



## **Approval of Development Plan for Amendment C62 – Simons Lane 16 Lot Subdivision**

Planning Scheme Amendment C62 was gazetted (approved) on 10 May 2012. The Amendment rezoned land on the northern side of Simons Lane (situated between the South Gippsland Hwy and the Rail Trail) from the Farming Zone to the Rural Living Zone. The Amendment also applied a Development Plan Overlay (Schedule 4) to the land to facilitate its subdivision into 16 lots. The final element of the Amendment was the deletion of the ESO5 from the rezoned land.

Prior to its approval, the Amendment was exhibited, received submissions and was considered by an Independent Planning Panel. Exhibition of the Amendment included (for public information) a subdivision plan displaying the subdivision of the land into 16 lots, with two road entry points situated to provide access to the undeveloped land to the north. The land to the north is currently in the Farming Zone however is identified for future urban residential development.

The purpose of this report is to acknowledge the approval of the Development Plan. The Development Plan must be approved prior to the issue of the planning permit for the subdivision of the land.

The DPO Schedule 4 sets out the requirements for the Development Plan and mandatory permit conditions for the subdivision of the land.

In relation to the Development Plan requirements, the two 'Endorsed Plans' appended to this report fulfil the requirements of the DPO4 Schedule requirements and have been approved as the Development Plan.

The following additional comments are noted:

- The subdivision layout plan approved as the 'Development Plan' is the same subdivision plan exhibited as part of the Planning Scheme Amendment. On this basis, it was determined that further public consultation was not required prior to the approval of the Development Plan. Planning Officers were authorised to approve the Development Plan without the requirement to present the Development Plan to Council.
- Prior to its approval the Development Plan was provided to the same authorities and agencies to which the Amendment was exhibited. No objections were received to the contents of the Development Plan. Critically, South Gippsland Water did not object to on-site waste water containment. VicRoads have provided planning permit conditions for road infrastructure upgrades related to the subdivision of the land. In accordance with previous agreement with VicRoads, Simons Lane is to be closed at its western end (Bass Highway intersection) prior to the completion of the first development stage of the subdivision.
- The 'Stormwater Management Strategy' has been approved as part of the Development Plan because it is a specific requirement (dot point 5) of the DPO Schedule. Council's Engineering

Department have agreed to its approval. A Land Capability Assessment report has been submitted to Council in support of the subdivision of the land however it has not been endorsed as a component of the Development Plan because it is not a specific requirement of the Schedule. While noting this, the LCA has been approved by Council and its requirements are enacted through the subdivision permit. Waste water dispersal fields are identified on each lot in the subdivision planning permit plan.

- The mandatory permit requirements of the DPO Schedule have been included in the planning permit conditions. These conditions secure public infrastructure provision previously agreed to by Council.
- The subdivision of the 16 lots is to occur in three stages. The staging identified in the Development Plan and the planning permit plan accord with each other.



Ken Griffiths  
Strategic Planning Officer  
17 June 2013





06/06/2012

PROPOSED  
FUTURE BUSINESS  
4 ZONE

**NOTES**

- NO SITES OF CONSERVATION, HERITAGE OR ARCHAEOLOGICAL SIGNIFICANCE WATER TO BE SUPPLIED TO EACH LOT TO THE SATISFACTION OF S.G.W.A.
- UNDERGROUND POWER TO EACH LOT TO THE SATISFACTION OF SP AUSNET
- STAGE 1 - 3-6 MONTHS
- STAGE 2 - 6-9 MONTHS
- STAGE 3 - 6-12 MONTHS
- ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY AND APPROVAL BY COUNCIL

**LEGEND**

- 2.5m NOMINAL PAVEMENT ROAD
- EXISTING VEGETATION
- SITE BOUNDARY

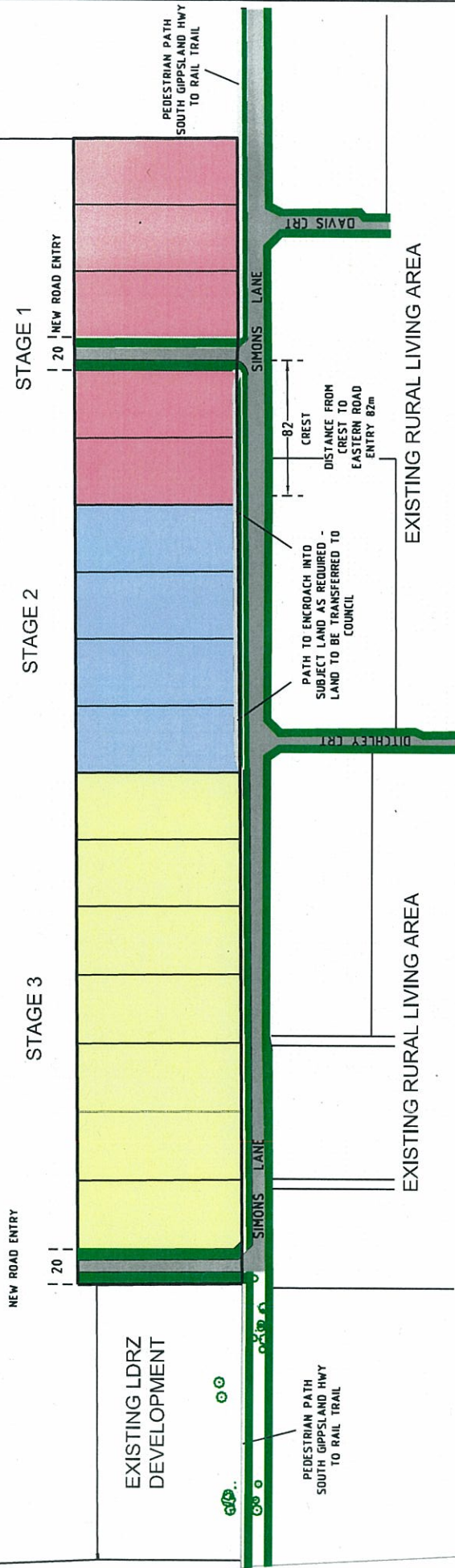
PROPOSED  
FUTURE RES 1 ZONE

*APPROVED DEVELOPMENT PLAN  
SOUTH GIPPSLAND SHIRE COUNCIL*

*ENDORSED PLAN 1 OF 2  
C62 Development Plan*

*Date Approved: 17 June 2013*

*Signed: [Signature]*



SCALE 1:2500  
REFERENCE 1200002  
VERSION 2

NOTE:

**Development Plan**  
Low Density Residential Subdivision  
Simons Lane LEONGATHA



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APPROVED DEVELOPMENT PLAN  
SOUTH GIPPSLAND SHIRE COUNCIL

ENDORSED PLAN 2 OF 2 (22 pages)

~~Planning Permit No:~~ C62 Development Plan

Date Approved: 17 June 2013

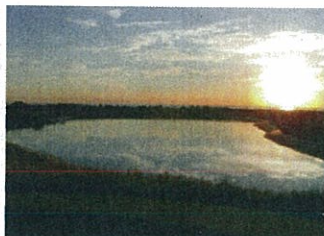
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## **STORMWATER MANAGEMENT STRATEGY**

**PROPOSED DEVELOPMENT, SIMONS LANE, LEONGATHA**