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Proposed C123cola

SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO8**

IRREWILLIPE ROAD, ELLIMINYT DEVELOPMENT PLAN

1.0 Objectives

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To ensure that development occurs in accordance with the broad development principles as shown in the Irrewillipe Road Framework Plan and to ensure delivery of essential community infrastructure.

2.0 Requirement before a permit is granted

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A permit may be granted for the following before a development plan has been approved by the responsible authority:

- Construction of one dwelling on an existing lot, including outbuildings.
- An extension or alteration to an existing building.
- Any buildings and works associated with the use of land for Agriculture.
- Subdivisions creating a lot for an existing dwelling.

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

3.0 Conditions and requirements for permits

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A permit for the subdivision of land must contain include conditions which require the owner(s) of the land to enter into an agreement under section 173 of the Planning & Environment Act 1987. The agreement must provide for infrastructure contributions in accordance with the Shared Infrastructure Funding Plan.

4.0 Requirements for development plan

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The Development Plan may consist of a plan and associated planning and technical reports and other documents.

The Development Plan may be prepared and approved in stages.

The Development Plan must be generally in accordance with the Irrewillipe Road Framework Plan as shown at Figure 1 and include the following:

An **Urban Design Masterplan** that includes:

- A general subdivision layout that includes the location and general distribution of lots showing a variety of lot sizes and densities to encourage a variety of housing types.
- The location of all roads, open spaces and drainage reserves.
- Contours of land at 0.5m intervals.
- A subdivision design which provides a positive identity and contributes to the amenity and safety of all surrounding roads, waterways, and the Irrewillipe Reserve.
- Within the development area, provide an interconnected and continuous network of safe and efficient conventional footpaths, shared paths, and cycle lanes.
- Appropriate interface and design measures on the Irrewillipe Reserve interface.
- The stages by which the development of the land is to proceed.

An **Integrated Water Management Plan** that takes an integrated approach to flooding, stormwater, and drainage management, is designed with reference to the whole of the catchment, and includes:

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- Reference to:
 - WSUD Engineering Procedures: Stormwater, CSIRO Publishing, 2005.
 - Clause 56.07 of the Colac Otway Planning Scheme.
 - The Infrastructure Design Manual and associated Design Notes.
 - Colac Stormwater Development Strategy – Engeny March 2019
- A Drainage Strategy that addresses:
 - Drainage Feasibility.
 - Stormwater Quality Management.
 - Peak Discharge Management; and
- Identification of all land to be set aside for drainage purposes, detailing the approximate size and location of all drainage reserves and system components, including retarding basins to meet peak discharge limits and WSUD elements to meet Best Practice Environmental Management Guidelines.
- Easement creation and/or widening and realignment as necessary to ensure adequate provision for pipe-laying and maintenance, both within the development area, and to external affected properties.
- A stormwater management system that ensures peak discharge rates, pollutant loads of all stormwater leaving the site post development are no greater than pre-development and that ensures no adverse impacts to any surrounding area, upstream or downstream.
- Consideration of development staging.

A Road Network and Traffic Management Plan generally in accordance with the recommendations of the SALT Report dated May 2021 which:

- Provides for an internal road network, and shared path networks with a high level of access for all vehicular and non-vehicular traffic and which responds to the topography.
- Considers safe sightlines to all property access and internal roads.
- Provides details of all necessary upgrades to the surrounding road network to urban standards including any required upgraded intersection treatments.
- Includes indicative cross sections of all roads.
- Considers public transport routes.
- Considers Traffic Management Controls to the internal road networks.

An Open Space and Landscape Masterplan that includes:

- An open space contribution equal to 10% of the developable residential land or in-lieu cash payment or combination of both. Encumbered land shall not be credited as Public Open Space including land required for the future retarding basins.
- All public open space to be a useable size, configuration, and location.
- Local Parks with a minimum area of 1 hectare (unless adjoining a drainage reserve where a minimum area of 0.5 ha may be accepted) and bounded by development frontages and/or roads on at least 3 sides.
- Plans for all open space areas showing the location of proposed improvements including playgrounds, pedestrian and cycle paths, earthworks, seats, bollards, fencing, landscaping, irrigation systems, drinking fountains, drainage lines and retention basins.

A Shared Infrastructure Funding Plan which includes:

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- Identification of shared infrastructure consistent with Development Contributions Plan and Infrastructure Contributions Plan principles on equity, nexus, need and reasonableness.
- Costs and apportionment of the shared infrastructure.

A **Housing Diversity Report** which includes:

- Explaining the mix of housing on the site and how much of the overall housing stock will be proposed as affordable/ key worker housing.
- Detail the criteria for determining affordable/ key worker housing stock.

An **Affordable/ Key Worker Housing Contribution**:

- Prior to the approval of the Development Plan, the owner of the land must provide for the provision of a contribution towards affordable/ key worker housing to the satisfaction of Colac Otway Shire Council.

Figure 1: Irrewillipe Road Framework Plan

COLAC OTWAY PLANNING SCHEME



LEGEND

	SITE BOUNDARY		WATERWAY - INCLUDING LINEAR OPEN SPACE
	EXISTING DRAINAGE BASIN		PUBLIC OPEN SPACE
	EXISTING PUBLIC OPEN SPACE		FUTURE RESIDENTIAL
	DRAINAGE BASIN RESERVE		POTENTIAL SIGHT LINE LIMITATIONS
	OPEN SPACE CONNECTIONS		