Whole of Site Development Plan

Beveridge Williams
Development & Environment Consultants

"Shamrock Springs"

Shingler Street, Leongatha

Agenda of the South Gippsland Shire Council - 18 December 2019

Ordinary Meeting of Council No. 441 - 18 December 2019
Attachment 2.1.4

Ordinary Meeting of Council No. 441 - 18 December 2019
Lot 1 PS 404151 (Currently Zoned GRZ1)

Lot 1 PS 404151 Land within the Leongatha Structure Plan

Lot 2 PS 404151 Land within the Leongatha Structure Plan

Lot 2 PS 330446 (PART) Land partially within the Leongatha Structure Plan (Currently Zoned FZ)

Lot 1 PS 330446, Land within the Leongatha Structure Plan (Currently Zoned FZ)

Lot 1 PS 330446 (PART), Land within the Leongatha Structure Plan

Proposed Rezoning Plan

Shingler Street, Leongatha

"Shamrock Springs"

Ordinary Meeting of Council No. 441 - 18 December 2019

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Proposed area to be rezoned (GRZ1)

Internal title boundary (approx.)

Reserved for development (Reserve to be vested in Council)

Open space

Drainage reserve

Standard density lots

1.5m wide concrete shared path

Note:

- Only Lot 1 PS 404151 is currently zoned GRZ1. The remainder of the site is currently zoned FZ.
- An indicative layout is shown to demonstrate the possibility of future development. Subject to the required zoning changes and approvals.
- Reserve areas are subject to survey and final calculations.
- Drainage reserves shown have been preliminarily sized for the removal and storage of stormwater and are subject to final engineering calculations. The layouts and sizes shown are subject to engineering and Council approvals.
- Further investigation and approaches may be required for fire buffers, vegetation, stormwater draining and Council approvals.
- Open space reserves shown within this development are indicative only and subject to Council approval.
- The width and location of the lanes shown.
- A Gateway Management Plan is required to be submitted and approved by the WGCMA, prior to the Certification of any Plan of Subdivision.
- The proposed development plan extent shown is subject to Council approval for the purposes of the Development Plan Overlay.
- This plan needs to accord with the Development Plan Overlay and any aspects not clearly dealt with in this plan need to be addressed as part of the subdivision application.
- Indigenous and environmental requirements for soil conservation and revegetation.
- Where the pre-development slope equal or exceeds 10%, larger lots should be created (increasing in size commensurate to the slope of the land). Within these lots building envelopes must be identified and sited to.
- Provide additional front setbacks (not less than 7 metres) where the pre-development slope is less than 10%.
- A whole of catchment plan for sewer is required before a permit can issue for the development crest elevations of the land at PS 404151.
- The pre-development slope is less than 10%.
- All dimensions and areas are subject to survey and final calculations.
- This plan is subject to Council approval.
- The layout and sizes shown are subject to engineering and Council approvals.
- Development subject to the required zoning changes and approvals.
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This subdivision plan was submitted by the applicant and is indicative only of any future subdivision in accordance with an approved Development Plan. The plan is subject to change as part of the assessment of the planning permit application.