

Monash Views Development Plan



Lot A on PS701486M &
Crown Allotment 9P1 Parish of Narracan

Applicant: Monash Views P/L
August 2013

Contents

1	Introduction	3
1.1	Supporting Documentation	3
2	Development Plan Area	4
2.1	Site Context	4
2.2	Site Analysis	5
2.3	Site Photographs	8
3	Development Plan Overlay Requirements	10
3.1	Land Use and Subdivision	10
3.2	Waterways	18
3.3	Infrastructure Services	19
3.4	Open Space	26
3.5	Community Hubs and Meeting Places	27
3.6	Flora and Fauna	29
3.7	Cultural Heritage	33
3.8	Staging and Implementation	34
4	Appendix 1 – Site Conditions	35
5	Appendix 2 – Golf Course Redevelopment	36
6	Appendix 3 – Waterway & Catchments	37
7	Appendix 4 – Development Plan	38
8	Appendix 5 – Staging Plan	39
9	Appendix 6 – Landscape Concept	40
10	Appendix 7 – Ogilvy Clayton Correspondence	41
11	Appendix 8 – Traffic Engineering Assessment	42
12	Appendix 9 – Cultural Heritage Assessment	43
13	Appendix 10 – Flora, Fauna & Net Gain Assessment	44
14	Appendix 11 – Scoping Assessment	45
15	Appendix 12 – Latrobe City Council correspondence	46
16	Appendix 13 – Movement Network Plan	47
17	Appendix 14 – Interface Plan	48

1 Introduction

The Monash Views Development Plan (MVDP) comprises this document and the accompanying plans. It has been prepared for land at Monash Road, Newborough and sets out the form and conditions for future residential use and development.

The Development Plan has been prepared in accordance with the requirements of the *Development Plan Overlay (DPO)* provisions at *Clause 43.04* of the Latrobe Planning Scheme and more particularly *Schedule 5* of the *Development Plan Overlay – Residential Growth Areas*.

A planning permit for the subdivision, use and development of land must be generally in accordance with the Development Plan.

1.1 Supporting Documentation

Accompanying this submission is the following supporting documentation:

Appendix 1 Site Conditions

NBA Group in consultation with Millar Merrigan
Reference: 15890DP1

Appendix 2 Golf Course Redevelopment

NBA Group in consultation with Millar Merrigan
Reference: 15890DP2

Appendix 3 Waterway & Catchments

NBA Group in consultation with Millar Merrigan
Reference: 15890DP3

Appendix 4 Development Plan - Proposed Subdivision

NBA Group in consultation with Millar Merrigan
Reference: 15890DP5

Appendix 5 Staging Plan

NBA Group in consultation with Millar Merrigan
Reference: 15890DP6

Appendix 6 Landscape Concept

NBA Group in consultation with Millar Merrigan
Reference: 15890DP7

Appendix 7 Ogilvy Clayton Correspondence

Monash Views - Design Notes
Yallourn Golf Club - letter from Ogilvy Clayton - 16 July 2012

Appendix 8 Traffic Engineering Assessment

Traffix Group - October 2011
Traffix Group - 23 August 2012

Appendix 9 Cultural Heritage Assessment

Tardis Enterprises Pty Ltd - July 2007
Requirements of Aboriginal Heritage Act – letter from Andrew Long
and Associates Pty Ltd - 4 April 2011

Appendix 10 Flora, Fauna & Net Gain Assessment

Biosis Research Pty Ltd - August 2012

Appendix 11 Scoping Assessment

Water Technology - 2 August 2011

Appendix 12 Latrobe City Council correspondence

Dated 5 January 2012

Appendix 13 Movement Network Plan

NBA Group in consultation with Millar Merrigan
Reference: 15890DP8

Appendix 14 Interface Plan

NBA Group in consultation with Millar Merrigan
Reference: 15890DP9

2 Development Plan Area

The Monash Views Development Plan applies to Lot A on PS701486M and Crown Allotment 9P1 Parish of Narracan, which comprises a total area of 94.27 hectares.

This section of the report provides a description of the site's surrounding context and physical features.

2.1 Site Context

The subject area is located on the eastern periphery of the Newborough Township some 140km south-east of Melbourne.

The land is a greenfield site bound by Monash Road, Golf Links Road and Coach Road. It is wedged between the established Newborough residential area to the west and the Yallourn mining land to the east. Fairway Drive and Linkside Court, which are established residential streets, border the east boundary separating much of the site from the mining land.

The Yallourn Bowling Club abuts the south western corner of the subject land and Monash Park, which is a large recreation reserve located on the south western corner of Coach Road.

The Central Gippsland Tafe Institute and local army depot are located to the north of the subject land on Monash Road.

Refer to Figure 1 – Context Plan and Figure 2 – Site Analysis.

2.2 Site Analysis

The subject land is irregular in shape comprising of two titles; the northern which is home to the Yallourn Golf Club and the southern which is vacant and utilised for grazing purposes (see Site Conditions at Appendix 1). The golf course offers 18 holes and a well equipped clubhouse which is located towards the northern boundary adjacent Golf Links Road.

Substantial road frontages are available to Monash Road to the west, Golf Links Road to the north and Coach Road to the south. There is also minor linkage available to Fairway Drive to the east. Current access to the golf club is via Golf Links Road.

The land is gently undulating with a general slope from east to west and contains three designated waterways, including the Sandy Creek and two tributaries. A natural spring exists on the hill slope in the south east corner of the land and has been fenced to prevent stock access. There are also two large dams within the grazed portion of the land and a further dam within the golf course. The highest point on the property is on the south east corner and the lowest is on the western boundary. From the highest point, extensive views are afforded of the Great Dividing Range.

Vegetation on site is mixed, offering areas of pasture, exotic species and both disturbed and intact native vegetation. Exotic species have been introduced across the golf course where vegetation follows the design of the fairways. A strip of riparian vegetation follows the Sandy Creek in the north-western corner of the land and a large patch of intact vegetation is located towards the southern corner. The native vegetation varies in quality and significance. A full description of the vegetation and its ecological significance is contained in the Flora, Fauna and Net Gain Assessment at Appendix 11.

The land contains a number of easements and is capable of being fully serviced with reticulated infrastructure. The easement and rising sewer main running along the boundary of Lot A (see Site Conditions at Appendix 1) will be replaced with a new easement and sewer design as part of any future subdivision.

Refer to Figure 2 – Site Analysis Plan.

Figure 1: Context Plan

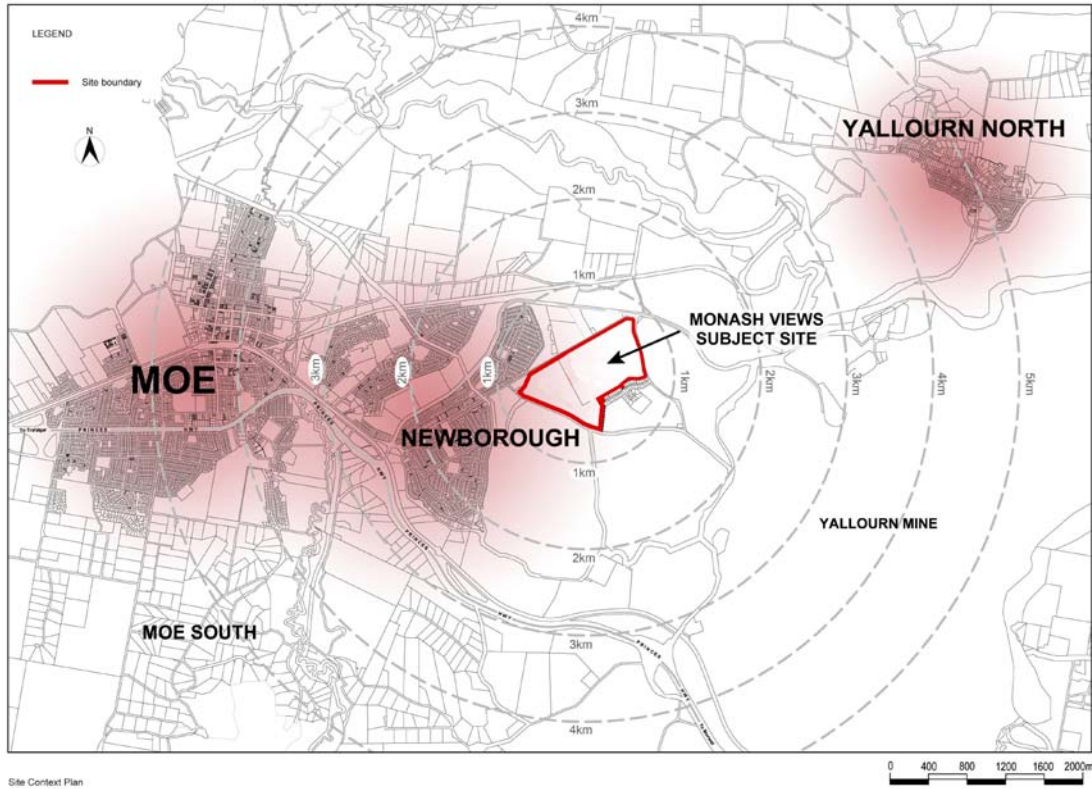
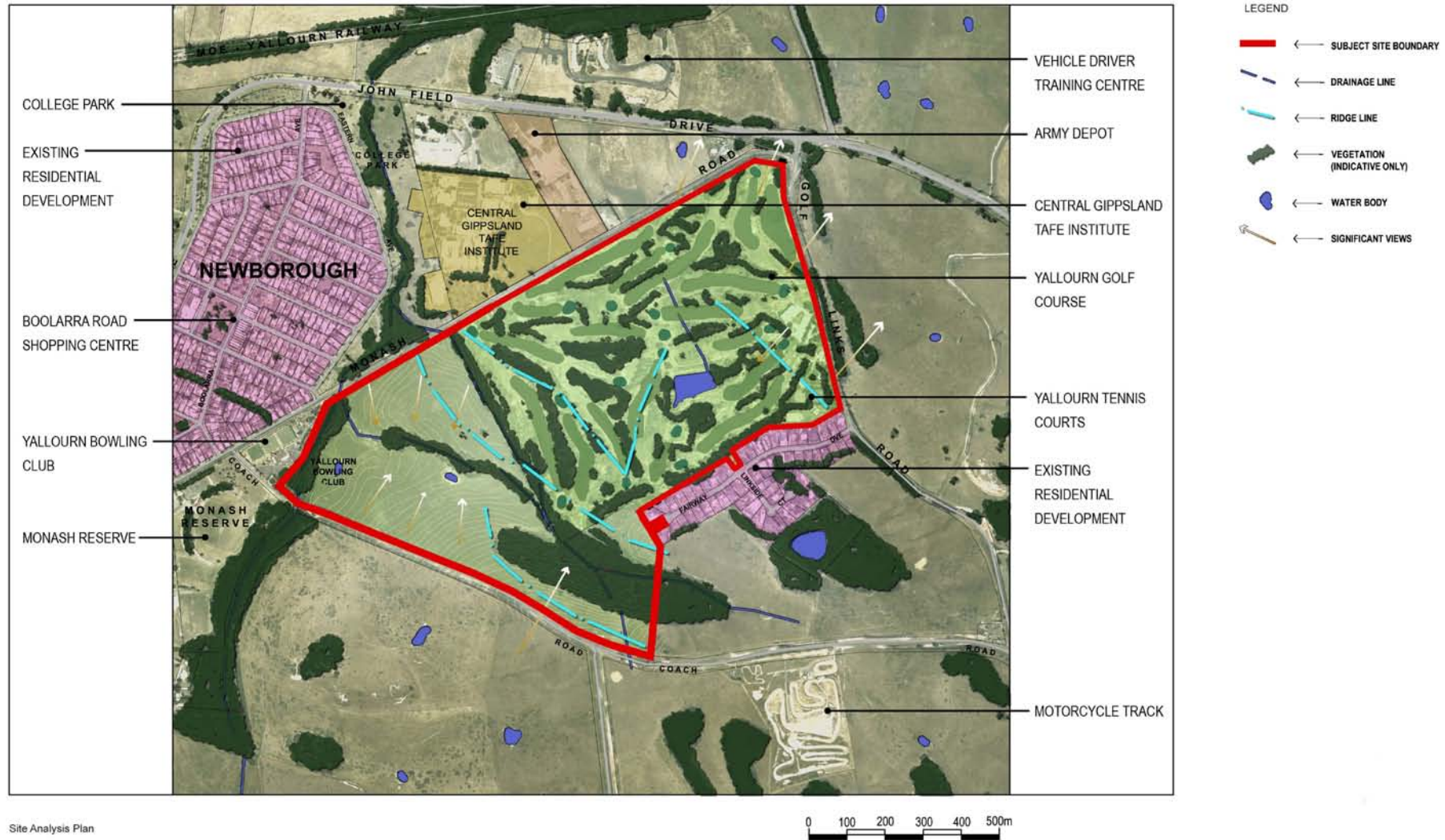


Figure 2 – Site Analysis



Site Analysis Plan

2.3 Site Photographs

Photograph 1 – Looking up the 2nd hole of the golf course



Photograph 2 – Looking down the 7th hole of the golf course



Photograph 3 – Looking towards the site from Monash Road at the portion of land currently utilised for grazing



Photograph 4 – Looking north across the grazing land towards the golf course



Photograph 5 – Looking across the site from near Coach Road in a northerly direction



Photograph 6 – Looking in a south-westerly direction across the gully in the western corner of the site



Photograph 7– North-east view down Monash Road (site on right)



Photograph 8– South west view down Monash Road (site on left)



3 Development Plan Overlay Requirements

Schedule 5 of the Development Plan Overlay requires the following:

A development plan must be prepared to the satisfaction of the Responsible Authority.

The plan must show the following.

3.1 Land Use and Subdivision

- ***The proposed boundaries of the development area, and provide the strategic justification for those boundaries.***

The Development Plan (see Appendix 5) identifies the boundary of the proposed development area. It has been derived from a detailed assessment of the existing golf course and the aspirations of the club to significantly improve the course whilst allowing for the development of surplus land. Ogilvy Clayton Golf Course Architects have prepared design notes and supplied a subsequent letter (see Appendix 2) that discuss the replacement of the 2nd, 3rd and 4th holes, together with recommendations for 'buffer zones' between residential areas and fairways. They state:

The removal of the original 2nd, 3rd and 4th, in place of new holes to the West of the course will, most importantly, allow for significant improvement to Yallourn Golf Club. These new holes replace three quite poor holes and the land over which they are planned allows for some first-class golf.

And

Thus far the proposed redevelopment of Yallourn Golf Club has been well investigated and planned by Monash Views Pty Ltd. As a minimum, 70 metres has been allowed as a buffer between the conceptual fairway centreline and the proposed property boundaries.

The entire land has been considered as a single precinct and the design is reflective of maintaining a functional course with a lifestyle village component. The Golf Course Redevelopment plan is included at Appendix 2. The overall development will provide for high amenity housing choice, consistent with Latrobe Structure Plans – Moe/Newborough and Newborough whereby the relevant objective is to:

Facilitate the development of a life-style residential neighbourhood centred on the Yallourn Golf Course to diversify overall residential market within the township.

- **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.**

The Development Plan (see Appendix 5) indicates an overall subdivision for the development area. The design can be described as a curvilinear layout that offers flowing circulation, protection of significant vegetation and excellent integration with the adjoining golf course.

A lengthy design process has been undertaken for the site. The evolution of the design has resulted in best practice urban design outcomes and an improved response to the requirements of *Victoria's Native Vegetation Framework*. The plan responds to site features and constraints together with the aims of the planning scheme.

Figures 3 to 6 below show how the plan has progressed.

Figure 3: Development Plan 1 (circa August 2005) – this plan did not respond to native vegetation in the south east corner appropriately

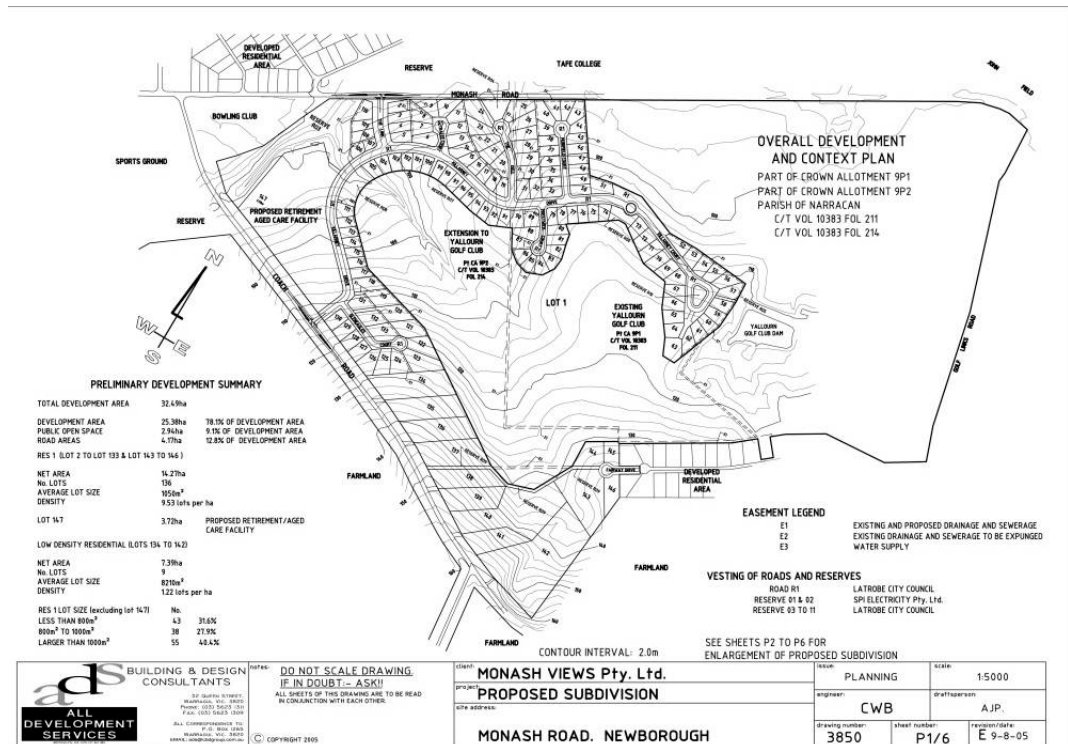


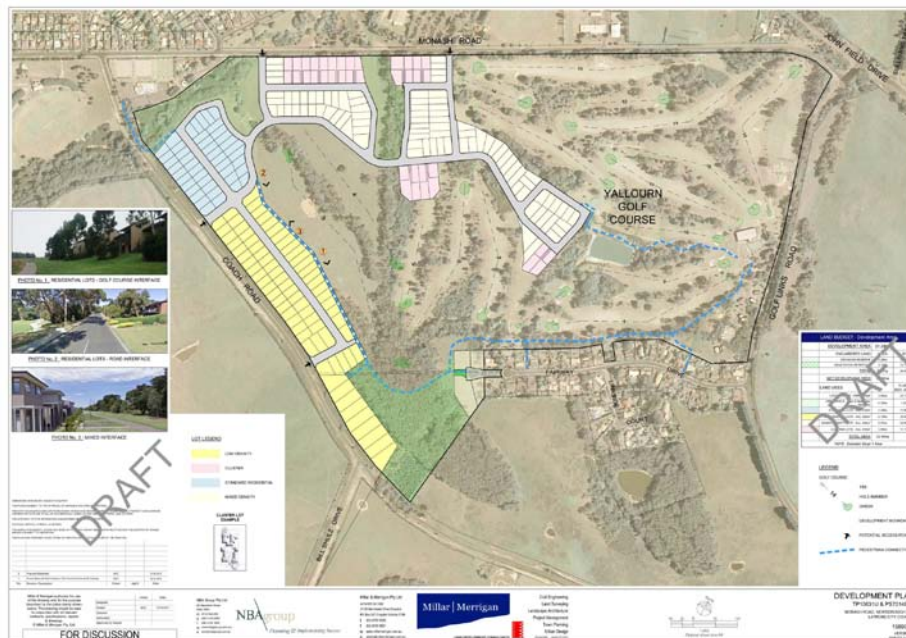
Figure 4: Development Plan 2 (circa July 2011) – this plan was utilised to inform the rezoning of the land , later review considered that a predominant interface of back fences to the golf course was not appropriate



Figure 5: Development Plan 3 (circa May 2012) – This sketch plan was prepared by DPCD on behalf of Latrobe City Council to improve circulation and the golf course interface



Figure 6: Development Plan 4 (May 2012) – Plan compiling detailed site analysis, Latrobe City Council’s requirements and good urban design (prepared for discussion purposes)



The final development plan layout offers approximately 221 lots at a mix of densities to cater for the varying needs of the population. Average lot sizes and percentages of the development area are as follows:

Standard lots (average 679sqm)	33.4%
Double fronted lots (average 947sqm)	11.7%
Superlots	2.4%
Cluster lots (average 705sqm)	4.4%

The development will offer a lifestyle precinct based on good urban design principles to ensure high levels of amenity and sustainable development.

- ***The overall pattern of development of the area, including any proposed re-zoning of land and proposed land uses.***

The entire land is zoned Residential 1 and there are no rezoning's sought. The land is to be developed for residential purposes in conjunction with retention and enhancement to the existing golf course.

- ***Street networks that support building frontages with two way surveillance.***

The Development Plan (see Appendix 5) offers a street network that encourages future buildings to overlook public spaces. A boulevard road is proposed along much of the abuttal to the golf course to enable high levels of surveillance whilst granting an attractive outlook.

Lots are designed in varying fashions, all of which support high levels of surveillance. They are described as follows;

Road interface– these lots front roads and generally abut other residential lots to the sides and rear. It is intended that future dwellings overlook streets.

Golf course interface- these lots have direct abuttal to the golf course at one end and a road at the other. It is intended that future dwellings provide an active frontage to the road whilst addressing the golf course, similar to that depicted in photograph 9. In some instances shared paths will be located between the lots and the golf course as depicted in photograph 10.

Cluster lots – these lots are arranged in groups of four and are utilised where two way surveillance is sought however vehicular access to one abuttal is to be avoided. Figure 7.

It is intended that Design Guidelines will be developed and implemented as part of the planning permit process to control the quality of the built form

and in particular to ensure that houses that have an interface to the golf course or future reserves present an active frontage for at least part of this interface.

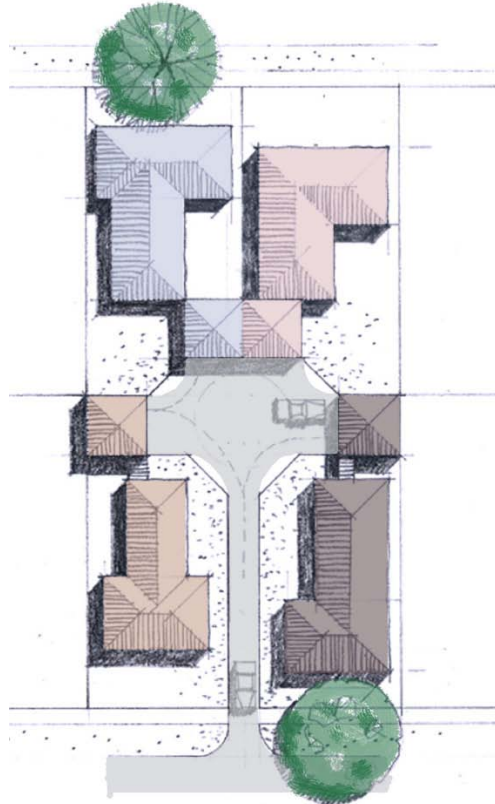
Photograph 9: Lots are designed to enable dwellings to directly abut and overlook the golf course creating a highly attractive living environment



Photograph 10: Pedestrian/cyclist paths create an active frontage for lots abutting the golf course



Figure 7: Cluster lots provide two-way surveillance whilst limiting vehicular access to one frontage



- ***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.***

The layout caters for an integrated pedestrian and cyclist network that offers external connections where considered appropriate.

The internal street network offers a mix of access streets and access places, both of which are intended to cater for pedestrians and vehicles. Road reserves are narrowed adjacent to open spaces where the intention is that the path network be contained within the reserve, creating a pleasant and safe environment for users.

A dedicated shared path is indicated on the Development Plan (see Appendix 5) linking the proposed residential areas with the golf club house and Fairway

Drive. This offers a complete walking circuit through the development and the surrounding road reserves.

The path network also offers links from the proposed residential areas to Monash Park and the Yallourn Bowling Club to the south west and to Central Gippsland Tafe to the north.

- ***The provision of any commercial facilities and the extent to which these can be collocated 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.***

The redevelopment of the Yallourn Golf Club and incorporation of new residential allotments provides for the improved patronage of the existing golf course. Best practice urban design will lead to a series of interconnected and walkable reserves that will facilitate physical activity and social interaction. Additionally the subject land is located adjacent to the Yallourn Bowls Club, Monash Park, and Central Gippsland Tafe. It is also within walking distance to the Boolarra Road shops which are located approximately 500m north-west and offer various shops including Foodworks and a pharmacy.

The site layout offers a modest increase in residential lots and based on the envisaged population for this development, there is not enough demand for any additional commercial facilities. Rather, the development will increase business for the existing shops.

3.2 Waterways

- ***A buffer zone of 30 metres each side of waterways designated under the Water Act 1989 or a buffer based on a flood study which identifies the 100 year flood extent must be set aside for ecological purposes.***

The location of designated waterways has informed the extent of the development area and where possible the proposed layout offers a minimum 30 metre buffer zone each side of waterways.

Water Technology have undertaken a Scoping Assessment (see Appendix 12) which notes that:

In almost all cases the minimum WGCMA buffer requirements have been retained in the updated development concept plans. Two locations within the development include crossings over designated waterways. These works will need to be approved by the WGCMA via a formal works on waterways approval process.

And

The proposed development involves modification to some of the flow paths of the designated waterways and areas inside the WGCMA preferred 30m buffer zone, and will involve changes to natural drainage conditions. Consequently an appropriately detailed hydrology scoping study is required for the subject site that provides surface water treatment and storage for the future post-development environment.

Areas of encroachment are indicated at Figure 8 below. The proposed road layout offers waterway crossings consistent with those depicted on the DPCD Alternative Design Sketch (see Figure 5) prepared on behalf of Latrobe City Council. They enable practical and efficient circulation across the site. Further detailed hydrology studies can be undertaken at the subdivision stage.

Figure 8: Waterway Buffer



3.3 Infrastructure Services

- ***An integrated stormwater 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.***

Water Technology have undertaken a Scoping Assessment in consultation with West Gippsland CMA which forms part of this submission (Appendix 12). The recommendations within the report can be incorporated into the

Development Plan to ensure best practice stormwater management can be achieved at subdivision stage.

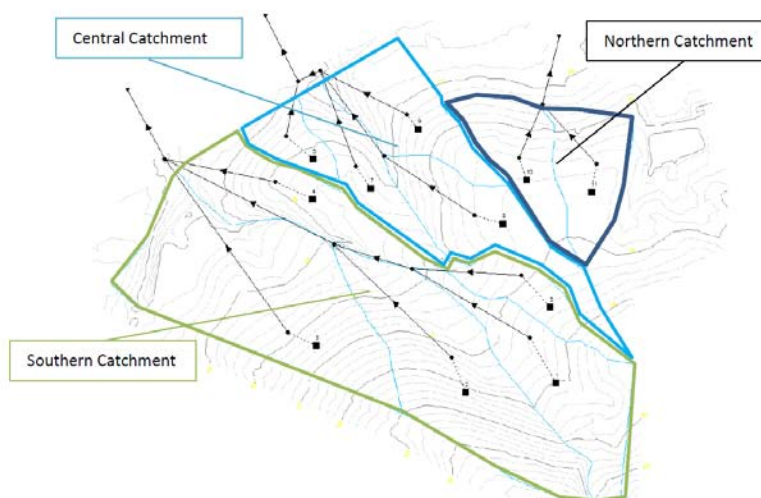
Three catchment areas have been identified on the subject land; the Northern Catchment, Central Catchment and Southern Catchment (see Figure 9 below). The Scoping Assessment noted the following in relation to post development hydrology:

Under developed conditions site specific flows are expected to generally follow similar drainage paths to existing conditions.

And

The most significant change to the system under post development conditions is seen in the northern catchment, where flows have been split into two separate catchments (northern catchment 1 and 2).

Figure 9: Three catchment areas exist on site



To meet best practice levels for water treatment, Water Technology recommends the following:

Southern catchment

Under developed conditions the southern catchment is the most significant in size and consequently requires more substantial water quality treatment features. Preliminary water quality modelling suggests that a sedimentation basin combined with a wetland and incorporation of the existing undeveloped natural buffer zone will be sufficient to treat developed flows to best practice levels.

Central catchment

A series of vegetated catchment swales (with a cumulative length of ~270m) have been proposed for water quality treatment in the central catchment. Preliminary water quality modelling suggests that this treatment alone would be insufficient to treat the catchment flows to best practice levels missing the nitrogen target by approximately 5% to 10%, the additional treatment required could be achieved by incorporating some small bio-retention features in the upstream segment of the catchment (e.g. rain-gardens or bio-swales).

Northern Catchment 1

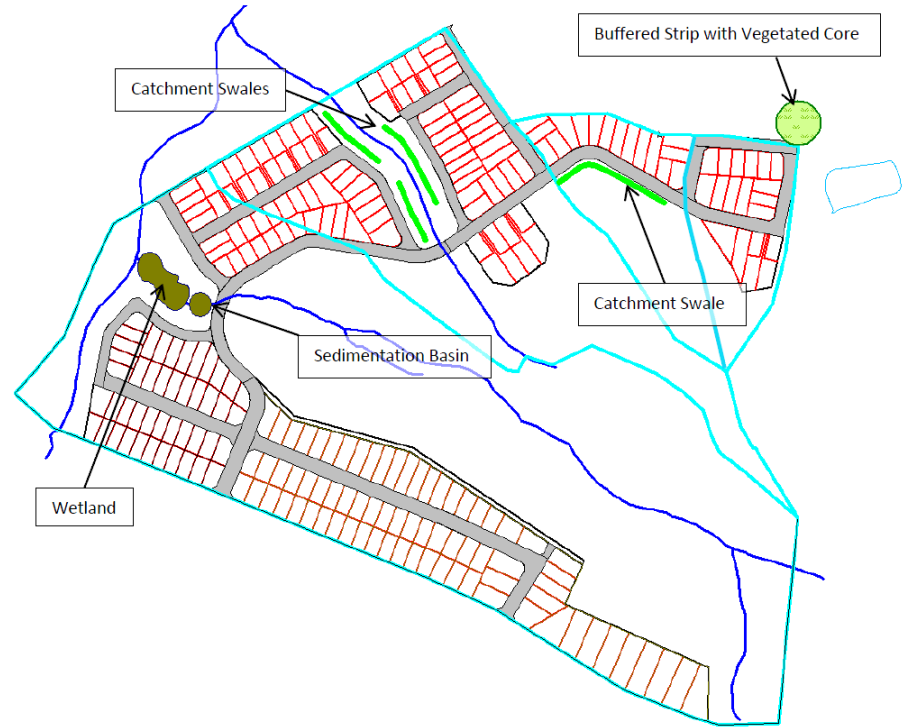
A large vegetated catchment swale (approximately 120m long) has been recommended as the primary WSUD feature in this segment of the development. Preliminary water quality modelling suggests that this treatment alone would be insufficient to treat the catchment flows to best practice levels missing the target by approximately 5%, the additional treatment required could be achieved by incorporating some small bio-retention features in the upstream segment of the catchment (e.g. rain-gardens or bio-swales).

Northern Catchment 2

Under developed conditions a small section of the northern catchment (referred to as the northern catchment 2), has been assumed to report to the North East corner before flowing into the Yallourn Golf club dam. The WSUD feature considered appropriate for this catchment is a small nodal bio-retention system with grassed buffer section on its batters flowing into a vegetated core. A linear bio-retention system could be integrated into the road reserve if required (land budget constraints) but a nodal feature would be preferable at this site. Initial modelling suggests that this type of feature would be suitable to treat site flows but this would need to be confirmed in the future SWMS.

The recommended water treatments are shown in Figure 10 below.

Figure 10: Conceptual water quality treatments



The Development Plan enables implementation of water sensitive urban design to treat developed flows to best practice reduction targets as described by Melbourne Water. A detailed WSUD analysis will be a requirement for any future subdivision of the land.

- **The pattern and location of the major arterial road network of the area including the location and details of any required:**
 - *road widening*
 - *intersections*
 - *access points*
 - *pedestrian crossings or safe refuges*
 - *cycle lanes*
 - *bus lanes and stops*

The Development Plan (Appendix 5) indicates a proposed road network for the subject land. It offers a logical and safe circulation network for both vehicles and pedestrians/cyclists.

Traffic Group prepared a detailed Traffic Engineering Assessment in October 2011 followed up with a Traffic Engineering Assistance letter dated 9th August 2012 (see Appendix 9) to ensure their assessment reflects the final development layout. Together they provide a detailed traffic engineering assessment of the proposed subdivision layout, including the internal access arrangements as well as the likely impacts on the surrounding road network of the proposed development.

The traffic assessment concluded in part that:

The revised traffic distribution generally results in lower traffic volumes at the access points compared to the original assessment, given the introduction of the additional access point to Monash Road and the lots directly fronting Coach Road,

The requirements for turn lanes on Monash Road and Coach Road have generally remained unchanged, with all of the access points requiring BAL and BAR turn lane treatments. The only exception is the additional proposed access point to Monash Road (Monash Road Eastern Access) that is recommended to include a roundabout given its location opposite the existing Gippsland TAFE access,

Given the low turning movements expected at the access points and the existing low traffic volumes on Monash Road and Coach Road, the intersections will perform well and no intersection capacity analysis is required according to the AustRoads Guide to Traffic Management: Part 6,

The proposed road layout generally accords with the requirements of Clause 56 of the Latrobe Planning Scheme,

Given the proposed direct property access to Coach Road, it is recommended to reduce the speed zone on Coach Road to 60km/h,

A level of vegetation trimming / removal is required at the eastern boundary of the subject site within the Coach Road road reserve to provide for adequate sight distance, and

There are no traffic engineering reasons why a permit for the proposed residential subdivision should not be granted, subject to appropriate conditions.

The proposed road layout offers a functional and safe environment for internal access and creates acceptable impacts on the surrounding road network. Detailed design will be undertaken at subdivision stage in accordance with the requirements of the Responsible Authority.

Pedestrian/cyclist networks and public transport are discussed below.

- ***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 Latrobe City Bicycle Plan 2007-2010, (as amended).***

The proposed road layout is indicated on the Development Plan (Appendix 5) and has been designed in a practical fashion to ensure traffic and pedestrian/cyclist safety. The Traffic Engineering Assistance letter (Appendix 9) discusses road hierarchy and notes the following:

Based on the revised road network, all roads within the subject site are proposed to operate as either access streets or access places. The proposed access streets generally have road reserve widths of 16m to 20m, in line with Clause 56 of the Latrobe Planning Scheme. It is noted that the proposed access streets adjacent to reserves/open space are proposed with a 13m road reservation width. As indicated in our previous assessment, this approach is common place and is due to provision of pedestrian paths inside the reserve/open space rather than within the road reserve. This allows for acceptable cross section outcomes, such as a nominal verge width on the side of the road adjacent to the reserve/open space.

An Access Street is defined under Clause 56.06-8 as being ‘a street providing local residential access where traffic is subservient, speed and volume are low and pedestrian and bicycle movements are facilitated’.

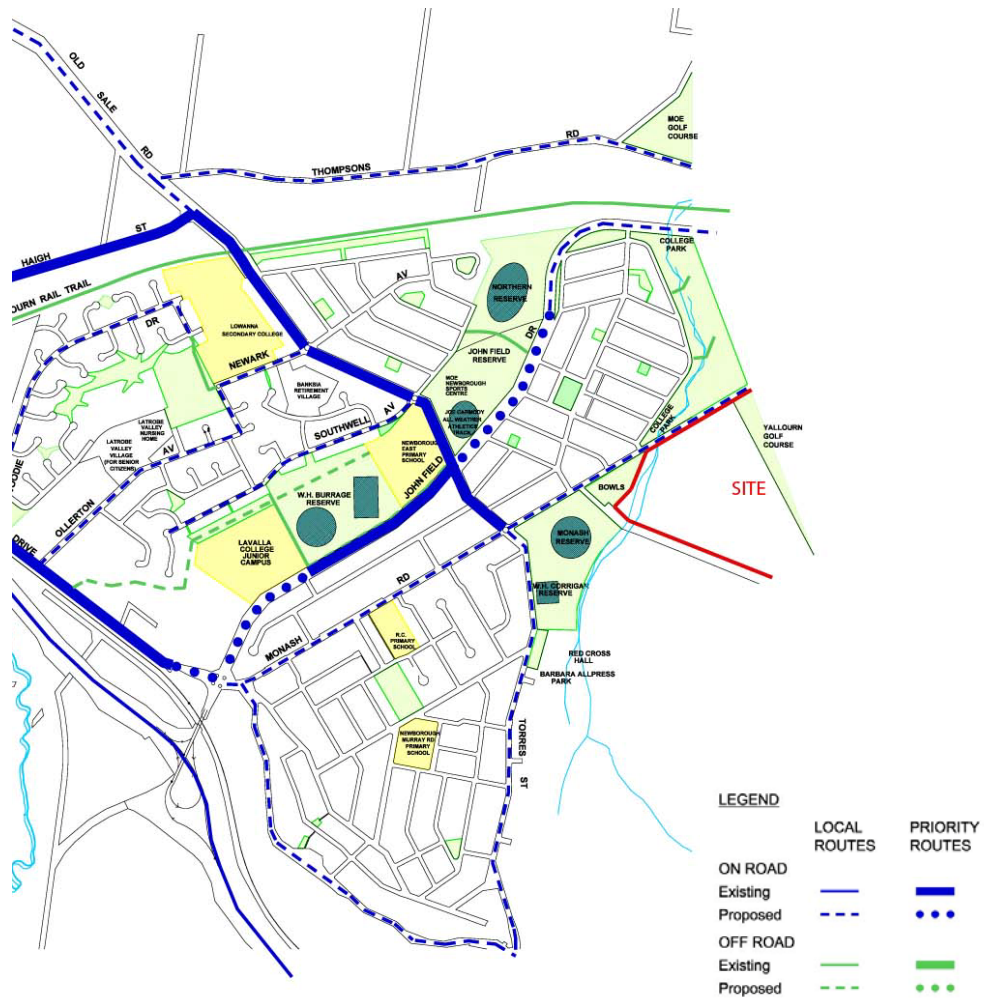
An Access Place is defined under Clause 56.06-8 as being ‘a minor street providing local residential access with shared traffic, pedestrian and recreation use, but with pedestrian priority’.

Both street types utilised throughout the development facilitate pedestrian and bicycle movements and each will be designed in accordance with the applicable standards at subdivision stage. In addition, designated shared

pathways are proposed to link the residential areas on site to the golf club house, Monash Park, Fairway Drive and Monash Road as shown on the Development Plan (Appendix 5).

Links to Monash Road will allow for connection to future on road bicycle routes planned under the Latrobe Bicycle Plan, see Figure 11 below. The intended link from Fairway Drive through the subject site to Monash Road also provides consistency with the ‘future pedestrian link’ identified on the Moe-Newborough Structure Plan.

Figure 11: Latrobe Bicycle Plan – Moe/Newborough Bicycle Network (plan cropped)



- In consultation with relevant agencies and authorities, provision of public transport stops where appropriate within easy walking distance to residential dwellings and key destinations. Stops should also be located near active areas where possible.***

An existing bus route is present along Monash Road. All lots are within 1km of this route which is considered to be an acceptable walking distance. If the demand presents, a bus service could be accommodated within the proposed street network which offers appropriate road widths and good circulation.

3.4 Open Space

- *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.*

The Development Plan (Appendix 5) shows the location and size of proposed open space areas. Three public open space areas are proposed, each of which is designed to encompass significant vegetation and/or waterways. They offer a total of 8.41 hectares or 26.8% of the development area.

The proposed reserves cater for passive recreation and active recreation in the form of a series of interlinked pedestrian walkways, there are also numerous opportunities for active recreation within the surrounding area. The following open space facilities are located within the Newborough Township:

- Monash Park;
- Yallourn Bowling Club;
- John Field Reserve which includes Moe Newborough Sports Centre and Joe Carmody Athletics Track;
- WH Burrage Reserve.

Whilst the golf course is privately owned, the layout of the development has been designed to integrate with the golf course offering highly attractive living opportunities whereby residents can enjoy the outlook offered.

It has been considered that there is no need in this locality for any additional community facilities or playgrounds given the existence of nearby playgrounds, whereas these could be incorporated into reserves if desired by the community, it is envisaged that the overriding design intent for open space networks will be to build on the scenic and environmental benefits of the interconnected gullies and significant native vegetation whilst also providing for a series of interconnected pedestrian paths.

- *Public open spaces designed to provide:*
 - *Public spaces of a minimum of 0.5 hectares within a 500 metre walking distance of all residents in accordance with Latrobe City Public Open Space Plan 2007, (as amended).*
 - *The inclusion of pedestrian and cycle paths and play equipment, that encourage active recreational opportunities.*

All lots are well within 500 metres walking distance to public open spaces of at least 0.5 hectares. A shared path network will provide accessibility to open space areas within the site and offer links to surrounding areas.

As discussed above, active recreation facilities are present to the west of the development area and offer an extensive range of recreation opportunities. It is not feasible to offer active recreation within the proposed reserves given the constraints of vegetation. The golf course does however offer an active sporting facility.

- ***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.***

Good urban design principles have been employed to create a development with excellent levels of visual surveillance. As discussed above, the layout offers a mix of reserve interfaces that utilise a combination of perimeter roads and direct lot abuttals. It is intended that all future dwellings be orientated to overlook open spaces to maximise surveillance and create a sense of safety throughout the development.

- ***A landscape concept plan for all open space areas, indicating the location of plantings, pathways, shade, shelter and seating at activity areas as well as at intervals along pathways.***

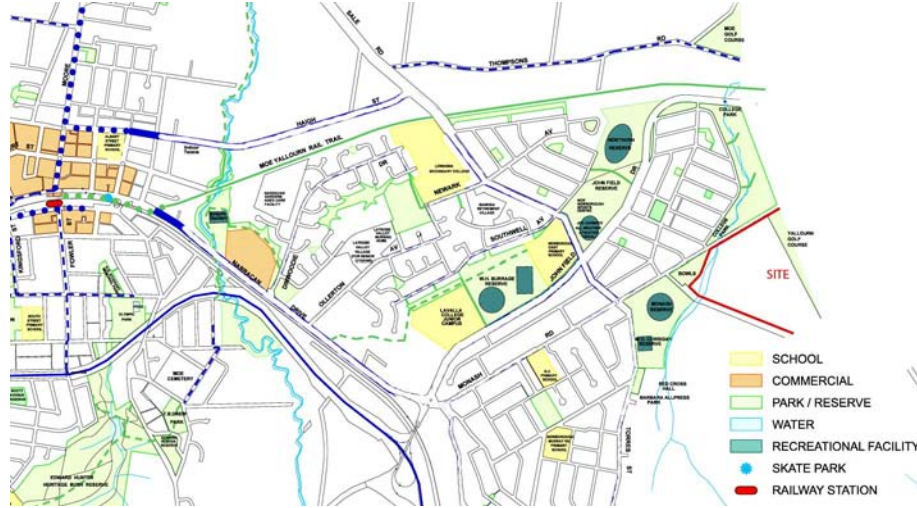
The Landscape Concept Plan (Appendix 7) shows an indicative plant schedule for public open space areas. Pedestrian links are indicated however landscape details will be developed at the subdivision stage.

3.5 Community Hubs and Meeting Places

- ***In consultation with relevant agencies and authorities, the provision of appropriate community facilities, including schools, pre-schools, maternal child health centres, senior citizen centres and general community centres within a walkable range of 400- 800 metres across large subdivisions.***

The subject development plan offers approximately 221 lots which does not warrant provision of additional major education or community facilities given the location of the site on the edge of the Newborough township. Five schools are located within close proximity to the site as shown in Figure 12 below. The land is zoned Residential 1 whereby community facilities are permitted uses. If the demand for additional facilities presents as the development evolves such uses could be incorporated if required.

Figure 12: Surrounding Education facilities



- **Provision for access and social interaction, particularly where this encourages physical activity. For example:**
 - *Consider the need for public amenities, including toilets and bicycle parking at key destinations in accordance with the Latrobe City Public Toilet Strategy 2006 (as amended) and Latrobe City Bicycle Plan 2007-2010 (as amended).*
 - *The pattern and location of pedestrian and bicycle paths should provide safe and practical access to and from community hubs and meeting places.*
 - *Spaces should be designed to accommodate community events and cultural programs including local arts activities and other festivals.*

The integrated nature of the proposed residential areas and the golf course redevelopment encourage social interaction and physical activity, particularly through the road layout and lot arrangement.

The proposed shared path network provides various links to the existing Newborough Township where a wide range of facilities are available. Furthermore it creates safe and practical access to the golf club house where functions/events are likely to occur.

3.6 Flora and Fauna

- ***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 Growling Grass Frog (*Litoria raniformis*) and Dwarf Galaxias (*Galaxiella pusilla*), and measures required to protect the identified species.***

Biosis Research have prepared a Flora, Fauna and Net Gain Assessment (FFNG) for the subject site. The assessment has been limited to those areas that were investigated for the redevelopment of the golf course and future residential development, the balance of the golf course has not been studied in detail. The assessment describes vegetation on site as follows:

The study area contains a mosaic of disturbed and intact vegetation. Large areas of the study site have been modified by past disturbances which have included agricultural grazing and a golf course development which has replaced areas of native vegetation with exotic species. Areas of remnant native vegetation vary in quality and composition, ranging from intact areas which are relatively free of exotic species to remnant patches that have been heavily grazed or planted out with introduced species.

A total of 18.88 hectares of native vegetation was mapped within the study area, together with 19 Large Old Trees present within habitat zones. The vegetation ranges in conservation significance with some classified as *very high significance*.

The assessment reports that the vegetated areas of the subject site provide habitat to various bird and mammal species and discusses the low likelihood of many threatened species being present on site due to the modified conditions. It did however identify the Grey Goshawk, Black Falcon, Powerful Owl and Swamp Skink as being the most likely significant species to occur in the study area. Other species of note were the Glossy Grass Skink which is listed as near threatened within Victoria. The assessment reported that:

This species has a medium likelihood of occurring within drainage lines of the study area.

It also states that Terrestrial crayfish *Engaeus* spp. are common throughout Gippsland and that:

The burrows of Engaeus sp. were observed within the drainage lines of the study area. Several threatened species of terrestrial crayfish are known from the region such as the Narracan, Strzelecki and Warragul Burrowing Crayfish.

In summary, the key ecological values identified within the study area are:

- *A population of Eucalyptus fulgens Green Scentbark (Victorian rare).*
- *At least some suitable habitat for state rare or threatened species Orange-tip Finger-orchid, Slender Pink-fingers, Mountain Bird-orchid, Green Scentbark, Grey Goshawk, Black Falcon, Powerful Owl and Swamp Skink.*
- *Contribution to surrounding values, including connectivity of site to riparian and roadside vegetation.*

The assessment recommends preparation of an Ecological Management Plan to provide detailed advice for the long-term protection and management of retained vegetation, habitat and linkages and for the creation of habitat features such as wetlands. This can be prepared at the subdivision stage.

- ***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.***

The proposed layout requires the removal of 5.91 hectares of native vegetation, 0.19 hectares of which has very high significance, 3.29 hectares of which has a high conservation significance and 2.43 hectares of which has a medium conservation significance. The current design proposal may also result in the loss of 3 Large Old Trees subject to detailed design.

The FFNG outlines losses of native vegetation and Net Gain targets for the current Development Plan through the Net Gain calculation process as follows:

Native vegetation	Losses	Gain target
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Patches	1.73 habitat hectares	2.39 habitat hectares
Large Old Trees	Three Large Old trees	Source and protect 12 other Large Old Trees (for the loss of large trees in patches. This will also allow for associated recruitment of 60 new trees.)

It notes that:

Some of these losses include Very High conservation significance vegetation within the bioregion and approval for clearing is required from the Minister as per the requirements of the Native Vegetation Framework (LaTrobe Planning Scheme).

If clearing is approved, a total of 2.43 habitat hectares could be generated through management of vegetation on site. This meets all net gain offset requirements including protection of the required number of Large Old Trees.

The Development Plan allows for retention and management of some areas of native vegetation which are intended to be utilised for Net Gain offsets. Through management of vegetation on site a total of 2.44 habitat hectares could be generated. The FFNG states that:

These account for all proposed losses in habitat hectares and meet like-for-like criteria described in The Framework. These areas need to be permanently protected through an appropriate legal mechanism and will be actively managed for a nominated 10 year period. They also need to be appropriately managed to DSE standards. Most management works will involve weed control and there is potential on site to significantly reduce the amount of woody weed biomass within proposed offset areas.

The FFNG concludes in part that:

The Development Plan (Appendix 6) has been prepared with regard to the three step approach of Net Gain and has sought to retain where possible the best areas of native vegetation in contiguous reserves. Anticipated loss of native vegetation can be appropriately offset on site.

An Offset Management Plan will be prepared for any Net Gain offset sites at the subdivision stage.

- ***Regard must be had to the West Gippsland Native Vegetation Plan 2003.***

The offset requirements for clearing native vegetation in accordance with the West Gippsland Native Vegetation Plan have been considered within the FFNG (Appendix 11).

- ***Any management plan should take into account that the Strzelecki Bioregion is one of Victoria's most fragmented Bioregions and address this as a consideration.***

The Development Plan Overlay – Schedule 5 covers a range of areas within the municipality of Latrobe City. It is noted that the subject land is not contained within the Strzelecki Bioregion, rather it is within the Gippsland Plain Bioregion as outlined in the FFNG (Appendix 11).

3.7 Cultural Heritage

- ***A cultural heritage assessment including how cultural heritage values will be managed.***

The site has been subject to an archaeological survey report entitled 'Proposed Development, Monash Views, Newborough' by Andrea Murphy (Tardis Enterprises Pty Ltd) dated March 2007 (see Appendix 10). The specific recommendations for Aboriginal Cultural Heritage are as follows:

1. *There are no recorded Aboriginal sites or places within the study area, and therefore no Consent to Disturb is currently required from the Central Gippsland Aboriginal Health and Housing Co-operative Limited.*
2. *Due to the landforms present and post settlement disturbance to the study area, no section is considered to have potential for significant Aboriginal archaeological sites. Therefore, prior to development no further investigation of the study area is required.*
3. *Both the Gippsland Aboriginal Health and Housing Co-operative Limited and Gippsland Cultural Heritage Unit have requested that the initial ground disturbance works (clear, grade, cut, trench) associated with the development should be monitored by an Aboriginal community representative. Whilst there is no legislative requirement to fund monitoring, community monitoring, supervised by a heritage consultant is considered an appropriate risk management for any stone artefacts that may be exposed during the course of initial ground disturbance. If monitoring is adopted, it should be limited to disturbance of topsoil, and any artefacts exposed should be recorded by a heritage consultant and returned to the community representative for relocation into the areas of open space.*

A subsequent desktop assessment has been prepared by Andrew Long & Associates (see Appendix 10) to review the implications of the Aboriginal Heritage Act 2006. In part it noted that:

Transitional arrangements are relevant in this instance, as a report on an archaeological survey for the proposed activity (Murphy 2007) was completed and provided to the Secretary, DPCD prior to the commencement of the Act on 28th May 2007, in accordance with Regulation 77.

And

It is my expert opinion that a CHMP, as defined in the Aboriginal Heritage Act 2006, need not be lodged as part of an application for planning approval for the proposed development.

In regards to Historic Cultural Heritage, the report by Tardis Enterprises P/L (see Appendix 10) concluded that:

- *There are no historic archaeological or heritage sites located within the present study area.*

- *The study area is not considered to contain any potential for significant buried historic deposits. Prior to development of the study area, no further historic investigation or research is required.*

3.8 Staging and Implementation

- ***The development plan should be prepared with an appropriate level of community participation as determined by the Responsible Authority.***

As discussed in section 3.1 above, the Development Plan was initiated in response to the desire of the Yallourn Golf Course to improve the existing course and integrate with a new and complementary residential component. The overall plan has undergone a lengthy design process which over the years has involved Latrobe City Council and other statutory authorities.

Correspondence received from Council on 27 February 2012 (copy attached at Appendix 13) prompted a review of the previous design and a subsequent round table meeting with Council and the applicant was held in May 2012 whereby an amended layout was tabled. Key authorities were also invited to attend.

There has been a substantial amount of consultation and the final Development Plan (Appendix 5) has considered all aspects of applicable policy and responded to site conditions appropriately.

- ***An implementation plan must be submitted as part of the development plan, indicating the proposed staging of the development.***

A Staging Plan has been prepared and is attached at Appendix 6. The residential development is proposed to be undertaken in a logical fashion, both in response to market demand and ease of infrastructure provision. Each of the three development wings are staged in groups; A, B and C, to enable the developer to act on separate areas of the site independently.

Proposed public open space areas are also included within the stages to enable their timely creation and development.

- ***The approved Development Plan may be amended to the satisfaction of the responsible authority***

Whilst a range of plans have been prepared to support this Development Plan, it is intended that the only plan to be adopted is the actual Development Plan, at Appendix 5. This outlines the intended development layout without going into too much fine grained detail to avoid the requirement for the Development Plan to be amended for minor variations.

4 Appendix 1 – Site Conditions

Reference: 15890DP1

5 Appendix 2 – Golf Course Redevelopment

Reference: 15890DP2

6 Appendix 3 – Waterway & Catchments

Reference: 15890DP3

7 Appendix 4 – Development Plan

Reference: 15890DP5

8 Appendix 5 – Staging Plan

Reference: 15890DP6

9 Appendix 6 – Landscape Concept

Reference: 15890DP7

10 Appendix 7 – Ogilvy Clayton Correspondence

- Monash Views - Design Notes
- Yallourn Golf Club - letter from Ogilvy Clayton - 16 July 2012

11 Appendix 8 – Traffic Engineering Assessment

- Traffic Group - October 2011
- Traffic Group - 23 August 2012

12 Appendix 9 – Cultural Heritage Assessment

- Cultural Heritage Assessment - Tardis Enterprises Pty Ltd - July 2007
- Requirements of Aboriginal Heritage Act – letter from Andrew Long and Associates Pty Ltd - 4 April 2011

13 Appendix 10 – Flora, Fauna & Net Gain Assessment

Biosis Research Pty Ltd - August 2012

14 Appendix 11 – Scoping Assessment

Water Technology - 2 August 2012

15 Appendix 12 – Latrobe City Council correspondence

Dated 5 January 2012

16 Appendix 13 – Movement Network Plan

Reference: 15890DP8

17 Appendix 14 – Interface Plan

Reference: 15890DP9