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1350 Pound Road, Clyde North

**Planning Permit Application for a Residential Subdivision & Associated Works on
Behalf of Parkworth Pty Ltd**

January 2014

BW REF: 1200683

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TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	DEVELOPMENT PROFILE	3
2	SITE AND SURROUNDS	4
2.1	SITE CONTEXT.....	4
2.2	SUBJECT SITE.....	4
2.3	SURROUNDING LAND	6
3	THE PROPOSAL	7
3.1	LANDSCAPE CONCEPT PLAN	8
3.2	DRAINAGE STRATEGY.....	8
3.3	INFRASTRUCTURE SERVICING REPORT & SEWAGE SERVICING REPORT	9
3.4	ROADS LAYOUT.....	10
4	TECHNICAL INVESTIGATIONS & DESIGN CONSIDERATIONS.....	11
4.1	CULTURAL HERITAGE MANAGEMENT PLAN	11
4.2	FLORA AND FAUNA.....	12
4.3	PRELIMINARY ENVIRONMENTAL CONTAMINATION ASSESSMENT	13
5	PLANNING POLICY CONTEXT	15
5.1	THOMPSONS ROAD (53) CLYDE CREEK (54) PRECINCT STRUCTURE PLANS ISSUE PAPER AND DRAFT CLYDE CREEK PSP	15
5.2	CASEY PLANNING SCHEME.....	17
	ZONING	18
5.3	SUMMARY OF REQUIRED APPROVALS	20
6	PLANNING ASSESSMENT	21
6.1	DRAFT THOMPSONS ROAD PSP CONSIDERATIONS.....	21
	❖ IMAGE AND CHARACTER	21
	❖ HOUSING.....	21
	❖ EMPLOYMENT AND TOWN CENTRES.....	22
	❖ COMMUNITY FACILITIES	22
	❖ OPEN SPACE AND NATURAL SYSTEMS.....	22
	❖ TRANSPORT AND MOVEMENT.....	22
	❖ UTILITIES AND ENERGY	23
6.2	STATE PLANNING POLICY FRAMEWORK.....	23
6.3	MUNICIPAL STRATEGIC STATEMENT	25
6.4	LOCAL PLANNING POLICIES	25
6.5	ZONE PROVISIONS.....	26
6.6	NATIVE VEGETATION – CLAUSE 52.17	27
6.7	PARTICULAR PROVISIONS – CLAUSE 56.....	27
7	CONCLUSION	28

APPENDICES

APPENDIX A.	CERTIFICATE OF TITLE
APPENDIX B.	SITE CONTEXT PLAN
APPENDIX C.	SITE ANALYSIS PLAN
APPENDIX D.	DESIGN RESPONSE PLAN
APPENDIX E.	INDICATIVE SUBDIVISION PLAN
APPENDIX F.	INDICATIVE DEVELOPMENT - LOT MIX PLAN & LOT MIX AREAS PLAN
APPENDIX G.	INDICATIVE STAGING PLAN
APPENDIX H.	ROAD HIERARCHY PLAN
APPENDIX I.	STREET SECTIONS PLAN
APPENDIX J.	STORMWATER MANAGEMENT PLAN
APPENDIX K.	SERVICING AND SEWAGE STRATEGY
APPENDIX L.	PRELIMINARY SOIL CONTAMINATION ASSESSMENT
APPENDIX M.	CULTURAL HERITAGE ASSESSMENT
APPENDIX N.	CLAUSE 56 ASSESSMENT
APPENDIX O.	LANDSCAPE MASTERPLAN
APPENDIX P.	TECHNICK CONSULTING P/L QUARRY BUFFER AREAS REPORT

1 INTRODUCTION

Beveridge Williams & Co Pty Ltd act on behalf of Parkworth Pty Ltd support of a proposed 354 lot residential subdivision, incorporating a mix of residential lot sizes, informal Public Open Space areas, encumbered open space areas (gas and power easements) and land set aside for a drainage reserve, and associated works and removal of vegetation at 1350 Pound Road, Clyde North.

The land is within the Urban Growth Zone and Farming Zone under the Casey Planning Scheme and is in the early stages of transitioning from agricultural land to residential land in accordance with the draft Thompsons Road PSP (1053) and the long term vision for the South East Growth Corridor.

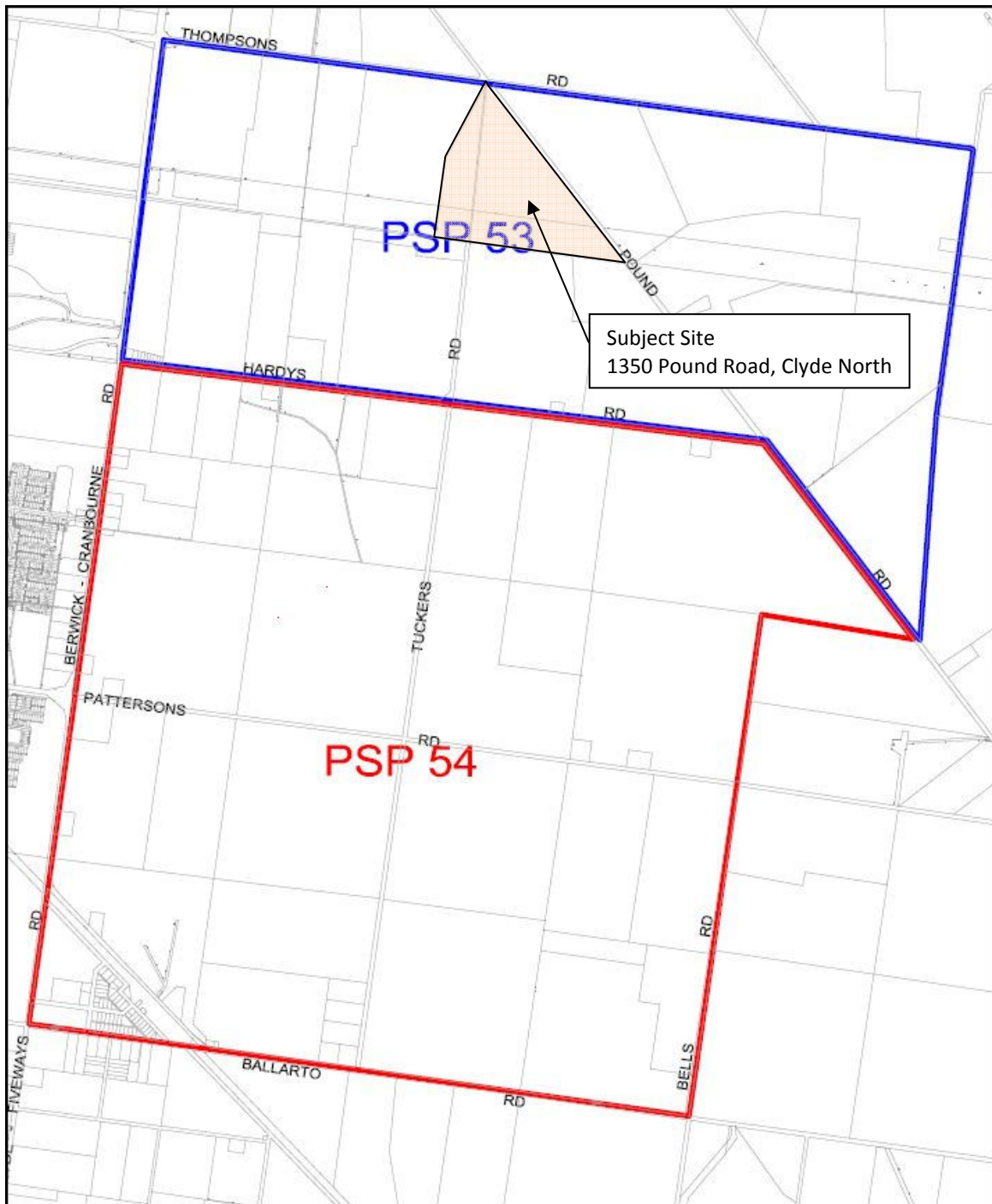


Figure 1 - Subject Site with PSP boundary

The proposal requires a planning permit for subdivision and associated works under the anticipated provisions of the Casey Planning Scheme.

This report provides details of the site and its environs, the proposal and an assessment against the relevant planning controls and policies of the Casey Planning Scheme. The report also details how the proposal responds to and is consistent with the draft Thompsons Road PSP.

The proposed development designs have also been informed by a number of precinct wide technical assessments. Detailed reports have also been prepared or are currently underway to provide a comprehensive site analysis basis from which the proposal for the site has been developed. It is our intention that the proposal will comply with the proposed Native Vegetation Precinct Plan which will be contained in the gazetted PSP.

It is submitted that the proposed subdivision:

- Will help achieve the City of Casey's forecasted population increase.
- Will contribute to the provision of community infrastructure for future residents of Clyde North and beyond.
- Will have positive social and economic effects on the community.
- Is consistent with the Casey Planning Scheme inclusive of the:
 - State Planning Policy Framework
 - Municipal Strategic Statement
 - Objectives of the Urban Growth Zone
 - Thompsons Road Precinct Structure Plan
 - All other provision of the Casey Planning Scheme

Accordingly, we request that the Growth Area Authority support the application for a 354 lot subdivision, and associated works.

1.1 Development Profile

The key details relating to the proposal can be summarised as follows:

Project Details: *	
Site Address:	1350 Pound Road, Clyde North
Formal Description:	Lot 4 on Plan of Subdivision 438890U (Vol 10561 Fol 163)
Total Site Area:	41.374ha (approximate)
Proposal: *	A proposed 354 lot residential subdivision, incorporating a mix of residential lot sizes, informal Public Open Space areas, encumbered open space areas (gas and power easements) and land set aside for a drainage reserve, and associated works and removal of vegetation.
Development Components: *	353 lots and 1 super-lot Standard Residential Lots – 14.723ha Medium Density Lots – 0.765ha Medium Density Super-lot – 0.642ha Drainage Reserve – 2.344ha Unencumbered Passive Open Space – 1.420 ha Estimated net developable area (excl. commercial) - 23.493ha
Encumbrances	Power-line, Water & Gas Easement – 13.483ha

*as per the Indicative Development Plan - Areas –10/01/14

*Actual lot number may change over time subject to statutory and market conditions.

2 SITE AND SURROUNDS

2.1 Site Context

The subject site is located within the City of Casey and within the South East Growth Corridor and is situated approximately 46km from central Melbourne. The site is located within PSP53. The site forms part of an area which is transitioning from agricultural to urban uses.

Land on the north side of Thompsons Road is subject to PSP 13 - Clyde North which is complete and forms part of the Casey Planning Scheme. The urban development front is currently located approximately 900m to the north of the subject site where development south of Grices Road is currently under construction.

The parcel is situated approximately 1.6km east of Berwick-Cranbourne Road, which serves as a main arterial road providing access to Melbourne via the Princess/ Monash Freeway. The Cranbourne Activity Centre is located approximately 6.6km west of the subject site.

2.2 Subject Site

The parcel is described as Lot 4 on Plan of Subdivision 438890U. A copy of the title can be found in APPENDIX A. The Certificate of Title indicates that there are a number of easements which reside over the property:

E-4 E-5, E-9, E14 – Gas and Fuel Pipe

E13, E14, –Water Supply & Rights - Melb Water Corp)

E-2, E-4, E-5, E-7, E-13, E-14 – Power (SECV & TRU Electricity Ltd)



Figure 2: Site Location

Source: Near Map

Not to scale

Key site characteristics include:

- The site was historically used for agricultural purposes.
- There are no dwellings on the site, however there is an existing farm related building immediately to the south of the High Voltage Power Lines.
- There are various farm tracks within the site which link the farming activities and access points to the site.
- Two rows of high voltage transmission towers traverse the property entering from the east boundary, and departing through to the western property boundary. Directly to the south of these lines is a third smaller power line, which is mounted on more standard power poles approximately 9-12m high.
- Fences divide the paddocks within the site.

A detailed Site Analysis Plan that was prepared to inform the PSP process has been included as APPENDIX C.

Topography

The site has a high point towards the south and generally falls in a northerly direction towards Thompsons Road and Pound Road. The western side generally slopes more from the south to the north of the site towards Thompsons Road, and the eastern end slopes more to the north east towards Pound Road. The high point on the site is located in the south within the electricity transmission easement at approximately 46m AHD. The low point is approximately where Thompsons Road meets Pound Road at approximately 26.5m AHD.

Vegetation

No areas of Native Vegetation have been identified through the Department of Sustainability and Environment (DSE) Time Stamping process within the application area. Vegetation on the application area is largely in the form of planted rows of both native and non-native trees which appears to have been planted as wind breaks and shelter for stock.

Re-planting will ensure that the site offers a good level of revegetation which will both support the drainage system, and will also add to the landscape quality and character of the area.

Details of existing vegetation at this site can be found in APPENDIX O.

2.3 Surrounding Land

The following is a summary of the land surrounding the site:

North

Directly north of the site, across Thompsons Road, are properties known as 1275 Pound Road, 1685 Thompsons Road, Clyde North.

These properties are used for agricultural purposes. The properties are mostly cleared of trees apart from some trees which appear to have been planted along fence lines as wind breaks and privacy screens.

East

Directly east of the site, across Pound Road, is 1425 Pound Road, which is generally used for grazing. The site is mostly cleared of trees apart from some trees which appear to have been planted along fence lines as wind breaks and privacy screens. The High Voltage Transmission Line which crosses the subject site also continues along the adjoining property to the east (1425 Pound Road).

South

The properties to the south of the site, include 1450 Pound Road, 205 Hardys Road, and 415 Tuckers Road Clyde North. 1450 Pound Road and 205 Hardys Road are both properties used for agricultural purposes while 415 Tuckers Road is used as a clay quarry.

The properties are mostly cleared of trees apart from some trees which appear to have been planted in rows along fence lines and as wind breaks and privacy screens.

West

Directly west of the site is 1880 Thompsons Road. This property is generally used for agricultural purposes and is mostly cleared of trees apart from some trees which appear to have been planted along fence lines as wind breaks and privacy screens. The High Voltage Transmission Line which crosses the subject site also continues along the adjoining property to the west (1880 Thompsons Road).

3 THE PROPOSAL

This planning application is for the subdivision of land, associated works and the creation of reserves.

The key land use details of the subdivision design are as follows:

Land Use*	Area / Size	Number of Lots	Percentage
Standard Residential Lots	14.723ha		
Conventional Lots	301m ² -600m ²	311	88%
Conventional Lots	>600m ²	16	5%
Medium Density Lots	0.765ha		
Conventional Lots	<300m ²	26	7%
Medium Density Super-lot	0.642ha		
Roads and Intersections	7.392ha		
Tree Reserve	0.016ha		
Drainage Reserve	2.344ha		
Unencumbered Passive Open Space	1.397ha		

- * Note that there is a strip of land approximately 6m wide to the south of the existing powerline easement. The proposed uses of this narrow strip relate to the land uses proposed by the PSP for the land area to the south of the site and include proposed commercial and active open space areas. For the purposes of this report, these land areas will not be described in detail.

The Key Features of the proposal are as follows:

- Particularly, the subdivision comprises 353 residential lots, within this number is an area set aside for Medium Density Housing. The Medium Design Housing has been clustered in the vicinity of both the Drainage and or Open Space Reserve areas.
- A Drainage Reserve will be provided along the northern boundary of Thompsons Road and west of Pound Road.
- Two principle Passive Open Space areas will also be provided across the site. The open space areas have been located strategically across the site to allow for maximum use and ease of access, as well as allowing for connectivity to adjoining reserve areas.
- Conventional lots range in size from to 879 m² to 315 m² with an average lot size of 450m². Medium Density lots have an average size of 279m². In total one super-lot has been proposed with an area of 6415 m². A Residential Lot Schedule is included on the Indicative Subdivision Lot Mix Plan in APPENDIX F.
- Road connections have been provided to the proposed connector street to the east (formally Pound Road), to the adjoining subdivision to the south and to the adjoining subdivision to the west.
- A residential lot yield of approximately 16 lots per hectare will be achieved assuming the medium density super-lot achieves approximately 23 dwellings.

3.1 Landscape Concept Plan

A Landscape Master Plan has been prepared by Beveridge Williams and included as APPENDIX O of this submission.

The landscape design is integral to the overall vision for creating a residential development built on healthy living that provides for social and environmental wellbeing. The aim of the Landscape Masterplan is to create a walkable community that links on site open spaces through green streetscapes to adjacent green spaces.

The streetscapes define the road hierarchy of the site and convey a distinctive character with the use of deciduous trees to east-west streets and evergreen trees to north-south streets. Along with providing diversity in streetscape plantings winter light can penetrate the deciduous trees into dwellings on the southern side of the street.

A local park is located directly adjacent to the required drainage reserve, designed as one integrated open space. This creates a large park that connects directly with the desalination easement linear park to the east of the site. It is proposed that this large park will provide a play space with a range of activities for all ages and abilities, a shelter and BBQ facilities. A shared path winds around the wetland, fanning out into timber viewing platforms at key open water locations, and winding back through the remainder of the reserve and links in to the linear shared path along the desalination easement. This provides north-south bicycle connection to the wider area.

The wetland is a Water Sensitive Urban Design mechanism to encourage water conservation, enhance recreational and environmental qualities of the landscape whilst providing improved habitat for local flora and fauna.

The existing powerline easement provides shared path connections, fitness stations and a running track again linking to the broader proposed network of parks and reserves within the PSP.

All open space is designed for low maintenance over the long-term. It is envisaged that it will be managed on an economically and environmentally sustainable basis and provide equitable access for all members of the community regardless of age, physical abilities, cultural background and socio-economic status.

3.2 Drainage Strategy

Beveridge Williams has prepared a Stormwater Management Plan (SWMP) to demonstrate that the proposed development can meet the Urban Stormwater Best Practice Environmental Management Guidelines (BPEMG) and to provide supporting evidence that the stormwater discharges from the proposed subdivision shall be to the satisfaction of Melbourne Water Corporation (MWC).

The Site Stormwater Management Strategy will be based on the Regional Stormwater Management Strategy (SWMS) being prepared by Neil Craigie for the Casey Growth Areas known as Thompsons Road PSP 53 and Clyde North PSP 54.

The site has been split into two sub-catchments, the western area discharges to the proposed SBRB located at the northern end of the site. The second catchment to the east discharges into the neighbouring property, 1425 Pound Road, which will flow under Thompsons Road to the north east.

Melbourne Water has declared this area to be a drainage scheme (interim) - Ti-Tree Creek Drainage Scheme 0619.

The strategy provides a methodology for the management of stormwater on the subject site which would result in:

- Conveyance of external catchment flows through the site in accordance with the Melbourne Water Land Development Manual Safe Floodway Criteria;

- Construction of drainage to meet the likely requirements of Melbourne Water and Council, including a 1 in 100 year ARI capacity waterway and underground drainage for the 1 in 10 year ARI storm event for the Commercial area and 1 in 5 year ARI storm event for the Residential areas as needed;
- Construction of Wetlands / Retarding Basins to meet the retardation and water quality treatment requirements.

The above strategy can be implemented and all of Melbourne Water and Council's development requirements can be achieved, in accordance with the Proposed Draft Precinct Structure Plan and with no net effect on the downstream properties.

The process towards working towards the ultimate drainage system design is likely to require some flexibility to allow for different stages of the works to be constructed at different time and to allow for interim designs to operate until later stages of the design are constructed. See chapter 5 of the Drainage Strategy (Stormwater Management Plan) contained in APPENDIX J.

3.3 Infrastructure Servicing Report & Sewage Servicing Report

An Infrastructure Servicing Strategy and a Sewage Servicing Report have been prepared by Beveridge Williams and are included as APPENDIX K.

Infrastructure is to be provided in accordance with the requirements of the relevant authority and will be subject to permit conditions.

Services

The following service authorities apply to the subject site:

Service	Responsible Authority
Sewerage	South East Water Ltd ("SEW")
Potable Water	South East Water Ltd ("SEW")
Recycled Water	South East Water Ltd ("SEW")
Electricity	SP Ausnet
Gas	Envestra
Telecommunications	Telstra
NBN	NBN

Roads, electricity, water, sewerage, gas and telecommunications will be provided to the site. Water and sewerage will be reticulated and provided for in accordance with permit conditions provided by the responsible authority and South East Water. Electricity will be provided to SPI Ausnet standards and gas will be designed in accordance with Envestra/APA Group requirements. Transmission pipelines will be located within appropriate easements.

The Sewer Strategy provides a strategy to show that the proposed Residential Development can be serviced by existing Sewerage Infrastructure and / or what additional infrastructure will be required, and its timing of delivery, to enable the servicing of the site.

The strategy provides a methodology for an initial sewer strategy, interim sewer strategy and ultimate sewer strategy.

The ultimate strategy for servicing the area is not yet finalised but may include the development of a sewerage treatment plant to the south east of the growth area. South East Water is working on an

interim strategy for servicing the area in a timely manner. The interim sewer provision strategy is to transfer sewage from the subject area to existing infrastructure to the north and west via the Cranbourne East gravity sewers and pump stations. The existing infrastructure has a limited capacity to utilise before augmentation works are required at significant cost. It is likely that these works or part of these works will be undertaken by neighbouring developers as part of their development works, however, there may be some cost sharing arrangement to assist in bringing the works to the site.

The interim sewer provision strategy is to transfer sewage from the subject area to existing infrastructure to the north and west via the Cranbourne East gravity sewers and pump stations. The existing infrastructure has a limited capacity to utilise before augmentation works are required.

The main discharge point for the subdivision is from a proposed temporary pumping station to be located next to the Melbourne Water drainage reserve near the Pound Road and Thompsons Road intersection. This pumping station may form part of a permanent network of pumping stations and gravity sewers for the PSP area. There are two options for connecting the proposed pumping station, via a proposed rising main, to an existing trunk gravity sewer. One option is located near Riverstone Boulevard within the Berwick Waters Estate, approximately 1.2km north along Pound Road, and the second is at Wild Scotchmans Way Pump Station, off Linsell Boulevard, located approximately 4.2km away.

3.4 Roads Layout

Thompsons Road will ultimately be developed as a 6 lane arterial road but in the interim it will have to be upgraded from the current gravel road to a sealed 2 way carriageway from Berwick-Cranbourne Road to the proposed north-south arterial road proposed within 1450 Pound Road.

Pound Road is proposed to be closed where it currently meets Thompsons Road, and re-aligned to intersect Thompsons Road approximately 150m to the east. Pound Road will also be closed at the southern end of the site. Pound Road will need to be upgraded from its current state to residential connector street.

Other proposed connector streets include a north south connector street at the eastern edge of the site, as well as a east west connector street located approximately mid-way through the subject site.

4 TECHNICAL INVESTIGATIONS & DESIGN CONSIDERATIONS

A series of reports have been completed to help inform the design response:

- Cultural Heritage – an assessment of the site’s cultural heritage sensitivity
- Flora and Fauna – Flora has been detailed at this site via the Time Stamping process in accordance with the methodology enacted by the Department of Environment and Primary Industry. Fauna of note in this area potentially includes the Growling Grass Frog and the Southern Brown Bandicoot.
- Preliminary Environmental Contamination Assessment – an analysis of any significant soil contamination or potential contamination sources on the site
- Hydrogeological Assessment – an assessment of groundwater conditions (and potential for contaminated land). Our client has expressed their desire for this report to be required as a condition on permit.

A summary of findings and implications for the site design are detailed below.

4.1 Cultural Heritage Management Plan

Archaeological and Heritage Management Solutions Pty Ltd (AHMS) were engaged by the Growth Areas Authority (MPA) to prepare a Cultural Heritage Management Plan (CHMP) Desktop and Standard Assessments for both the Thompsons Road (PSP1053) and Clyde Creek (PSP1054).

Desktop Assessment

A Desktop Assessment was prepared in accordance the Aboriginal Heritage Regulations (2007). The aim of the desktop assessment was to produce an archaeological site prediction model, which would assist in the design of the fieldwork, the interpretation of fieldwork results, the assessment of cultural heritage significance and the design of the management recommendations.

The assessment identified the following:

- The key landform features of the PSP activity area are the two creeks that bisect parts of it, Clyde Creek and the unnamed former stream channel in the north-east corner of PSP 53.
- Due to artificial drainage, channelling, and dam construction, the original hydrology of the landscape has been significantly altered. Dams in particular have been excavated within most properties within the activity area which have captured water flows and preventing the natural flow of water downstream.
- A prominent stable Aeolian dune crest extends across the northern part of the activity area from the north-western corner. The landform almost certainly forms part of the Cranbourne Sands soil landscape.
- The remainder of the activity area comprises flat to gently undulating topography, with several small, isolated crests.
- The Geographic Region for the purpose of this CHMP is the Bunyip River Basin.

Consequent to the findings of the desktop assessment, a site prediction model was established and based on a probabilistic approach, where a combination of traits was used to determine the combined level of potential.

The site prediction model was used as the basis for the surveys undertaken as part of the standard assessment.

Standard and Complex Assessment

Archaeological and Heritage Management Solutions Pty Ltd (AHMS) were engaged by Beveridge Williams to prepare a Cultural Heritage Management Plan (CHMP) Standard and Complex Assessment for the subject site.

No Aboriginal cultural heritage was identified during the complex assessment. Based on the results of the complex assessment, AHMS made the following conclusions:

- The installation of subsurface utility services has heavily disturbed the location of the previously registered Aboriginal place (VAHR 7921-1130).
- It is likely that past use of this landscape was probably transitory and sporadic rather than long term occupation.

An abridged summary of the recommendations of this CHMP is as follows:

- No impact avoidance or minimisation measures are required for VAHR 7921-1130, as the place has been assessed as having a very low level of significance and it is considered unlikely that further Aboriginal cultural heritage associated with the place will be extant within the activity area.
- No further Aboriginal cultural heritage was located during the investigations undertaken for this CHMP. Therefore specific impact avoidance and minimization measures are not required.
- A series of contingencies are provided in the event that Aboriginal cultural heritage is discovered during the activity. The contingencies must be followed to ensure compliance with the requirements of this management plan.

A copy of the CHMP will be forwarded to Aboriginal Affairs Victoria for approval.

4.2 Flora and Fauna

No flora was identified in the Time Stamping process in accordance with the methodology enacted by the Department of Environment and Primary Industry.

The draft PSP recognises the challenges of balancing retaining Native Vegetation with providing a functional and efficient layout, which we understand will be reflected in the Native Vegetation Precinct Plan (NVPP). It is our current intention to propose the development in accordance with the eventual NVPP for the PSP. Should there be any discrepancies between the NVPP and the ultimate design we will look to review the discrepancies and work towards a solution with Council and the MPA.

Reported fauna of note in this area includes the Growling Grass Frog and the Southern Brown Bandicoot.

In the report DEPI report, Sub-regional Species Strategy for the Growling Grass Frog (May 2013), the subject site is shown in F1d: South-Eastern Growth Corridor – Growling Grass Frog as containing Category 2 habitat (other suitable habitat requiring offset if cleared). The report defines Category 2 habitat areas as being of high conservation significance but will be able to be cleared as long as compensatory habitat is provided elsewhere. Category 1 protection areas represent the areas of habitat of the highest strategic conservation significance. There are no Category 1 areas on the subject site, with the closest Category 1 designated land being approximately 2.7km away to the east in the land surrounding the Cardinia Creek.

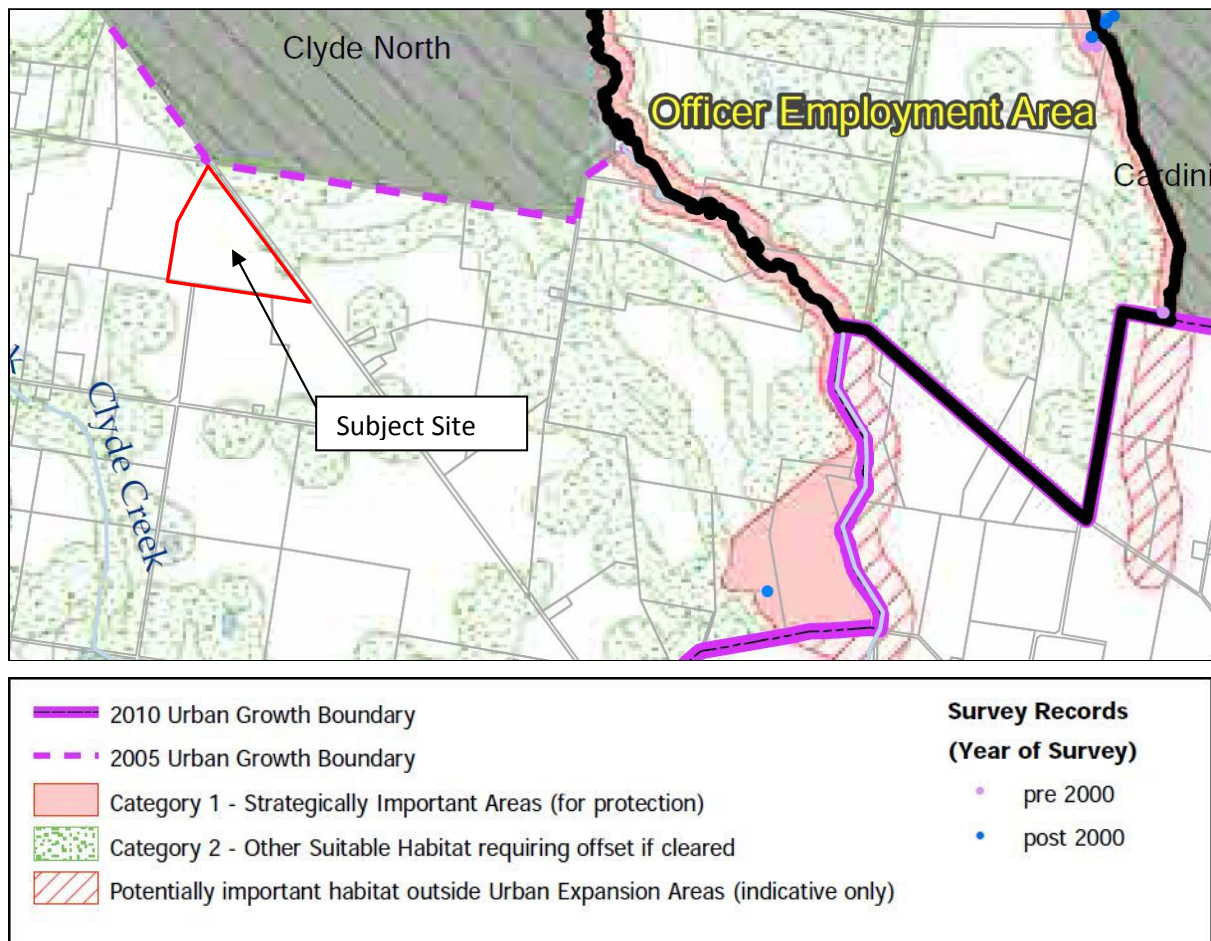


Figure 3: F1d: South-Eastern Growth Corridor
 Sub-regional Species Strategy for the Growing Grass Frog (May 2013)
 Not to Scale

The subject site is also within a Habitat Compensation obligation area for the Southern Brown Bandicoot.

In summary, there are no environmental based reasons to limit the full development of the site as proposed.

4.3 Preliminary Environmental Contamination Assessment

A Preliminary Environmental Contamination Assessment for PSP 1053 (Thompsons Road PSP) and PSP 1054 (Clyde Creek PSP) was undertaken by Beveridge Williams in 2012/13. The assessment presented information on the site history, geology, results of limited soil sampling, an evaluation of chemical testing results and implications to provide recommendations for further assessments prior to development.

The following provides a specific site summary of the site inspection undertaken by a qualified Environmental Scientist during this investigations:

- *The property (1350 Pound Road) was not inspected. It is noted from aerial photographs and geological plans sourced from the Department of Sustainability and Environment (DSE) GeoVic maps that a small former quarry/soil extraction is located in the Farm Zone below high voltage electrical cables which are assumed to be within the electrical easement. No*

visual information with respect to the nature of backfill (if any) could be observed from the roadside.

No specific soil samples were taken from the subject site as part of this investigation. A Potential Source of Contamination (Item 6 former Quarry), was identified during the reporting process. However this area appears to be located within the High Voltage Easement which occupies the southern boundary of the site and should therefore not impact on the proposed development.

A review of the EPA Priority Sites Register has been undertaken. No sites were listed on the EPA Priority Sites Register nearby or within the assessment area.

Section 12.3.1 of the Preliminary Environmental Contamination Assessment report dated January 2013 made recommendations of further assessments to be undertaken prior to development, including a Hydrogeological Assessment and an Environmental Site Assessment.

It is understood from ongoing work with the MPA and the City of Casey that these assessments will be required as a condition of permit. The applicant is aware of this requirement and will commission the assessments at the earliest convenience.

5 PLANNING POLICY CONTEXT

5.1 Thompsons Road (53) Clyde Creek (54) Precinct Structure Plans Issue Paper and Draft Clyde Creek PSP

The Thompsons Road Precinct Structure Plan has not been formally approved as yet, however the layout and features of the plan are well established.

The Precinct Structure Plan is a mechanism used by the Victorian Government, the MPA and the City of Casey to plan for major new urban development together with the infrastructure and services required by the future community.

The Precinct is generally bounded by:

- Thompsons Road to the north.
- Berwick-Cranbourne Road to the west.
- Hardys Road to the south.
- Smiths Lane to the east.

The purpose of the PSP is:

- To provide the framework, conditions and requirements for the consideration of planning permits that provide for urban development under the provisions of the Casey Planning Scheme, including the provisions of the Urban Growth Zone.
- To plan for the creation of an urban structure that implements the 'Neighbourhood Principles' as stated in Melbourne 2030.
- To ensure that planning occurs so that the future community within the Thompsons Road Precinct Structure Plan area can be provided with early access to infrastructure and services, such as community facilities and services, transport, employment, activity centres, open space and recreation facilities.
- To provide developers, investors and local communities with certainty regarding the nature of future development within the Precinct.

A range of development themes are identified in the Precinct Structure Plan. These themes include Image and character, housing, employment and activity centres, community facilities, open space and natural systems, transport and movement and utilities, energy and sustainability.

The subject application site has been designated for the following purposes as part of the draft Thompsons Road PSP:

- Residential
- Passive Open Space
- Drainage Reserve areas

The Thompsons Road (53) Clyde Creek (54) Precinct Structure Plans Issue Paper sets out the following principles for the Clyde North area:

- Create diverse and vibrant new communities
- Integrate transport and land use planning
- Plan for local employment creation
- Create precincts with high amenity and character

- Protect biodiversity, waterways and cultural heritage values
- Create integrated open space networks
- Plan for environmental sustainability
- Ensure the efficient and orderly provision of infrastructure

We contend that the proposal, as submitted, will meet the principles of the Precinct Structure Plans Issue Paper and the Draft PSP. A response to these principles is presented in section 6 of this report.

5.2 Casey Planning Scheme

The following section sets out the relevant Planning Policy contained within the Casey Planning Scheme and incorporated documents. Table 1 provides a summary of the applicable provisions:

Table 1: Applicable Planning Provisions

<u>State Planning Policy Framework</u>	
Clause 11 Settlement <ul style="list-style-type: none"> • Clause 11.02-1 Supply of Urban Land • Clause 11.02-2 Planning for Growth Areas • Clause 11.02-3 Structure Planning • Clause 11.02-4 Sequencing of development • Clause 11.03-1 Open space planning • Clause 11.04-5 Melbourne's Urban Growth 	Clause 16 Housing <ul style="list-style-type: none"> • Clause 16.01-1 Integrated Housing • Clause 16.01-2 Location of Residential Development • Clause 16.01-4 Housing Diversity • Clause 16.01-5 Housing Affordability
Clause 12 Environment and Landscape Values <ul style="list-style-type: none"> • Clause 12.01-1 Protection of Habitat • Clause 12.01-2 Native Vegetation Management • Clause 12.04-2 Landscapes 	Clause 18 Transport <ul style="list-style-type: none"> • Clause 18.01-1 Land use and transport planning • Clause 18.01-2 Transport system • Clause 18.02-1 Sustainable Personal Transport • Clause 18.02-2 Cycling • Clause 18.02-3 Principal Public Transport Network
Clause 13 Environmental Risks <ul style="list-style-type: none"> • Clause 13.02-1 Flood Plain Management • Clause 13.01-1 Use of contaminated and potentially contaminated land • Clause 13.04-1 Noise abatement 	Clause 19 Infrastructure <ul style="list-style-type: none"> • Clause 19.03-1 Development contribution plans • Clause 19.03-2 Water supply, sewerage & drainage • Clause 19.03-3 Stormwater • Clause 19.03-4 Telecommunications
Clause 15 Built Environment and Heritage <ul style="list-style-type: none"> • Clause 15.01-1 Urban Design • Clause 15.01-2 Urban design principles • Clause 15.01-3 Neighbourhood & Subdivision Design • Clause 15.01-4 Design for Safety • Clause 15.01-5 Cultural Identity & Neighbourhood Character • Clause 15.02-1 Energy & Resource Efficiency • Clause 15.03-2 Aboriginal Cultural Heritage 	
<u>Local Planning Policy Framework</u>	
Clause 21 – Casey Municipal Strategic Statement <ul style="list-style-type: none"> • Clause 21.02-1 Policy context • Clause 21.02-2 The Regions • Clause 21.02-3 Key land use themes • Clause 21.03 Vision – Strategic Framework • Clause 21.03-2 Casey's framework plan – a vision of the future • Clause 21.06 Urban Fringe • Clause 21.09 Building New Communities • Clause 21.10-2 Objectives, strategies and implementation • Clause 21.13 Accessibility • Clause 21.14 Infrastructure 	Clause 22 – Local Planning Policies <ul style="list-style-type: none"> • Clause 22.01 Future Urban Policy • Clause 22.05 Residential Development Policy • Clause 22.14 Infrastructure Policy • Clause 22.15 Good Design Policy • Clause 22.17 Stormwater Policy • Clause 22.18 Aboriginal Cultural Heritage Policy • Clause 22.22 Interim Telecommunications Conduit Policy

Zoning

- Clause 37.07 – Urban Growth Zone
- Clause 35.07 – Farming Zone (Schedule 2)

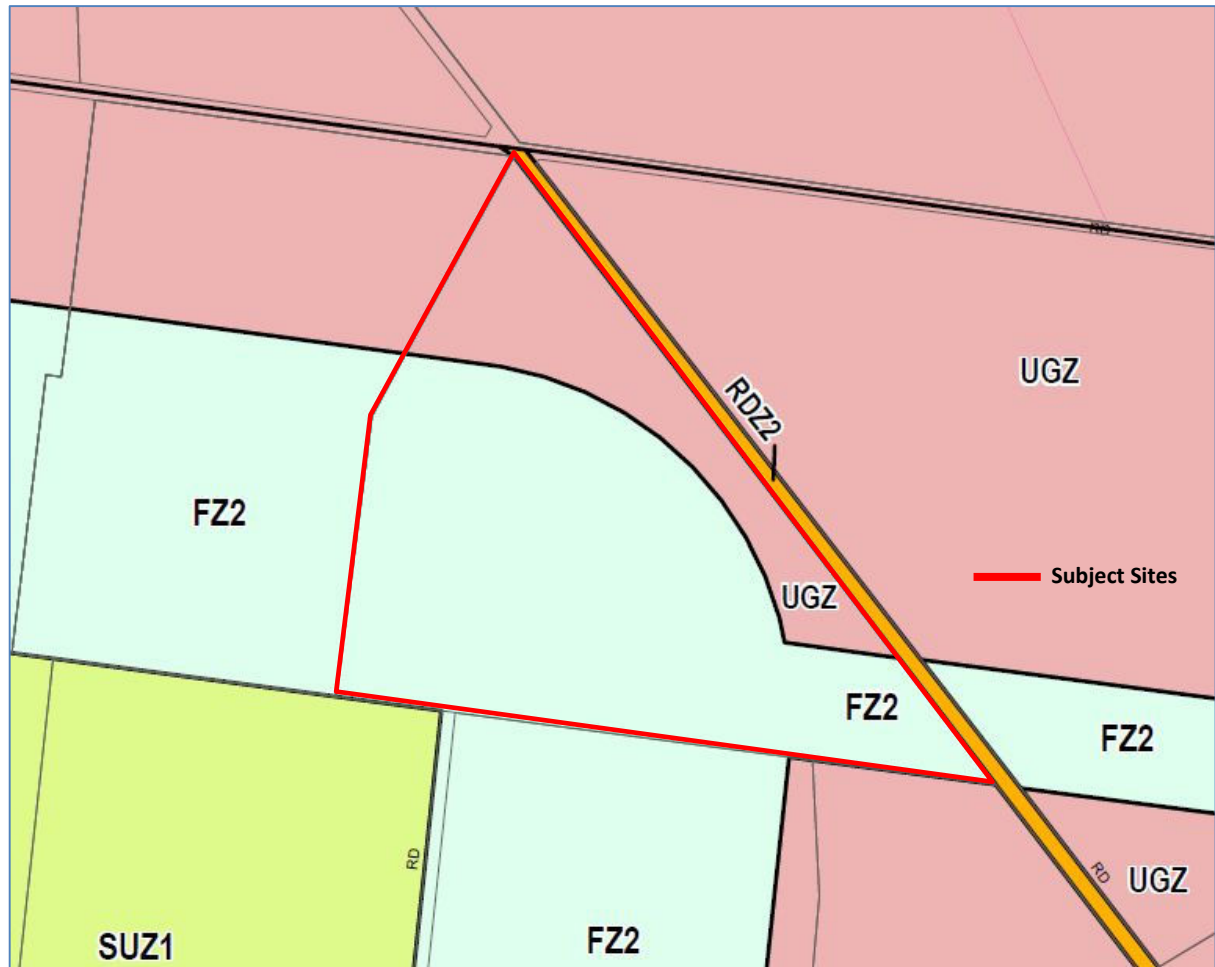


Figure 4: Zoning Map

Source: Casey Planning Scheme
Not to Scale

Clause 37.07 Urban Growth Zone

The subject north eastern part of the site is identified in the Urban Growth Zone (UGZ) and will be subject to a Schedule to the Urban Growth Zone following gazettal of the Thompsons Road PSP.

Part B of Clause 37.07 is relevant to a site where a Precinct Structure Plan applies and references the Schedule to the Zone to determine the applicable zone provisions.

Based on the draft Thompsons Road PSP provisions, it is understood that the General Residential Zone provisions will be applied to the subject site.

Clause 35.07 Farming Zone (Schedule 2)

The southern and western part of the site is identified as Farming Zone (Schedule 2). The zone covers the portion of the land where a line of High Voltage Transmission tower traverses the site and also includes a 500m buffer around the existing quarry to the west of the site.

Overlays

There are no overlays over the subject site.

Particular Provisions

- Clause 52.01 Public Open Space Contribution And Subdivision
 - Clause 52.09 Stone Extraction And Extractive Industry Interest Areas
 - Clause 52.16 Native Vegetation Precinct Plan
 - Clause 52.36 Integrated Public Transport Planning
 - Clause 56 Residential Subdivision
-

5.3 Summary of Required Approvals

In summary and in the context of the range of applicable town planning controls, approval is required under the following statutory controls:

Table 2: Required Approvals

Provision	Application	Requirement
Zoning:	Urban Growth Zone – Schedule (to apply Thompsons Creek PSP) Will apply the General Residential zone provisions in accordance with intent of Amendment C200.	<ul style="list-style-type: none"> Planning permit required for subdivision and associated works
	*Clause 52.16 Native Vegetation Precinct Plans	<ul style="list-style-type: none"> A permit is required to remove any Native Vegetation which has been identified as being part of a Native Vegetation Precinct Plan (NVPP).
Particular Provisions:	*Clause 52.17 Native Vegetation Clause 52.09 - Stone Extraction and Extractive Industry Interest Areas 52.09-8 Notice of an application	<ul style="list-style-type: none"> A permit is required to remove, destroy or lop native vegetation, including dead native vegetation where the land area is greater than 0.4 hectare referral to The Secretary of the Department administering the Mineral Resources (Sustainable Development) Act 1990 being the Director, Earth Resources Regulation
	Clause 56	<ul style="list-style-type: none"> ResCode Assessment

*It is our current intention to propose the development in accordance with the eventual NVPP for the PSP. Should there be any discrepancies between the NVPP and the ultimate design we will look to review the discrepancies and work towards a solution with Council and the MPA, which may require planning permit approval.

6 PLANNING ASSESSMENT

6.1 Draft Thompsons Road PSP Considerations

The Precinct Structure Plan is a mechanism used to facilitate change and to plan for new development, by creating a plan to provide infrastructure and services required by new communities.

The proposal responds to the urban settlement intent of the Draft Precinct Structure Plan by providing land for the land uses specified in the Draft PSP, by managing the developments interface with surrounding sites, and by facilitating the orderly development of that land.

Following the objectives and development principles of the Thompsons Road (53) Clyde Creek (54) Precinct Structure Plans Issues Paper and the draft Thompsons Road PSP, the proposal provides for development which will respond to the need of its future residents, as well as integrating with surrounding development within the Thompsons Road PSP and also with the Clyde North PSP to the north of Thompsons Road.

❖ *Image and Character*

The subdivision layout will promote walkable, pedestrian friendly streets, and local open spaces.

The landscape master plan for the site contained in APPENDIX O, the mateplan will also ensure that the provision of street trees, and planting within passive open space areas, will provide shade, as well as visual cues and definition to different classes of roads, park frontages and key intersections and entrances.

Section 3.2 Landscape Concept Plan, also discusses the themes and key design motivation driving the landscape character of the area.

The design layout will also encourage travel by means other than private car by providing walking, cycling paths, both within the development area and to adjoining residential neighbourhoods.

❖ *Housing*

The proposed subdivision design will be generally consistent with the anticipated density requirements of the draft PSP and will provide a range of residential housing options. The subdivision has been orientated to maximise building and energy efficiency and the design will create and maintain a high level of urban design.

Neighbourhoods will contain a variety of residential lots sizes as well as the provision of opportunities for Medium Density Housing.

The proposal allows for future medium density development in the form of a medium density super-lot at the north west corner of the subject site. This location has been chosen as it offers views across both the drainage reserve and the adjoining Passive Open Space reserve and Drainage areas. This layout ensures that there will be good passive surveillance of these areas.

The proposed subdivision will consist of 353 standard and 1 medium density super-lot. A housing lot yield of approximately 16 dwelling per hectare is achieved (assuming the super-lot achieve approximately 23 lots). The subdivision has been strongly informed by the Draft PSP housing and road network plans as well as the topography of the site. These three elements have dictated the most appropriate orientation of each lot, location of the medium density site and the ultimate depth of each lot to that ensure a functional internal road network can be achieved.

❖ *Employment and Town Centres*

No Town Centre is shown in the draft PSP and land uses which would generate on-going employment are not proposed within the subject development application area in line with the Draft PSP guidelines.

To the west of the site, on the south side of Thompsons road is a proposed commercial area. This area will feature of Medical/ Retail precinct and an area set aside for commercial land uses, which may feature a tavern, a service station and other more traditional businesses which would fall under the definition of Restricted Retail Premises.

A State Secondary School, located to the north of Thompsons Road in the Clyde North PSP, will create further opportunities for employment opportunities in education and support services. The proposed major town centre, which will be located to the south of the site, will also offer good local employment opportunities.

The proposed land uses in surrounding sites will provide for easily accessible employment opportunities for the local community generating genuine opportunities for local people to work locally.

❖ *Community Facilities*

Community facilities are not proposed within the subject development application area in line with the Draft PSP guidelines.

❖ *Open Space and Natural Systems*

The landscape materplan for the site is specifically discussed in Section 3.2 of this report.

The landscape materplan also supports and incorporates walking and cycling trails throughout the development area. Specifically the Power-line easement will support walking and cycling trails. Green link and connector streets will also facilitate pedestrian and cycling movement. Note the Road Hierarchy Plan, and the Street Sections plans contained in APPENDIX H and APPENDIX I.

The planned open space areas and the pedestrian and cycling links will assist in ensuring that future resident have the opportunity to participate in activities which promote healthy lifestyles and strong, diverse communities.

There are no heritage places nominated in the Planning Scheme and Cultural Heritage has been detailed in Section 4.1 of this report.

The strategy being prepared by Neil Craigie proposes a Sediment Basin/Retarding Basin (SBRB) located in the north of the site discharging to the neighbouring property to the east (1425 Pound Road). Within the Neil Craigie SWMS there is a WLRB proposed in the neighbouring site, which also caters for the nutrient treatment for the subject site. The Drainage Strategy for the site can be found in APPENDIX J.

❖ *Transport and Movement*

The proposal responds to the transport network requirements of the land in the context of the draft PSP by providing streets that can accommodate future predicted traffic volumes and which integrate with the transport plan for the area.

The proposed urban structure supports walking and cycling links as dedicated paths as part of the road reserve as well as in the existing high voltage powerline easement. A wide range of local community facilities, sporting and recreational activities will be linked along these community paths both within the subject site and in neighbouring sites both internal to and external to the PSP.

The proposed layout also allows for the re-configuration of Pound Road, to allow for the proposed North-South Arterial Road, which will become a strategic traffic corridor for the area.

❖ *Utilities and Energy*

A Development Contributions Plan will summarise the costs to deliver a range of infrastructure items and services to particular areas within the precinct and outline a levy that all developers must pay to contribute to the cost of providing the infrastructure. Thus, the Plan will ensure that adequate urban infrastructure is provided to the site. The proposed development will contribute to the establishment of the infrastructure for the area. A copy of the infrastructure Servicing Strategy can be found in APPENDIX K.

Generally, staging will be determined by the development program of developers within the precinct and the availability of infrastructure services. Planning with servicing authorities is already underway to allow time for comprehensive infrastructure plans to be planned, funded and enacted.

The proposal will contribute to fostering high quality development and the growth of new residential communities in close proximity to existing and proposed community facilities, adopting the directions of the Draft PSP and providing a planning outcome that efficiently uses the land within the PSP. For these reasons, the plan is generally in accordance with the draft Thompsons Road PSP.

6.2 State Planning Policy Framework

Imperative to the SPPF direction set out for Growth areas such as Casey is the need to ensure strategic planning provides suitable infrastructure and community services to cater for future populations, whilst ensuring that the environmental values and cultural heritage values of the areas are not significantly impacted. In furthering the SPPF, it is integral that development seeks to achieve the objectives set out and implement the strategies.

It is submitted that the proposal will achieve the following key imperatives of the SPPF by:

- Providing for the orderly continuation to the Clyde North PSP residential area by proposing residential development within the Urban Growth Boundary at an average of at least 16 dwellings per hectare (assumes 23 lots from the proposed medium density site) that allows for a suitable transition into the new Clyde North residential areas whilst maintaining an appropriate standard of neighbourhood character in accordance with the strategies set out in **Clause 11.02-2**.
- By appropriately considering the environmental conditions of the site, allowing for appropriate drainage reserve areas and having regard to the Time Stamping information and processes at the site in accordance with **Clause 12.01- 1 and 2 and 12.04-2** of the Planning Scheme. Our clients will also for budget for offset options with regard to biodiversity and the protection of habitat.
- By allowing for a design which will incorporate high value landscaped areas which will assist in improving the existing landscape qualities in accordance with the strategies of **Clause 12.04-2**.
- By working towards a drainage plan which integrates with the wider Clyde North area and minimising the risk of flooding in accordance with **Clause 13.02**. Investigations have also been undertaken with regard to contaminated and potentially contaminated land in accordance with **Clause 13.03-1**.
- Responding to the context of the existing site and 'planned' urban character in accordance with **Clause 15.01-1 & 2 and Clause 15.01-3** by providing connectivity to the nearby development and planned residential areas to the north in accordance with the designations of the draft Thompsons Road PSP.

- Lots are planned facing onto passive and or drainage reserve areas to allow for passive surveillance of these areas contributing to the objective for Design for Safety **Clause 15.01-4**.
- Seeking to incorporate allotments which allow for opportunities energy efficient dwelling designs in accordance with **Clause 15.02-1**.
- Ensuring significant cultural heritage investigations have been undertaken to provide practical recommendations to retain or salvage places of Aboriginal significance in accordance with **Clause 15.03-2**.
- By adhering to the proposal, as laid out in the draft Thompsons Road PSP, the development will respond well to the objectives as highlighted in **Clauses 16.01-1 & 2**.
- Providing a range of allotment sizes and designs to provide housing choice and affordability, whilst ensuring densities are appropriately located around community facilities such as the identified open space areas in accordance with **Clause 16.01-4** and **Clause 16.01-5**.
- At the local level the proposal allows for ordered vehicular movement as well as walking and cycling networks within the development. The proposal seeks to respond to the objective of **Clause 18 Transport**.
- By adopting a suitable development design that can leverage off existing infrastructure, whilst allowing for the funding and establishment of increased infrastructure provision to allow for the orderly development of the wider Clyde North area in accordance with **Clause 19.03**.

Having regard to the above considerations, the proposed subdivision will make an important contribution to achieving the objectives of the SPPF.

6.3 Municipal Strategic Statement

Council's MSS deals in detail with ensuring that development within the City of Casey is consistent with its policies relating to settlement, urban character and environmental protection. The MSS acknowledges Council's urban growth and forecast urban growth into the future. Casey's framework plan expects that the city will be one of the largest municipalities in Australia by 2030.

Key to achieving Casey's policy objectives is ensuring that development is well planned and in accordance with the broader future urban structure for the locality as identified in the Key Influences influencing Casey as outlined at **Clause 21.02**.

The proposal, sitting within the context on the subject PSP, responds to the Vision and Strategic Framework **Clause 21.03** of the MSS. Notably the subject site is classified as a Future Urban area in the Framework Plan.

It is considered that the proposal achieves the objectives set out for future urban areas in the City of Casey MSS by providing for:

- Orderly residential development that is suitably timed with the delivery of physical and social infrastructure.
- Development is consistent with the underlying zoning intent of the General Residential Zone and the designations of the draft Thompsons Road PSP.
- An appropriate allocation of medium density residential uses around open space areas in accordance with the housing aspirations set out for new communities in **Clause 21.09**.
- Well-designed pedestrian networks throughout the subdivision with links to community facilities and surrounding residential areas in accordance with **Clause 21.13**.
- The proposal also furthers the Infrastructure objectives set out in **Clause 21.14** by allowing for the logical extension of services.

6.4 Local Planning Policies

The Casey Planning Scheme has strong emphasis on Local Planning Policies which set out Council's specific guidance for development in the municipality.

The Future Urban Policy in **Clause 22.01** requires that urban development occurs only after the planning authority is satisfied orderly planning is facilitated by an approved PSP. This application seeks approval for the proposed subdivision concurrently with the approval for the Thompsons Road PSP.

The proposed development design is in accordance with the urban structure set out in the draft Thompsons Road PSP and residential densities are in accordance with the housing provisions in the draft PSP, thereby meeting the requirements of **Clause 22.05**.

The proposal also complies with the policy set out in **Clause 22.15** by providing a range of allotments sizes and dimensions that will assist in achieving a variety of housing stock and design.

The application includes a Stormwater Management Strategy (APPENDIX J) in accordance with **Clause 22.17**, Infrastructure Servicing in accordance with **Clause 22.13 & 22.22**. A Cultural Heritage Management Plan (APPENDIX M) has been prepared in accordance with **Clause 22.18-4**.

6.5 Zone Provisions

The proposal complies with the proposed provisions to be exhibited as part of the Thompsons Road PSP process. An assessment of the proposal against the relevant provisions of the PSP is provided in Section 6.1. The subject land is zoned both Urban Growth Zone and Farming 2 Zone.

The Schedule to the Urban Growth Zone (UGZ) will incorporate the Thompsons Road PSP into the Casey Planning Scheme. It is anticipated that this will apply the provisions of the General Residential Zone for subject sites, as demonstrated by Amendment C200 which was recently approved in the Casey Planning Scheme. The proposed subdivision will need to meet the requirements of **Clause 56** of the Casey Planning Scheme. A full assessment of the proposal against the relevant provisions of this Clause 56 is provided in APPENDIX N.

It is understood that ultimately the portion of the land zoned Farming 2 Zone, which is presently subject to the 500m buffer from the quarry to the south west, will be rezoned to Urban Growth Zone as part of the PSP process and therefore the current farming provisions of this zone will not have any implications for the future development of the land. However there may be a transitional period to allow for a staged development of the land which is currently shown within the quarry buffer area.

This assumption is based on our understanding that the MPA and the owners of quarry are currently in discussion with regard to the timing and level of on-going works undertaken at the quarry, including the rehabilitation of the quarry site.

After discussions between the MPA, DSDBI and our client which took place in November 2013, our client was advised to:

- *Seek a performance based assessment by a suitable blasting consultant to demonstrate that a 250 metre distance around the outside of the WA boundary was adequate to deal with any blasting environmental issues on potential future residences in the area*

Our client engaged techNick Consulting P/L to undertake a technical review of the environmental implications and to determine an appropriate buffer for potential blasting at Tuckers Road Quarry Clyde North, and to provide comment as to how it specifically related to the proposed subdivision at 1350 Pound Road, Clyde North. A copy of the report is attached.

In summary the review found that a 200m buffer would be sufficient to provide for the safety of persons and property in any new housing development on 1350 Pound Road from any blasting activities at the quarry.

The report concluded:

- 1) *Most areas in the northern sections of the quarry appear to be of soft to medium rock strength and have been previously excavated and contoured mechanically. Further work here will not require blasting.*
- 2) *Any deeper and steeper rock faces in the quarry are currently underwater and hundreds of metres from the subject development allotment. Treatment of these unidentified, underwater areas is unlikely to have any impact on residences if a 200m buffer were to be applied at the quarry boundary.*
- 3) *Even if blasting were to be the preferred option for further earthworks, there is no reason why blasting in the current softer rocks cannot be safely conducted with a 200m buffer zone from the quarry boundary to any residential housing or commercial infrastructure.*

Confirmation of the permitted works, the proposed buffer (a 200m interim buffer is sought) and the eventual rehabilitation of the site will be confirmed through further discussions with the DSDBI and the MPA. At this time it is submitted that the application should be assessed upon its planning merits in anticipation of a successful resolution of this issue.

Under Clause 52.09-8 notice of this application will be required be referred to The Secretary of the Department administering the Mineral Resources (Sustainable Development) Act 1990 being the Director, Earth Resources Regulation. This is required as the application to subdivide land is within 500 metres of land on which a work authority has been granted under the Mineral Resources (Sustainable Development) Act 1990.

Overall, the proposal is consistent with the intent of the Urban Growth Zone for allowing for the transition of agricultural uses to residential uses in accordance with the draft Thompsons Road PSP.

6.6 Native Vegetation – Clause 52.17

No time stamped native vegetation is present in the area of the subject subdivision application. The Vegetation Management Plan, located in APPENDIX O, details the extent of existing vegetation at this site. Within the development area, only one small group of Sugar Gum trees were recorded. All other trees within the subject subdivision area are recorded to be planted Cypress macrocarpa and Pinus radiate.

The additional planting around the site as proposed as part of the Landscape Masterplan will provide for an appealing urban setting for future residents of the area.

6.7 Particular Provisions – Clause 56

A full analysis of the proposal against the relevant provisions of Clause 56 (ResCode) can be found in Appendix I.

7 CONCLUSION

The proposed development provides for the subdivision of land which will ultimately create approximately a 354 lot residential subdivision, incorporating Public Open Space reserves, and Drainage Reserves, Tree removal, and associated works at 1350 Pound Road, Clyde North.

The site is located within the Urban Growth Boundary and will become subject to the provisions of a Schedule to the Urban Growth Zone.

This report has detailed how the proposed subdivision will allow for the residential transformation of the site at standard and medium residential densities generally consistent with the draft Thompsons Road Precinct Structure Plan. The Indicative Subdivision Plan has been prepared following a process of detailed site analysis, technical assessments and State and Council policies governing the development of the land.

The planning assessment completed in this report has confirmed that the proposal is consistent with the following key planning provisions:

- State Planning Policy Framework - particularly **Clauses 11** and **19** relating to Settlement and Infrastructure given the subdivision provides for residential development that will facilitate an integrated and connected community beyond the boundaries of the subject land.
- Municipal Strategic Statement – particularly **Clauses 21.03** and **21.05** which relates to Settlement and Housing, Transport and movement, by providing residential land to accommodate the anticipated population increase and establishing safe and functional transport networks through the estate.
- Thompsons Road (53) Clyde Creek (54) Precinct Structure Plans Issues Paper and the draft Thompsons Road PSP – particularly elements relating to **Housing** and **Transport and Movement** by designing a subdivision that provides for a range of standard and medium density residential lots consistent with the yield requirements whilst ensuring that the layout achieves the most functional road network.
- The proposed subdivision also satisfies the provisions of **Clause 56** by providing suitable access arrangements, infrastructure and housing diversity.

It is considered the proposal constitutes the most efficient use of the land due to its location and its ability to meet future housing demand by catering for a diverse range of allotment sizes with access to high quality open space facilities and infrastructure within the subject PSP and neighbouring PSP areas. For the reasons outlined above and detailed throughout the report it is respectfully requested that a planning permit be issued to allow for the development to proceed as proposed.

BEVERIDGE WILLIAMS & CO PTY LTD.

JANUARY 2014



APPENDIX A.

CERTIFICATE OF TITLE



APPENDIX B.

SITE CONTEXT PLAN



APPENDIX C.

SITE ANALYSIS PLAN



APPENDIX D.

DESIGN RESPONSE PLAN



APPENDIX E. INDICATIVE SUBDIVISION PLAN



APPENDIX F. INDICATIVE DEVELOPMENT - LOT MIX PLAN & LOT MIX AREAS PLAN



APPENDIX G.

INDICATIVE STAGING PLAN



APPENDIX H.

ROAD HIERARCHY PLAN



APPENDIX I.

STREET SECTIONS PLAN



APPENDIX J. STORMWATER MANAGEMENT PLAN

Appendix A to the Stormwater
Management Plan is contained in
the accompanying CD



APPENDIX K. SERVICING AND SEWAGE STRATEGY



APPENDIX L.

PRELIMINARY SOIL CONTAMINATION ASSESSMENT

Preliminary Environmental Contamination
Assessment (PSP 53 & 54)

(Reports Contained on CD provided)



APPENDIX M. CULTURAL HERITAGE ASSESSMENT

Part 1 – Standard Assessment (PSP 53 & 54)

&

Part 2 – Complex Assessment
(1350 Pound Road, Clyde North)

(Reports Contained on CD provided)



APPENDIX N.

CLAUSE 56 ASSESSMENT



APPENDIX O.

LANDSCAPE MASTERPLAN



APPENDIX P.

TECHNICK CONSULTING P/L QUARRY
BUFFER AREAS REPORT

