



**Planning
Central**

LAND USE AND DEVELOPMENT



99 BENA ROAD, KORUMBURRA

Development Plan pursuant to Development Plan Overlay

(Schedule 6 – Korumburra Residential Growth Area)

Hill View Rise Pty Ltd

April 2023



 <p>Planning Central LAND USE AND DEVELOPMENT</p>	<p>ACN 161 565 902 ABN 68 625 299 632</p> <p>Suite F5, 2 Winterton Road, Clayton</p> <p>P O Box 2301, Oakleeigh, 3166</p> <p>Mobile – 0407 511 616</p>
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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
1	Internal Draft		
2	Submitted to Council incorporating pre-app comments (Oct 2021)	June 2022	GK
3	Updated following discussions with southern neighbor	Jan 2023	GK
4	Updated – Incorporating Final PSI (Appendix M)	April 2023	GK

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Cover photo – Proposed Development Plan



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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 2012 this land was the subject of Planning Scheme Amendment C66 (“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 (in October 2021) as detailed at **Appendix A**.
- following consultation with the representatives of the landowner to the south (in December 2022) at which time information and plans were shared and modifications made to ensure integration between road and infrastructure connections.
- 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 Jumburra Road (to the east) and Whitelaw Road (to the west), in a planned and emerging residential growth area for Korumburra township.

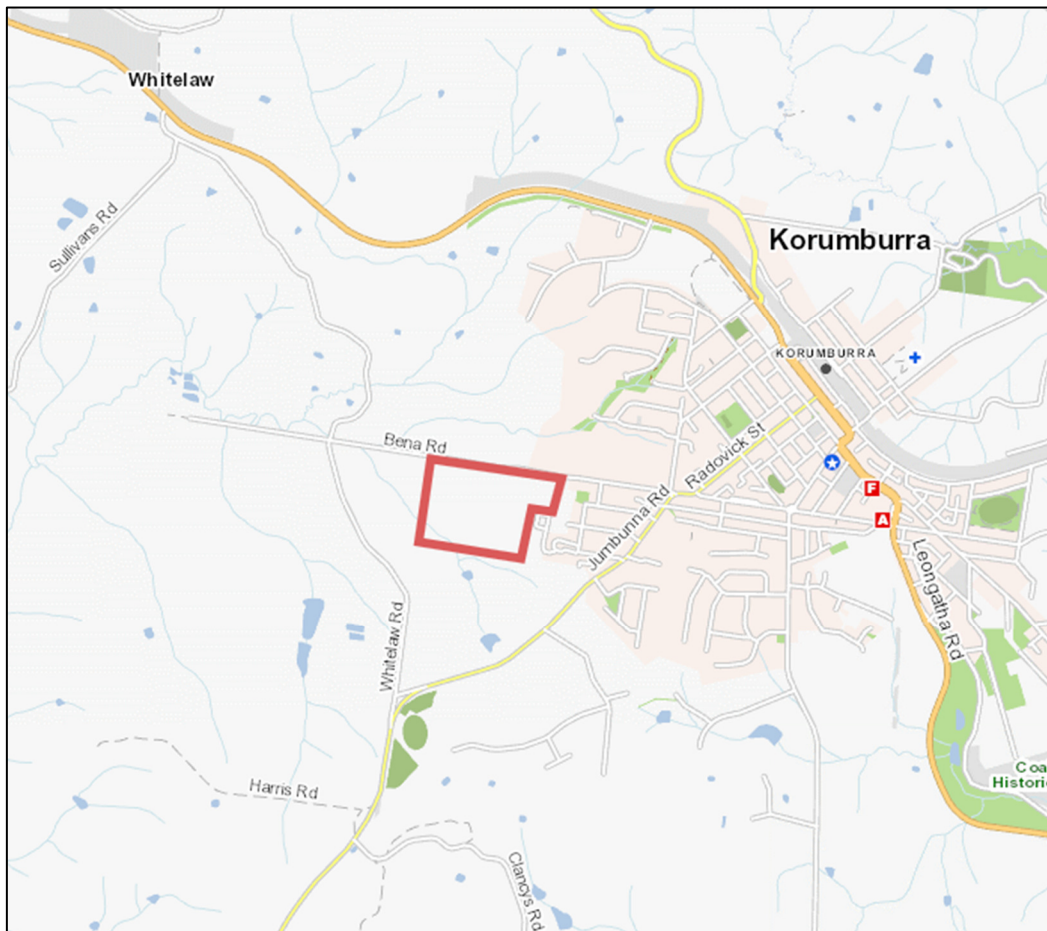


Figure 1 – Location Plan
Source: Vicplan
Not to Scale

2.2 Site Description

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



Figure 2 – DP Area - Aerial
Source: Vicplan
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 B**.

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.

Photos of the subject site form part of **Appendix C** & associated Technical Reports within.

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 C** & associated Technical Reports within.

3 DEVELOPMENT PLAN

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

A succinct description of each follows.

3.1 Development Plan

The Proposed Development Plan depicts the following designations:

- Further extension to Carinya Lodge to the north-east.
- General Residential Development Area for the balance.
- Drainage Reserve.
- Public Open Space.
- Existing Vegetation.
- Indicative access points from Bena Road.
- Indicative Road Network and Lots.

3.2 Indicative Subdivision Plan

An Indicative Subdivision Plan, with and without aerial photography, has been prepared.

The plan presents approximately 127 lots with an average lots size in the order of 878sqm.

The dwelling density of 6.6 lots per hectare given the regional location and topography of the land.

The Development Analysis Table follows:

CONSIDERATION	AREA (Ha)	%
SITE AREA	19.09	100.0
LOTS	11.15	58.4
SUPERLOT	1.45	7.6
ROADS	3.83	20.1
ENCUMBERED OPEN SPACE (RESERVE)	0.18	0.9
ENCUMBERED OPEN SPACE (DRAINAGE)	1.50	7.9
UNCUMBERED OPEN SPACE (OPEN SPACE)	0.98	5.1
TOTAL NUMBER OF LOTS	127	
AVERAGE LOT SIZE	878m ²	
AVERAGE LOTS/Ha	6.6	

It is noted that:

- 5% public open space is accommodated
- Internal roads are 16m - 24m wide
- Two accessway have been accommodated to Bena Road.
- A reserve is allocated adjacent to Bena Road to restricted direct access given to the grade differential between Bena Road and lots in that that location.
- A 2.48ha drainage reserve has been accommodated to the south-east consistent with drainage advice.



3.3 Land Slope Plan

A Land Slope Plan has been prepared that identifies that part of the site with slopes greater than 20%.

3.4 Staging Plan

A Staging Plan has been prepared depicting the development occurring in five (5) stages commencing in the north-east with the extension of Carinya Lodge and then working back from Bena Road in a manner than presents a progression of the subdivision and extension to infrastructure.

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 Giant Gippsland Earthworm

This assessment was undertaken 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).”

4.2 Ecology

This assessment was undertaken by Ecolink Consulting 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 Trees.
 - 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 Plan (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.


4.3 Traffic

This assessment was undertaken by Transport and Traffic Solutions Pty Ltd. and is presented at **Appendix H**.

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 due to development of the site.
- Site access point and internal road network.
- Path network.



Based on the key findings, in this report, it is recommended that:

- The Bena Road carriageway width adjacent to the site be widened by 0.5 metres to achieve a 6.0 metre wide carriageway width and kerb and channel including footpath be constructed on the south side for the length of the site's frontage.
- The Eastern and Western Access Point intersection be constructed as standard T-intersections.
- The existing embankment on either side of the Eastern Access Point be cut back to the road reserve boundary and the existing vegetation be trimmed back to increase the available sight distance.
- If the embankment cannot be cut back, then it is recommended that a "Stop" sign be implemented at the Eastern Access Point approach to the intersection and a "Side Road Intersection" warning sign installed prior to the intersection on Bena Road.
- The proposed Collector Street and Access Streets within the site to be designed and constructed in accordance with Table 2 of the IDM.
- 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.
- One car parking space for every two allotments be provided on the internal street network.
- A speed management device in the form of a flat top road hump or raised intersection threshold be provided on the internal road network as shown in Figure 6.3.
- A 2.5 metre wide shared path be provided on both sides of the Collector Street and a 1.5 metre wide footpath be provided on both sides of the Access Streets.

Based on the key findings and recommendations of the TIAR, *"it can be concluded that the proposed development of the site into 127 residential lots, a 1.45 hectare Superlot and 2.66 hectares of reserve will not have a detrimental impact on the existing road network adjacent to the site.*

Therefore, provided that the recommendations as detailed above are made conditions of the planning permit and implemented into the Proposed Site Plan, there are no traffic engineering reasons as to why the responsible authority should not grant a planning permit to develop the site".

4.4 Stormwater

This assessment was undertaken by Afflux Consulting Pty Ltd and is presented at **Appendix I**.


Amongst other things, this includes:

- Existing flood conditions and exiting overland flow paths.
- Estimated water quality and quality requirements.
- Waterway offsets and requirements.

Having regard to the above, an initial drainage concept plan has been developed, including treatment sizes, waterway offsets and existing major flow paths – at Figure 7 of the assessment.

Considerations for the concept drainage plan have included:

- The topography of the site makes consolidating discharge a significant challenge and as such, three discharge points have been recommended.

- 
- Separate catchments in this way has resulted in one large wetland.
 - A GPT type unit will be required to treat gross pollutants for the north-east and north-west.
 - Opportunity may exist to realign the waterway in the south-west corner of the site, allowing the flat area to be used for the wetland in that location. This will be dependent on discussions with the CMA and an ecological assessment of the site. The concept plan assumes an offline wetland layout which may be necessary pending results of the Ecological Report.

4.5 Aboriginal Cultural Heritage

An Aboriginal Cultural Heritage Due Diligence Assessment was 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.

4.6 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.

4.7 Slope Analysis Report

A Slope Analysis 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 surface and run off water must be collected and discharge 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.



4.8 Preliminary Site Investigation

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

The objective 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 Practise 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 contaminatin was therefore considered low.

Based on this assessment, the following recommendations are made:

- Based on the site history review, 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.



5 PLANNING ASSESSMENT

5.1 Planning Policy Framework

The Planning Policy Framework (PPF) provisions promote a consistent approach to the implementation of local planning scheme provisions in accordance with Victorian Government policy.

The PPF are state-wide provisions that are intended to provide guidance to Council's when preparing strategies and considering land use and planning applications.

The PPF includes the following policies:

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.*

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.

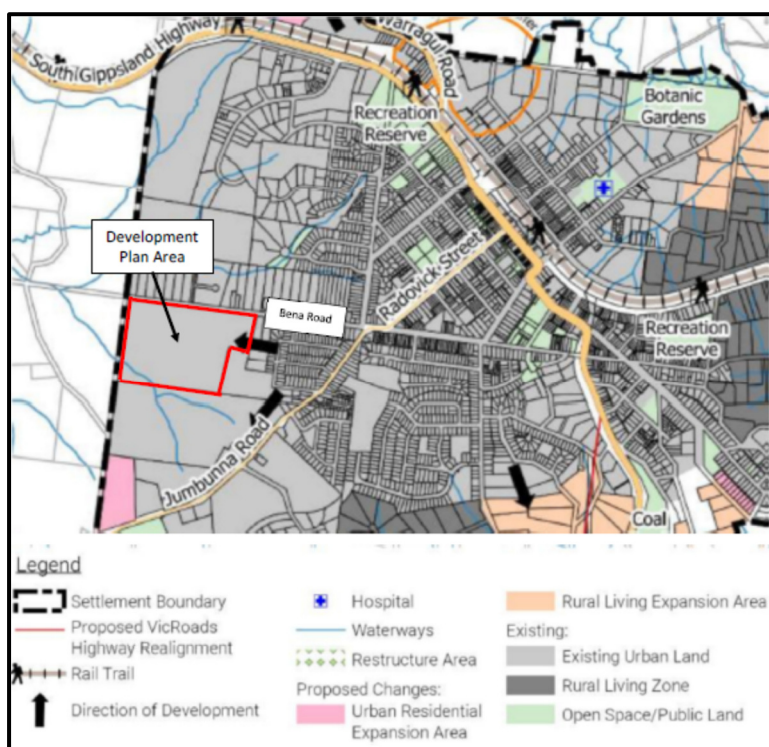


Figure 3 – Korumburra Framework Plan (extract)
 Source: Soth Gippsland Planning Scheme
 Not to Scale

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 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.

5.2 General Residential Zone

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

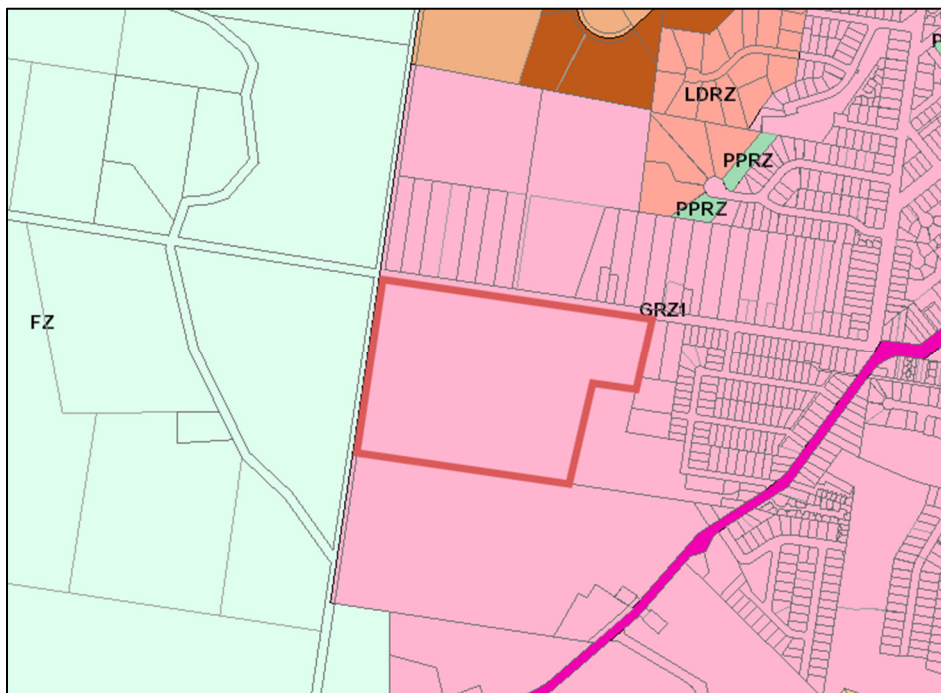


Figure 4 – Zoning
Source: Vicplan (land.vic.gov.au)
Not to Scale

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.

5.3 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:

Decision Guideline	Response
Land use and subdivision layout	
The proposed boundaries of the development area, and provide the strategic justification for those boundaries.	Satisfied The Proposed Development Plan clearly depicts the site boundaries which is consistent with the ownership of the land by the Proponent.
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.	Satisfied The Proposed Development Plan indicates a range of lots sizes to accommodate diverse housing types in Section 3 and Appendix E .
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.	N/A The Development Plan area does not abut a Low Density Residential area.
Street network that limits the creation of new road access points onto Jumbunna Road and support building frontages with two way	Satisfied No new road access to Jumbunna Road is



Decision Guideline	Response
surveillance.	<p>proposed.</p> <p>The street network supports building frontages with two way surveillance.</p>
The overall pattern of development of the area, including any proposed re-zoning of land and proposed land uses.	<p>Satisfied</p> <p>The Proposed Development Plan clearly depicts the overall pattern of development and proposed land use designations.</p>
A staging plan that demonstrates an efficient and orderly provision of infrastructure and services	<p>Satisfied</p> <p>A Staging Plan has been prepared that demonstrates an efficient and orderly provision of subdivision and infrastructure.</p>
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 4.3 and Appendix I.</p> <p>This accounts for vehicles, cycling, pedestrian and public transport linkages.</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</p>	<p>Partially Satisfied / Further Info to be Provided</p> <p>The Development Plan has been prepared having regard to topography and to minimise earthworks ... including cut and fill.</p> <p>A Land Slope Plans is detailed at Section 3.3 and form part of Appendix E.</p> <p>A Slope Analysis Report is presented at Section 4.7 and Appendix L.</p> <p>A Preliminary Site Investigation is presented at Section 4.8 and Appendix M.</p> <p>Both are detailed and identify a low risk for the development and recommendations to further</p>



Decision Guideline	Response
subdivision stage.	mitigate potential risks.
Infrastructure services	
An integrated stormwater and flood management plan that incorporates water 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.	<p>Satisfied</p> <p>A Stormwater Assessment is presented at Section 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>
<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 detailed Traffic Report has been prepared and is presented at Section 4.3 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 detailed Traffic Report has been prepared and is presented at Section 4.3 and Appendix I.</p> <p>This report provides detailed consideration to pedestrians and bicycles in line with the nominated strategies.</p> <p>The west boundary of the Development Plan is the settlement boundary. Despite this, a boundary road has been accommodated that both satisfies bushfire defendable space requirements and provides the opportunity for further development opportunities in the event that the township expands.</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.	<p>Satisfied</p> <p>A detailed Traffic Report has been prepared and is presented at Section 4.3 and Appendix I.</p>



Decision Guideline	Response
Stops should also be located near active areas where possible.	<p>Satisfied</p> <p>This report identifies nearby public transport options.</p>
Identification of costs for infrastructure provision both onsite and offsite	<p>Satisfied</p> <p>Development contributions will be facilitated in line with the Section 173 Agreement on title.</p>
Open space and landscaping	
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>Satisfied</p> <p>Public open space in the order of 5% has been accommodated in the Development Plan.</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 convenience and attractive areas for community use.</p> <p>This arrangement will accommodate strong passive surveillance and maximise community use.</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>Satisfied</p> <p>A landscape plan will be prepared subject to a condition on any planning permit to be issued for the residential subdivision. This would include street trees within the road reserves.</p> <p>A separate landscape master plan is also envisaged, subject to a condition on any planning permit for subdivision, for the public open space reserve ... subject to further detailed discussion with South Gippsland Shire Council.</p>
Community infrastructure and meeting places	
Provision for access and social interaction, particularly where this encourages physical	<p>Satisfied</p>



Decision Guideline	Response
<p>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 and practical access to and from community facilities and meeting places. • 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>If and as required, through detailed discussion with Council, provision for community infrastructure and meeting places could be accommodated in the public open space landscape master plan.</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 4.1 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 4.2 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 4.5 and Appendix J.</p>
Land contamination	
<p>An investigation by an appropriately qualified person of the potential location and forms of land contamination resulting from previous land</p>	<p>Satisfied</p> <p>A Slope Analysis Report is presented at</p>



Decision Guideline	Response
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>Section 4.7 and Appendix L.</p> <p>A Preliminary Site Investigation is presented at Section 4.8 and Appendix M.</p> <p>Both are detailed and identify a low risk for the development and recommendations to further mitigate potential risks.</p>
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>Consistent with other Development Plans prepared for the area, we envisaged that this Development Plan will be placed on public notice and comments / submissions invited.</p> <p>All comments / submissions will be carefully reviewed and the Development Plan modified, if and as required, prior to approval by Council.</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 ... as well as 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 4.2 and Appendix G – which considers this matter of native vegetation.</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	<p>Satisfied</p> <p>The Development Plan has been design having regard to these guidelines and as reflected in</p>



Decision Guideline	Response
(Victorian Division) or as amended;	the assessment and recommendations of the Traffic Report at Section 4.3 and Appendix I .
South Gippsland Path and Trails Strategy 2010 (as amended).	Satisfied As above
South Gippsland Open Space Strategy 2007 (as amended).	Satisfied 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.

5.4 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

An assessment of the proposed Development Plan against the provisions of Clause 56 is presented at **Appendix N**.



6 CONCLUSION

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.

This Development Plan has been prepared:

- following detailed pre-application discussions with Council as detailed within
- following detailed discussion with the southern neighbour to ensure future subdivision integrates efficiently.
- 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 Report.
 - 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.

Based on the information within, it is submitted that the Proposed Development Plan:

- 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.



APPENDIX A. Pre Application Consultation



APPENDIX B. Certificate of Title



APPENDIX C. Photos: Site & Surrounds



APPENDIX D. Feature Survey



APPENDIX E. Development & Indicative Subdivision Plans



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