle township of South Gippsland Shire and as being of state significance to Victoria in milk and dairy processing industries. The provisions of Clause 21.15-1 set the following strategies for residential development (as relevant):

#### Settlement

- Ensure that sufficient areas of residential land at a range of densities, are available to accommodate future township growth
- Achieve sequential and staged residential development that integrates with existing infrastructure networks Encourage there zoning of appropriate areas identified in the Leongatha Framework Plan to maintain an estimated 15-year residential land supply
- Promote higher density residential development and retirement living within a 400m radius of the existing commercially zoned land in the town centre Require the preparation of development plans for new residential estates that:
  - establish appropriate integration with existing residential areas and infrastructure;
  - provide pedestrian and cyclist connectivity to the towncentre and key community features;
  - and protect the environmental values of the land

#### Urban Expansion Areas

- Promote the application of the General Residential Zone in the Urban Expansion Areas identified on the Leongatha Framework Plan.
- Promote the subdivision of land to maximize the efficient use of land across a range of lot sizes
- Promote the staged and sequential rezoning and subdivision of General Residential zoned land that integrates with the existing road network and infrastructure to the north and avoids the creation of development that is isolated or has poor connectivity to the north.
- Encourage the creation of wide, landscaped road reserves that create a residential sense of place in residential areas accessed through commercial areas.

#### Infrastructure

- Create an internal road network that considers the future requirements of adjoining undeveloped land and the potential for cumulative increased usage overtime.
- Promote integrated stormwater management on a 'whole of catchment' basis.

- Avoid the duplication of drainage assets or reliance on overland flows outside of drainage easements and declared waterways.
- Encourage the provision of reticulated sewage assets that consider the development requirements of surrounding land and avoid asset duplication and the need for incremental asset upgrading.

## ZONING

Zoning is used as a way to control what land uses can occur in a certain area of land, and their relationship with surrounding uses. The General Residential Zone Schedule 1 (GRZ1) applies to approximately 12 hectares of land. The balance of the site (approximately 40 hectares) is zoned Farming Zone (FZ).

The GRZ1 seeks to encourage development that respects the existing neighbourhood character and a diversity of housing types and housing growth. Development must occur in accordance with the requirements of Clause 56 Residential Subdivision of the Victoria Planning Provisions, which has been considered throughout the preparation of the Development Plan.

The FZ encourages the retention of productive agricultural land. In accordance with the Schedule to the Farming Zone, the minimum lot size for subdivision is 40 hectares. The *Leongatha Structure Plan* identifies this land as *future residential*, within the township boundary however, urban development cannot occur on the FZ land until it is rezoned to the GRZ1.

## Overlays

Overlays are used as an additional level of control to zones, where local and site-specific requirements are necessary. The Development Plan Overlay Schedule 9 (DPO9) applies to the site.

The DPO triggers the requirement for the preparation of a Development Plan in order to facilitate coordinated development. This generally occurs prior to any application for planning permits for subdivision.

Schedule 9 to the Development Plan Overlay requires the following information:

- A Traffic Impact Assessment Report addressing the location of Connector Streets across the land, road intersections around the boundaries of the land, how the road network integrates and impacts the existing road network including the major arterial road network (details of road and intersection upgrading that may be required, including concept plans), the provision of road connectivity to the west and south of the DPO9 area, pedestrian and cycle connectivity, costings of off-site infrastructure upgrades. The report must specifically consider:
  - Upgrading of Worthy Street (west of Brown Street) to achieve Connector Street access standard and the timing (related to staging) when upgrading will be required.
  - Traffic impacts on the arterial road network and specifically the intersections of Worthy Street/Bass Highway and Shingler Street/South Gippsland Highway and the timing (related to staging) when any upgrades might be required.
- A Stormwater Management Plan (SMP) detailing the location and size of drainage reserves, drainage retardation and treatment systems with consideration to water sensitive urban design (WSUD) principles. The SMP must consider off-site drainage impacts and/or infrastructure upgrades that may be required in a full development scenario and indicate at which stage the requirements are to be carried out. The SMP must specifically consider and respond to stormwater requirements in waterways and easements on public and private land east of Gibson Street and south of Higg Street.
- The location of active and passive open space addressing (at a minimum) the open space provisions and requirements of the planning scheme and specifically identifying land the developer will provide as a flat 'active open space' area unencumbered by drainage requirements. The active open space reserve should be located on a connector street and have active frontage wherever possible. Details of the staging (timing) of all open space provision is required.
- Staging details of future land rezoning and/or subdivision stages within rezoned land.
- An assessment against the residential subdivision provisions of the planning scheme.

This document inclusive of the appendices responds to these requirements.

## SITE ANALYSIS

### REGIONAL CONTEXT

This Development Plan applies to land at 77 Gibson Street, made up of the following parcels:

- Lot 1 PS404151
- Lot 2 PS404151
- Lot 1 PS330446
- Pt Lot 2 PS330446

The Development Plan area is located adjacent to the western edge of the Leongatha township, approximately 840 metres south-west of the commercial activity centre.

Leongatha is one of the two larger townships within South Gippsland Shire. It is located on the South Gippsland Highway and is approximately 135 kilometres south east of Melbourne.

Access to Leongatha by public transport exists via a coach service only.

### Overview Site Analysis

The WLRDP area is generally bound by Old Korumburra Road/Shingler Street to the north and Gibson Street to the east.

The WLRDP area comprises four land parcels, in common ownership.

The site provides both opportunities and constraints with regards to its distinct site features and environmental features, which allows for creative outcomes within the design process. **Figure 4** provides an overview of the notable site features that will influence the outcomes of the design process. The following sections of this report outline in more detail the site features and opportunities of the existing conditions.

The key site features include:

- The total site area is approximately 62.79 hectares.
- The site is located west of the Leongatha township, with frontage to Shinglers Street (Old Korumburra Road) and to Gibson Street.
- The naturally occurring native vegetation comprises a large old *eucalyptus globulus* and two trees located within a drainage line in the north western corner of the land. Planted native vegetation is located offsite within the Gibson Street Road reserve and along existing fencelines.
- The topography is undulating and there is a defined drainage line that travels north south through Lot 2 PS404151. The remainder of the land generally comprises of improved pasture on moderately sloping land.
- Views to the Leongatha township and west over farmland exist particularly from the northern areas of the site.
- A dwelling and associated shedding is located within Lot 1 PS 330446.
- There are no known impediments to the provision of electricity, water, telecommunications to future residential development, though some upgrades and new works will be required to service the land.
- Sewer is available to the land currently contained within Lot 1 PS404151. Additional sewerage infrastructure is required to service the balance of the land.
- The Development Plan area has frontage to Shinglers Street/Old Korumburra Road, being a main collector Road. This road intersects directly into the South Gippsland Highway to the east.

These site features contribute to the character of the area, and have both informed and been incorporated into the Design Response, with certain elements accentuated through the proposed residential development.

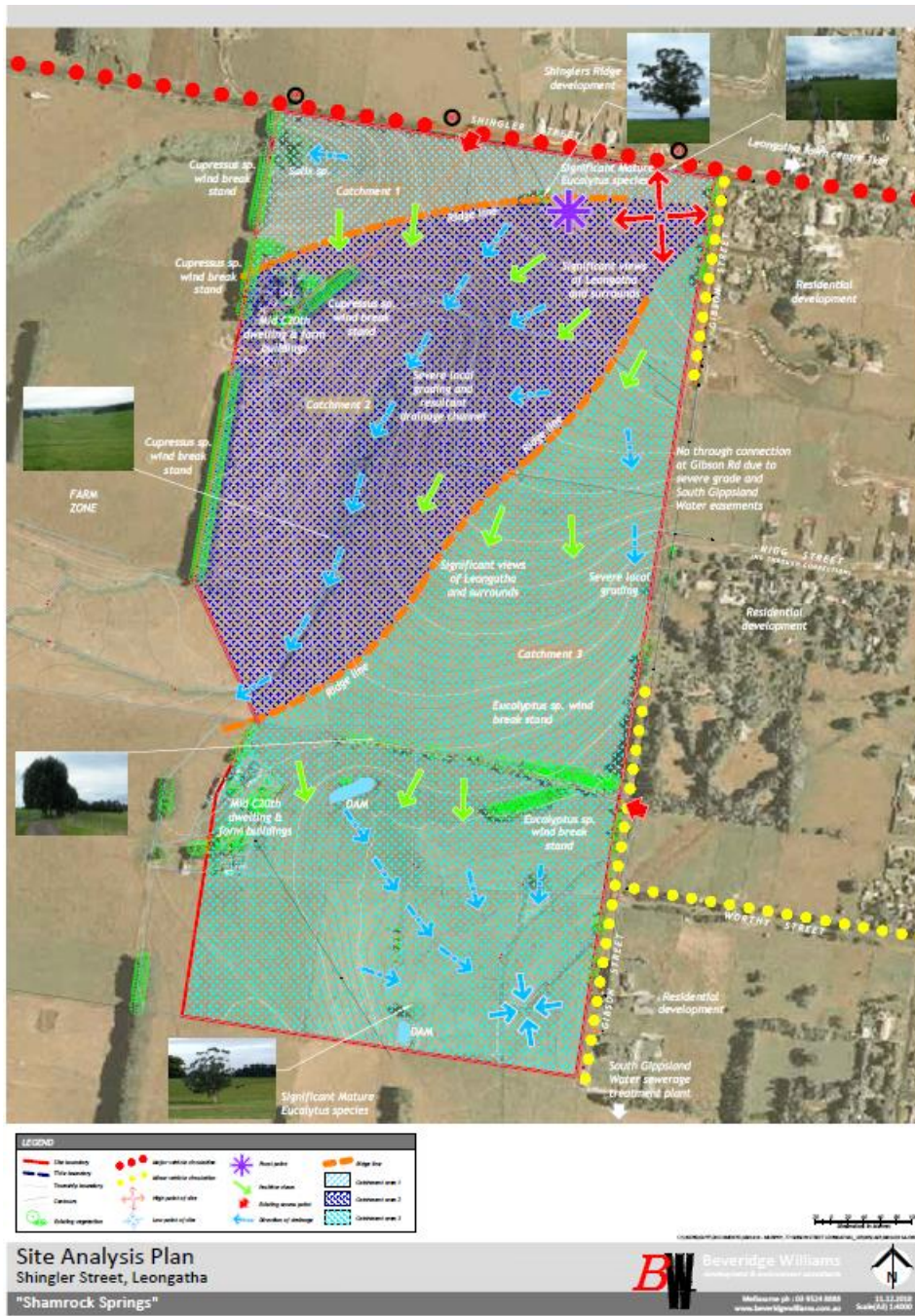


Figure 4: Site Analysis Plan

## TOPOGRAPHY AND LANDFORM

The total WLRDP area is approximately 62.79 hectares across 4 allotments. The land generally falls to the west and south as shown on the slope plan.

The development area is used for grazing beef cattle and consists of improved pasture with some small tussock grasses in lower lying areas.

There is a defined drainage channel that runs north south on a slight angle within Lot 1 PS404151. The drainage line collects stormwater from much of the land and discharges this in the south western corner of the land.



Figure 5 Slope Analysis Plan

## Key Design Opportunities

- Create an attractive reserve around the defined drainage line;
- Align the main collector boulevard to follow the line of the drainage channel reserve, maximising the visual benefits of this reserve;
- Align streets in an east-west direction to use the slope effectively and provide convenient linkages to the existing neighbourhoods and township areas to the east;
- Align streets to maximise lots that achieve a north-south or east-west orientation;
- Set aside a reserve that is able to be developed in stages to take stormwater from the subject land and future developments; and
- Utilise the high topography of the area of the land abutting Shinglers Street to provide for lots that make use of the significant views to the south and west.

## WATERWAYS AND DRAINAGE

Approximately half of the site drains to the west and the southern portion of the land drains to the south east. Investigation shows outfall points connecting to open drains.

The three internal flow catchments discharge to existing open earth drains which meet approximately 1 kilometre to the south before they eventually discharge into Coalition Creek.

The large drainage reserve and swale drain along the natural drainage corridor on site will improve stormwater management system within the existing and future township area.

## Key Design Opportunities

- Align roads to facilitate overland flows.
- Provide a reserve on the existing drainage corridor and allow for a wetland system to be located along this reserve to treat the water prior to discharge off site.
- Manage stormwater flow and treatment so that flow from each system is minimized (within site and topography constraints) to minimise site discharge downstream.

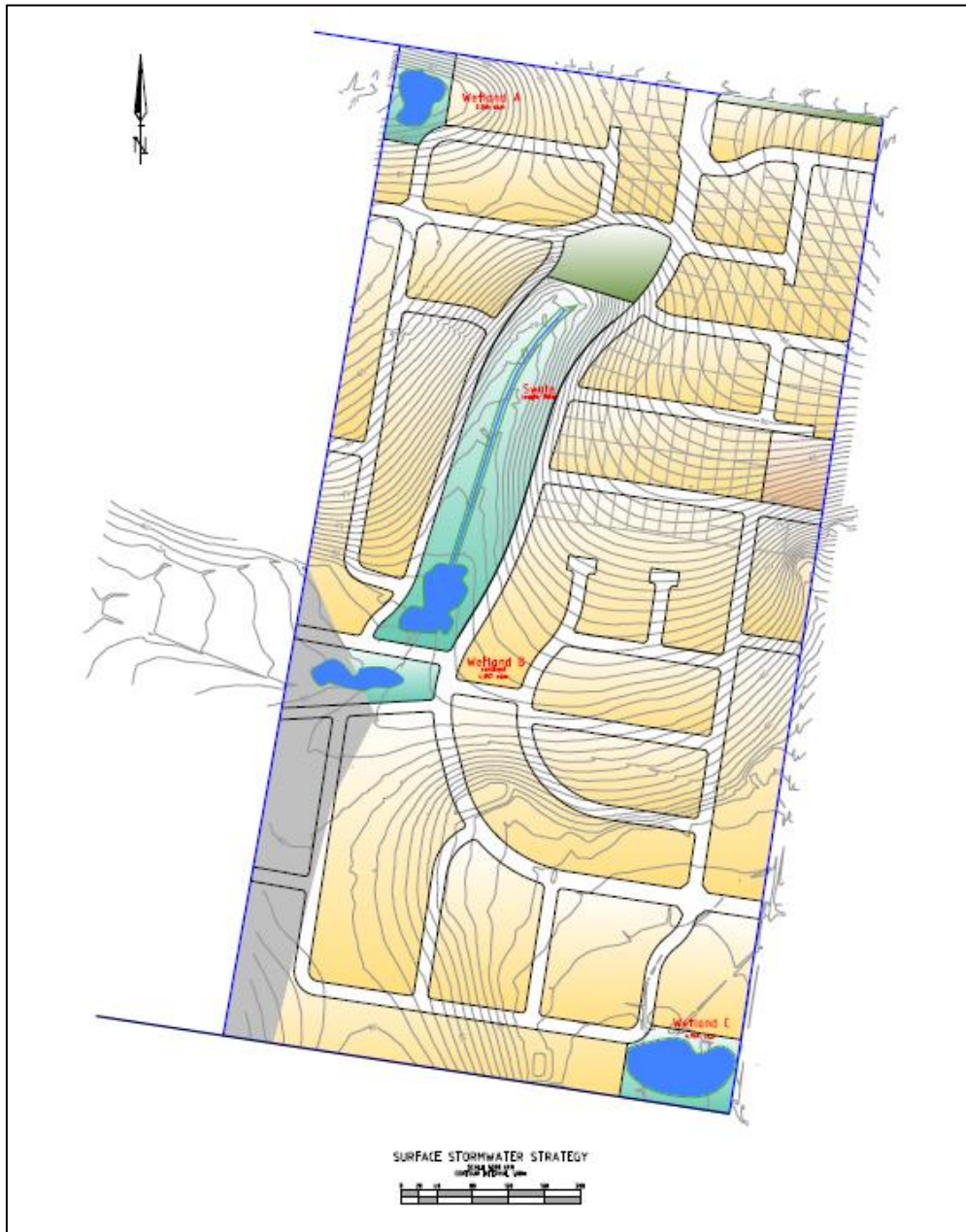


Figure 5: Beveridge Williams Stormwater Management Strategy

A Stormwater Management Strategy is contained at **Appendix C**.

## CULTURAL HERITAGE

As the site is not located in an area of potential sensitivity, a mandatory cultural heritage management plan is not required.

### Key Design Opportunities

- Nil

## BUSHFIRE RISK

The land is not within an area affected by the Bushfire Management Overlay. The land is however within a Designated Bushfire Prone Area.

The *Bushfire Management Report* prepared by Euca Planning responds to the requirements for residential subdivisions at Clause 13.02 of the South Gippsland Planning Scheme. This assessment provides the minimum Bushfire Attack Level (BAL) construction requirement for land zoned General Residential Zone.

The design of the Development Plan provides for measures to ensure that all lots are capable of achieving the identified construction standard, that development is sited to minimise risk from bushfire and provides safe access in accordance with the requirements of the responsible authority in submissions for planning permits.

The layout and siting of development will have regard to minimisation of bushfire risk having regard to topography (slope, aspect, orientation), access and vegetation.

### Key Design Opportunities

- Design the road layout to provide protection from unmanaged grassland on the boundaries of the land
- Promote landscape treatment and revegetation compatible with bushfire management.

## VEGETATION AND HABITAT

The vegetation impacted by the proposal is negligible. The only naturally occurring native vegetation on the land is a single *eucalyptus globulus* tree and two existing trees located in the drainage line in the north western corner of the land. The tree has a SULE (Safe Usable Life Expectancy) of 5 years as evidenced in the Arborist Report prepared by Chris Hewitt at **Appendix E**.

All other vegetation on site is planted shelterbelt plantings.

Gibson Street has planted native vegetation with the road reserve.

### Key Design Opportunities

- Provide Street planting that respects the character of Leongatha through the use of native species
- Minimise loss of streetscape plantings on Gibson Street through appropriately sited driveways
- Retain existing native vegetation located within drainage reserves.
- 

## TRAFFIC AND MOVEMENT NETWORK

The current access to the land is from Old Korumburra Road/Shingler Street.

Old Korumburra Road/ Shingler Street is a two way bitumen sealed collector road with concrete kerb and channel on the northern side of the road until the end of the 60km/h zone after which the road has a gravel verge. Shingler Street/Old Korumburra Road has a gravel verge and open earth drain on the southern side of the road. The road has a speed limitation of 100km until part way along the site frontage where the speed limitation changed to 60km/h.

A concrete footpath is located on the north side of the road until the end of the 60km/h zone.

Access to the site from Old Korumburra Road/Shingler Street would require upgrading as part of any future development.

Gibson Street is a local access road that runs north south along the eastern boundary. The road is a bitumen sealed road with kerb and channel on the eastern side of the road until Hillview Crescent after which there is concrete kerb and channel on both sides of Gibson Street.

### Key Design Opportunities

- Utilise existing road network as connections to the existing town centre, recreational facilities and other regional destinations.
- Primary access into the development area to be provided from Shingler Street.
- Provide improved road, pedestrian and cyclist connections to the neighbouring eastern neighbourhoods including Hillview Street.
- Maintain Shingler Street as the higher order connector road within the surrounding area.

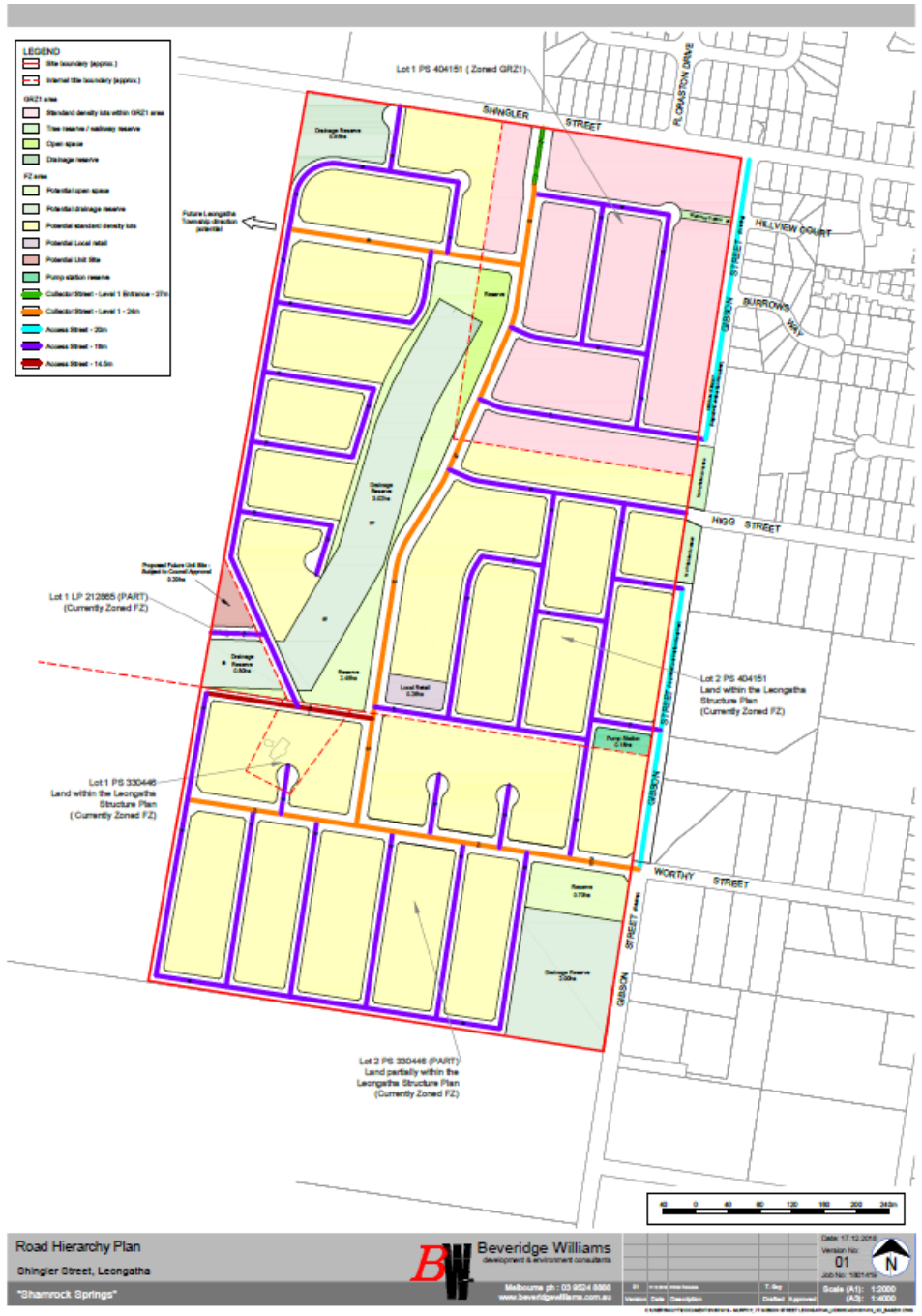


Figure 8: Internal Road Hierarchy Plan

A Traffic and Transport Assessment is contained at **Appendix J**.

## DESIGN RESPONSE

The Design Response section sets out the vision for the Development Plan area, addressing the key design opportunities of the site analysis. The vision sets out the design rationale for the Western Leongatha Residential Area Development Plan.

### VISION

The Western Leongatha Development Plan sets out a framework to create a new residential area that showcases best practice in urban design, landscape architecture and sustainable land development. The development of this area will also create a community that will be integrated with the existing Leongatha township and meet the needs of all the current and future residents.

The detailed design of the site will be driven by the natural landform, the landscape character and the environmental features of the area to create a place of outstanding aesthetic quality and high ecological values. It will provide a diversity of housing affordability options through a range of lot sizes.

The Western Leongatha Residential Area Development Plan provides an opportunity to demonstrate a range of sustainability initiatives for biodiversity, energy, waste, water and materials and will include:

- The utilisation of Water Sensitive Urban Design principles in the master planning of the site that will not only ensure that all surface water is detained and treated naturally, but will also provide additional passive recreational opportunities and create habitat for native fauna and migratory birds.
- Energy conservation through a lot layout design approach that optimises solar orientation to dwellings and encourages the use of energy efficient appliances and solar power.
- Energy efficient street lighting.
- Reducing waste through the construction phase and efficient use of resources.
- Promotion of the use of sustainably sourced materials such as recycled concrete.
- Landscape and building design guidelines to encourage sustainability initiatives.
- Redevelopment of the existing drainage channel to improve stormwater treatment and storage.

The Western Leongatha Residential Area Development Plan will promote a healthy, active community through the provision of an extensive interconnected system of public open space with shared walking and cycling paths.

Provision for large areas of open space through the centre of the development will provide aesthetic and varied recreational opportunities that will meet the recreational needs of the residents of the Development Plan area and the wider Leongatha community.

In addition to the community infrastructure to be provided within the Western Leongatha Residential Area Development Plan, a financial contribution to community and physical infrastructure, external to the subject land will be required as part of the rezoning process or conditioned on permit and formalised through a Section 173 Agreement. The purpose of this contribution is to provide the opportunity to improve existing community facilities within the existing township, as determined by the Responsible Authority.

The Design Response Plan is illustrated in Figure 9 and **Appendix K**.

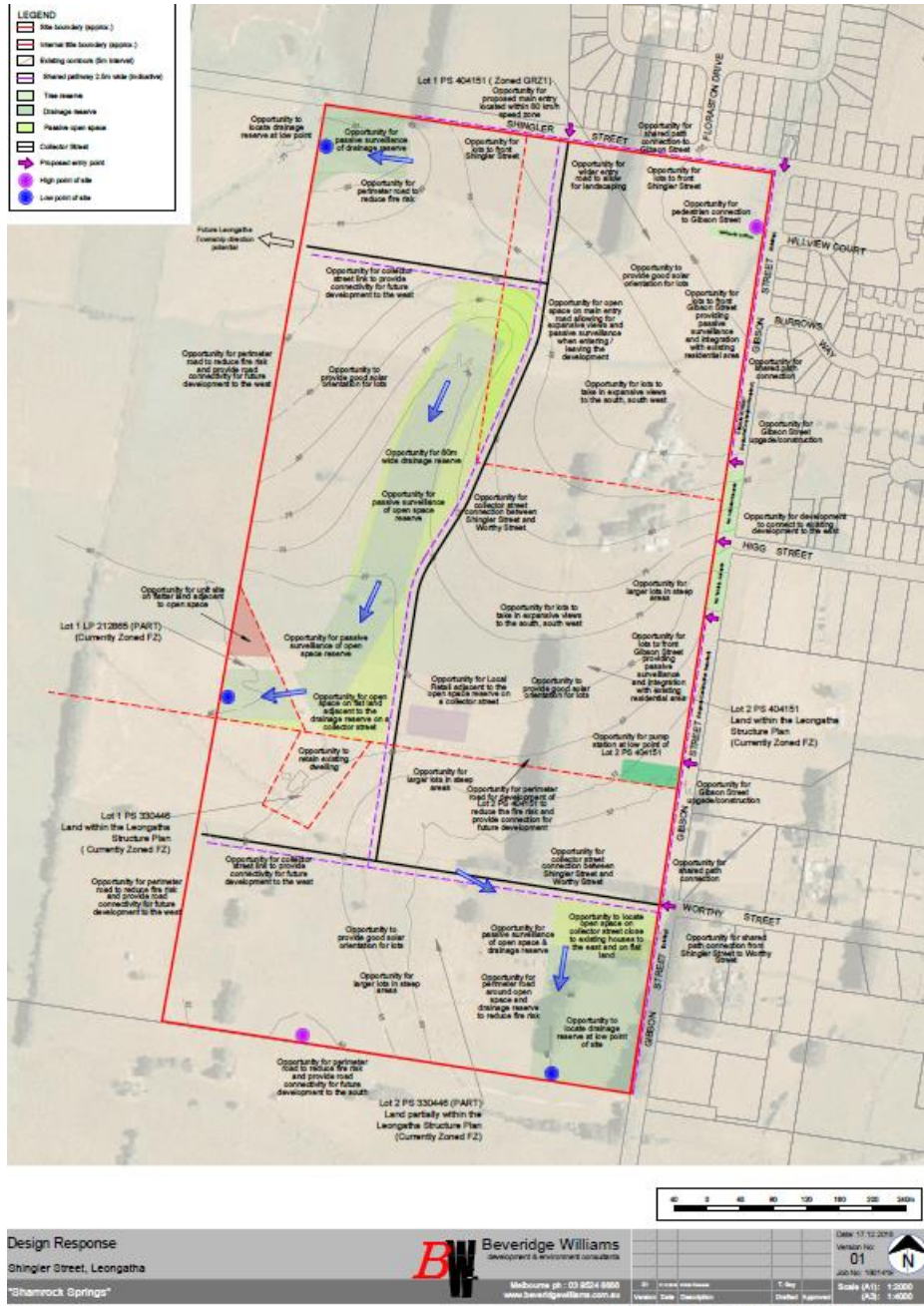


Figure 9: Design Response Plan

## SUMMARY OF OUTCOMES

The following objectives describe the desired outcomes for the future development of the area, and guide the implementation of the vision.

- Preserve and enhance areas with high environmental value.
- Provide a network of passive recreational reserves with linking pedestrian and shared paths.
- Respond to the existing topography of the land.
- Integrate new development with the existing township.
- Use land intended for urban growth in an efficient manner to reduce pressure for further urban expansion into farmland.
- Develop a permeable network of streets that link with the existing township.
- Promote greater housing choice through the delivery of a range of lots capable of accommodating a variety of dwelling types and densities.
- Co-ordinate development sequencing and staging with the delivery of key infrastructure.

The Indicative Development Plan is illustrated in **Figure 10** below and **Appendix L**.

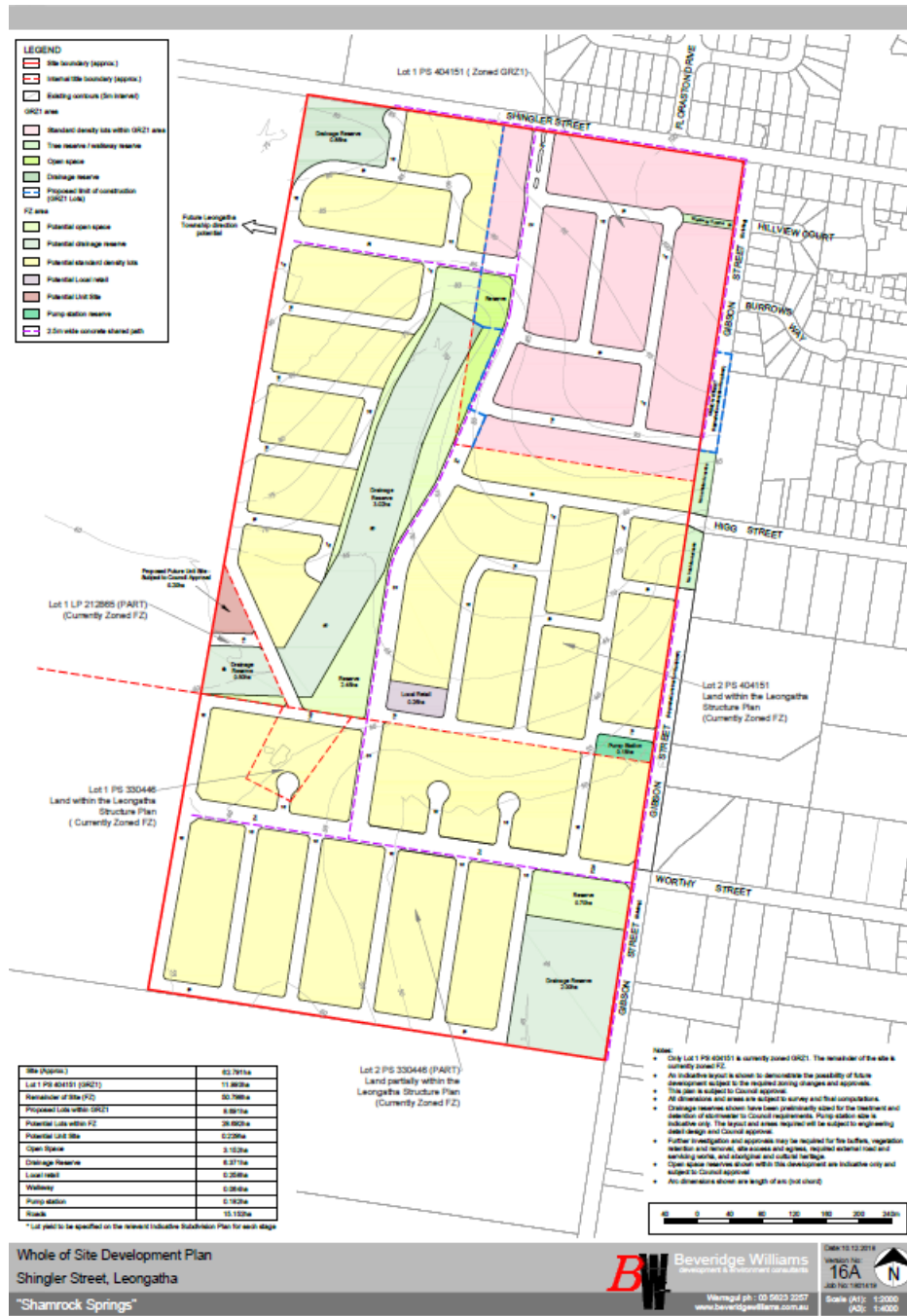


Figure 10: Western Leongatha Residential Area Development Plan

## DEVELOPMENT SEQUENCING

The sequencing of development across the Western Leongatha Residential Area Development Plan will largely be determined by the ability to appropriately access and service land, as well as the rate of demand for urban growth. In addition, the FZ land will need to be rezoned to the GRZ before urban development can be considered.

The existing GRZ land will form stage 1 of the development and is expected to commence from the north eastern corner at the intersection of Gibson Street and Shingler Street. Development would progressively extend towards the west and then south in the medium term.

Stage 2 will be the land contained in Lot 2 PS404151.

Long term, it is anticipated that the FZ land will be rezoned and development to the east of the existing GRZ land would commence from the drainage reserve vehicle crossing located in proximity to the southern boundary. To the west, growth is expected to commence from Yannathan Road.

An indicative Overall Staging Plan is illustrated in **Figure 11** and **Appendix M**.



Figure 11: Overall Staging Plan

## BUILT ENVIRONMENT

The Development Plan layout has been designed responsive to and integrated with the existing residential estates within Leongatha. Key elements of the township character include its open garden dominated streetscapes and views to rolling agricultural hills.

The natural topography of the land provides for natural vistas across farmland and the Development Plan provides for a road network that maximises retention of these key viewlines. The development plan also provides for the incorporation of linear parks linking proposed development areas with existing neighbourhoods and providing for large landscaped areas within the development plan area.

Internal streets and blocks are aligned east south to maximise connectivity to the township and nearby residential areas. The development is designed to provide lots facing Shingler and Gibson Streets to incorporate the future residential development with adjoining land.

Streets will be lined with vegetation to soften the built form and enhance the biodiversity north of the existing township.

A 24m connector street through the centre of the development plan area will facilitate movement through the development area.

Township Character Requirements	
R1	Street planting must be provided on both sides of all roads and streets at intervals appropriate to tree/plant size at maturity unless otherwise agreed by the Responsible Authority.
R2	Street trees and plants must be planted: <ul style="list-style-type: none"> <li>In accordance with the South Gippsland Council <i>Tree Management Plan 2017</i></li> </ul>
R3	Street trees must be aligned to protect short vistas to open space and reserves, and surrounding landscape.
R4	Water Sensitive Urban Design (WSUD) elements must be incorporated into the design of the precinct.
R5	A linked system of public open space must be incorporated into the precinct.
R6	Retention of existing native vegetation within the drainage reserves should be maintained where possible.
R7	Subdivision design must minimize loss of vegetation for new driveways onto Gibson Street
R8	Streetscape planting must: <ul style="list-style-type: none"> <li>Be indigenous species in streets adjoining the conservation reserve;</li> <li>Be suited to the scale of the street and planted to densities and size profiles consistent with the South Gippsland <i>Tree Management Plan 2017</i>.</li> </ul> Be suitable for the ground conditions, where planted in swales or similar as part of WSUD initiatives.
R9	<ul style="list-style-type: none"> <li>Where lots directly adjoin the township boundary, lot and street layout must not prejudice the ability for that boundary to be extended and to effectively integrate any future development.</li> </ul>
Township Character Guidelines	
G1	A consistent style of lighting and furniture should be used across the WLRDP, appropriate to the type and role of the street or public space, unless otherwise approved by the Responsible Authority.

<b>G2</b>	Trees in streets and parks should be larger species wherever space allows to facilitate increased canopy cover.
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## Open Space and Natural Environment

The open space and drainage channel of the WLRDP area have been a key driver of the Development Plan layout and vision.

Roadside vegetation will also be maintained along Gibson Road where possible and new landscape opportunity provided within the drainage reserve as well as along Shingler Street.

The redevelopment of the existing drainage channel is required to facilitate an appropriate stormwater system that can treat and convey from the site (as well as the neighbouring sites at full development).

The Western Leongatha Residential Areas Development Plan responds to potential bushfire risk through the use of roads as additional bushfire protection between the vegetation hazard and the developable areas.

The active open space reserve has been positioned in proximity on at an elevation that will allow for views across farmland to the south and west. The reserve will be vegetated to manage the stormwater treatment balance with the bushfire risk.

Open Space and Natural Environment Requirements	
<b>R10</b>	All neighbourhood parks must be located, generally in accordance with <a href="#">Figure 10</a> unless otherwise agreed by the Responsible Authority. The area and siting of the park may vary so long as it retains its primary drainage and recreation functions and meets the requirements of Clause 56.
<b>R11</b>	The reserves within the WLRDP should be developed with the provision of features and facilities generally in accordance with the relevant description in <a href="#">Table 1</a> .

**Table 1: Open Space Delivery Guide**

The following table sets out the open space provision expected to be delivered within the WLRDP area.

Park ID	Area (Ha)	Type	Location and Other Attributes
RES-1	3.02	Drainage Reserve	Located in the centre of the proposal the park will be a visual feature and provide a drainage function for the estate. A portion of this drainage reserve will be delivered for stage 1 of the development plan area as demonstrated to be required to meet the stormwater needs of stage 1.
RES-2	2.45	Neighbourhood park	Located around the drainage reserve this land will provide for a visually aesthetic recreational space that is located on a mix of topography. The northern end of this space will be delivered with stage 1 of the WLRDP.
RES-3	0.06	Walkway	Visual and pedestrian linkage to Gibson Street to the east of the site to be delivered in stage 1.
RES-3	0.50	Drainage Reserve	Sited in the south western corner of the development plan the reserve is likely to be delivered in the final stages of the development when triggered by detention requirements of the later stages of the subdivision.
RES-4	0.85	Drainage Reserve	Sited in the north western corner of the land this reserve will be triggered for the second stage of development.
RES-5	2.00	Drainage Reserve	The reserve is located in the south eastern corner of the land and will be developed at the final stages of the development of the WLRDP.
RES-6	0.7	Recreation Reserve	Small neighbourhood park located in the south eastern corner to be delivered in final stages of WLRDP.
R12	Neighbourhood parks or reserves should be developed in accordance with a Landscape Master Plan adopted by or prepared to the satisfaction of the Responsible Authority. The design of the parks and reserves should be generally in accordance with the Landscape Concept Plans in <a href="#">Appendix C</a> , unless otherwise agreed by the Responsible Authority.		
R13	All public landscaped areas must be designed and constructed to enable practical maintenance and planted to suit the local climate and soil conditions.		
R14	Where a neighbourhood park or conservation reserve shown on <a href="#">Plan 12</a> spans across multiple properties, the first development proponent to lodge a permit application must provide a Landscape Master Plan for the entire park unless otherwise agreed by the Responsible Authority.		
R15	Any fencing of open space reserves, whether encumbered or unencumbered, must be visually permeable to facilitate public safety and surveillance. Where a dwelling lot abuts open space, boundary fencing should have at least 15% transparency.		

R16	<p>The recreation reserves provide the public open space contribution required by Clause 52.01 of the South Gippsland Planning Scheme, this provision sets out the amount of land to be contributed by each property in the precinct and consequently where a cash contribution is required in lieu of land.</p> <p>For the purposes of Clause 52.01 a neighbourhood park in this WLRDP is public open space. A contribution must be made as follows:</p> <ul style="list-style-type: none"> <li>• Where public open space shown on the WLRDP is less than or equal to 5%, the land must be transferred to Council at no cost to Council.</li> <li>• Where a public open space as shown on the WLRDP is less than 5% of the lot's NDA: <ul style="list-style-type: none"> <li>- The relevant land must be transferred to Council at no cost to Council.</li> <li>- A cash contribution is to be made to Council to bring the total public open space contribution to a value equal to 5% of NDA.</li> </ul> </li> <li>• Where public open space shown on the land in WLRDP is greater than 5% of the lot's NDA, Council will compensate the landowner, at a time to be agreed, for the amount of land provided in excess of 5%.</li> </ul> <p>The responsible authority may alter the distribution of public open space as shown in this Development Plan provided the relevant vision and objectives of this Development Plan are met.</p> <p>A subdivider may provide additional public open in a subdivision to the satisfaction of the responsible authority. There is no onus on Council, the responsible authority or any other party to provide compensation for public open space provided above that required by Clause 52.01 and this Development Plan.</p>
<b>Open Space Guidelines</b>	
G3	<p>The design and layout of waterway corridors and all other encumbered open space must maximise the potential for the integration of recreational uses, utility infrastructure, and wetlands where this does not conflict with the primary function of the land.</p>
<b>Open Space Conditions</b>	
C1	<p><b><i>Conditions for subdivision or building and works permits where land is required for public open space.</i></b></p> <p>Land required for public open space as a neighbourhood park and/or drainage reserve as set out in the WLRDP must be transferred to or vested in Council.</p>

## MOVEMENT NETWORK

The Western Leongatha Residential Area Development Plan area has been designed with a clear and legible street network, creating logical connections between the development plan area and the abutting residential estates to the east. The Western Leongatha Development Area will maintain Shingler Street as a higher order collector road for this area.

The Western Leongatha Residential Area Development Plan provides a collector road that meanders north-south through the development plan area and will be the main entry point for the area.

All roads within the development plan area will be designed in accordance with Council's engineering standards.

Shared pathways will be introduced to key streets, the linear drainage reserve and open space reserves to enhance walking and cycling opportunities.

Street Network Requirements																	
R17	Subdivision layouts must form a permeable local street network that provides convenient access to local open space and allows for the effective integration with neighbouring properties and the wider urban area.																
R18	<p>The gradient of a street must not exceed the limitations for the relevant standard outlined in <a href="#">Table 3</a> or as per Clause 56.</p> <p><b>Table 3: Streets and Slope Guide</b></p> <p>The following table is intended to provide statutory planners with guidance on the appropriate grade for different types of streets.</p> <table border="1"> <thead> <tr> <th>Street / Road Type</th> <th>Maximum Slope – Desirable</th> <th>Maximum Slope – Absolute</th> </tr> </thead> <tbody> <tr> <td>All roads</td> <td>10%</td> <td>20%</td> </tr> </tbody> </table>	Street / Road Type	Maximum Slope – Desirable	Maximum Slope – Absolute	All roads	10%	20%										
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R19	<p>Configuration of vehicle access to lots must ensure that there is sufficient separation between crossovers to allow for:</p> <ul style="list-style-type: none"> <li>A minimum of one on-street car-park for every two residential lots.</li> <li>The planting of street trees in accordance with the objectives and requirements of this document.</li> </ul>																
R20	<p>The width of streets within subdivisions must be consistent with the minimum dimensions required by Council's IDM.</p> <p><b>Table 4: Street Cross Sections Guide</b></p> <p>The following table provides a description of each of the standard cross sections and their variations.</p> <table border="1"> <thead> <tr> <th>Number</th> <th>Type</th> <th>Width</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Connector Street – Standard</td> <td>24m</td> <td>Standard connector street (22.5 metres where adjoining open space or drainage reserve)</td> </tr> <tr> <td>2</td> <td>Connector Street – Existing road reserve with vegetation and drainage retained in nature strips</td> <td>20m</td> <td>Connector road at edge of township where a road reserve currently exists and vegetation and drainage are to be retained in the nature strips, to retain existing roadside character</td> </tr> <tr> <td>3</td> <td>Local Access Road</td> <td>16m</td> <td>Local access road (14.5 metres where adjoining open space or drainage reserve)</td> </tr> </tbody> </table>	Number	Type	Width	Description	1	Connector Street – Standard	24m	Standard connector street (22.5 metres where adjoining open space or drainage reserve)	2	Connector Street – Existing road reserve with vegetation and drainage retained in nature strips	20m	Connector road at edge of township where a road reserve currently exists and vegetation and drainage are to be retained in the nature strips, to retain existing roadside character	3	Local Access Road	16m	Local access road (14.5 metres where adjoining open space or drainage reserve)
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R21	Subdivision applications must be accompanied by a Transport Impact Assessment that considers the current and future speed environment of any existing roads interfacing with the development.																

R22	The upgrade of Wurthy Street (west of Brown Street) will occur when the land within Lot 2 PS330446 is developed and will be developed to the standard of a 'Connector Street' in accordance with Council IDM standards.
<b>Street Network Guidelines</b>	
<b>G4</b>	
G5	The alignment and layout of streets shown in Figure 10 and the WLRDP so long as connectivity and function are maintained, to the satisfaction of the Responsible Authority.
G5	Street block lengths should not exceed 240 metres to ensure a permeable and low speed environment for pedestrians, cyclists and vehicles is achieved.
G6	Cul-de-sacs should not detract from convenient pedestrian and vehicular connections.
G7	Slilanes should be avoided in areas of high pedestrian activity and only be provided at any other intersection between connector roads and arterial roads where they are necessitated by high traffic volumes, to the satisfaction of the coordinating roads authority.
<b>Street Network Conditions</b>	<p>The frequency of vehicular crossovers on widened verges (a verge in excess of six metres) or verges where existing vegetation is to be retained should be minimised through the use of a combination of:</p> <ul style="list-style-type: none"> <li>• Combined or grouped crossovers.</li> <li>• Increased lot widths.</li> </ul>
<b>C2</b>	
<p><b>Conditions for subdivision or building and works permits where land is required for road widening</b></p> <p>Land required for road widening including right of way flaring for the ultimate design of any intersection within an existing or proposed arterial road must be transferred to or vested in Council at no cost to the acquiring agency.</p>	

## CONCLUSION

The Western Leongatha Residential Area Development Plan:

- Provides for a guide to development that is consistent with the purposes of objective of the Development Plan Overlay Schedule 9;
- Has been designed to maintain the key character elements of the Leongatha township and be responsive to the opportunities and constraints that the area provides;
- Provides for a large drainage and recreation reserve that will provide the dual purpose of managing and treating stormwater and cretin interesting and usable recreational space for the development plan area and neighbouring estates;
- Provides for a road hierarchy that supports safe and efficient vehicle movements;
- Provides connectivity between the area and adjacent neighbourhoods and provides for development that is integrated with nearby areas.

It is anticipated that any planning permit application for subdivision will satisfy the objectives and standards of Clause 56 (i.e. ResCode),

**SITE ANALYSIS PLAN**

**STORMWATER MANAGEMENT STRATEGY**

**BUSHFIRE MANAGEMENT STATEMENT**

**SLOPE ANALYSIS PLAN**

**ROAD HEIRARCHY PLAN**

**STAGING PLAN**

**TRAFFIC AND TRANSPORT ASSESSMENT**

**DESIGN RESPONSE PLAN**

**INDICATIVE DEVELOPMENT PLAN**

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