BASS COAST

VICTORIA
State Government

Wonthaggi North East

Precinct Structure Plan

BUNURONG COUNTRY

Victorian Planning Authority
March 2025

Victorian Planning Authority

ACKNOWLEDGMENT OF COUNTRY

The Victorian Planning Authority proudly acknowledges Victoria's Aboriginal community and their rich culture and pays respect to their Elders past and present.

We **acknowledge** Aboriginal people as Australia's first peoples and as the Traditional Owners and custodians of the land and water on which we rely.

We **recognise and value** the ongoing contribution of Aboriginal people and communities to Victorian life and how this enriches us.

We **embrace** the spirit of reconciliation, working towards the equality of outcomes and ensuring an equal voice.

We acknowledge the Bunurong people as the Traditional Owners of the land to which the precinct structure plan applies.

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Version	Amendment	Date	Description of changes
1	C172basc	March 2025	Updated Plans, Tables and Guidelines, corrected minor typographical errors and added clarification for drainage pipe projects.

FOREWORD

Wonthaggi is identified in State policy as a regional centre identified for future growth. The Wonthaggi North East area is a key growth area for Bass Coast Shire Council and it is important that council plans for growth where it can take advantage of the opportunities presented by its peri-urban location and proximity to metropolitan Melbourne, tourism, infrastructure capacity and the surrounding Gippsland region.

Planning for growth in the right locations protects the assets that we value, such as coastal settlements, coastal reserves and rural hinterland. A PSP is a framework that facilitates orderly growth and delivery of infrastructure and services to support new communities.

This *Wonthaggi North East Precinct Structure Plan* (PSP) will guide the town's growth from 8,000 to 20,000 residents through the construction of approximately 5000 new homes. This will maintain the town as a strong rural service centre, with attractive new communities and surrounding farmland.

The PSP also plans for an expansion of the town's existing infrastructure to service an increased population, including:

- A new road network that provides alternative routes through and around the town
- An expanded business and industry precinct to increase the number of local jobs in Wonthaggi
- New pedestrian and cycle paths, linking to and building on the significant Bass Coast trail network
- Approximately 87 hectares of new open space, including significant areas of waterways and wetlands
- Provision for a new community and Village Hub.

The PSP contains plans, objectives, requirements, and guidelines to govern development and ultimately lead to the realisation of the future vision of Wonthaggi. It provides certainty for the development industry, Bass Coast Shire Council, and the community.

The PSP will also assist council in seeking continued State investment in service provision and facilities, such as health and education services.

Plan 1
Regional Context
Wonthaggi North East Precinct Structure Plan

Scale 1:300,000 @ A4

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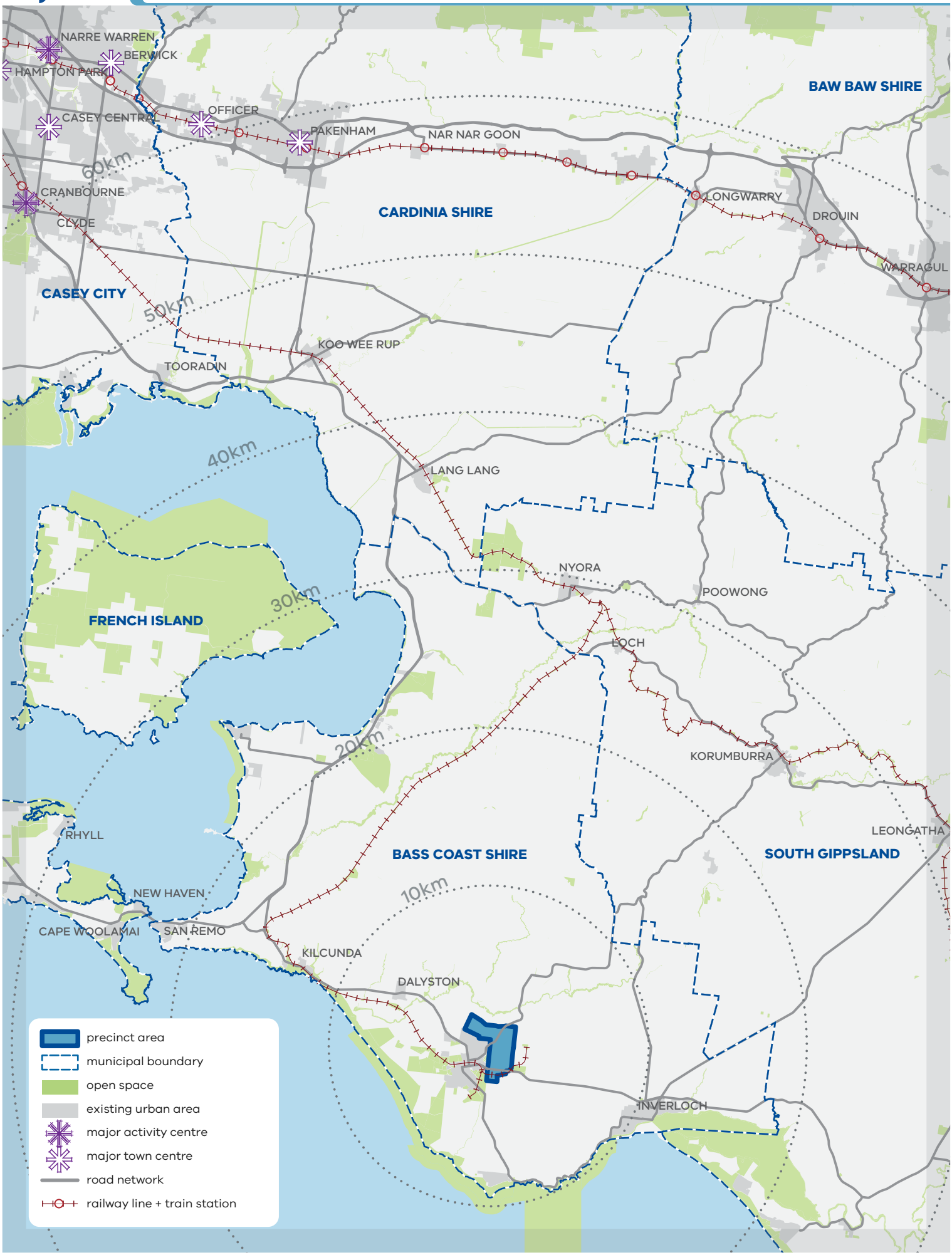

Plan 2
Precinct Features
Wonthaggi North East Precinct Structure Plan

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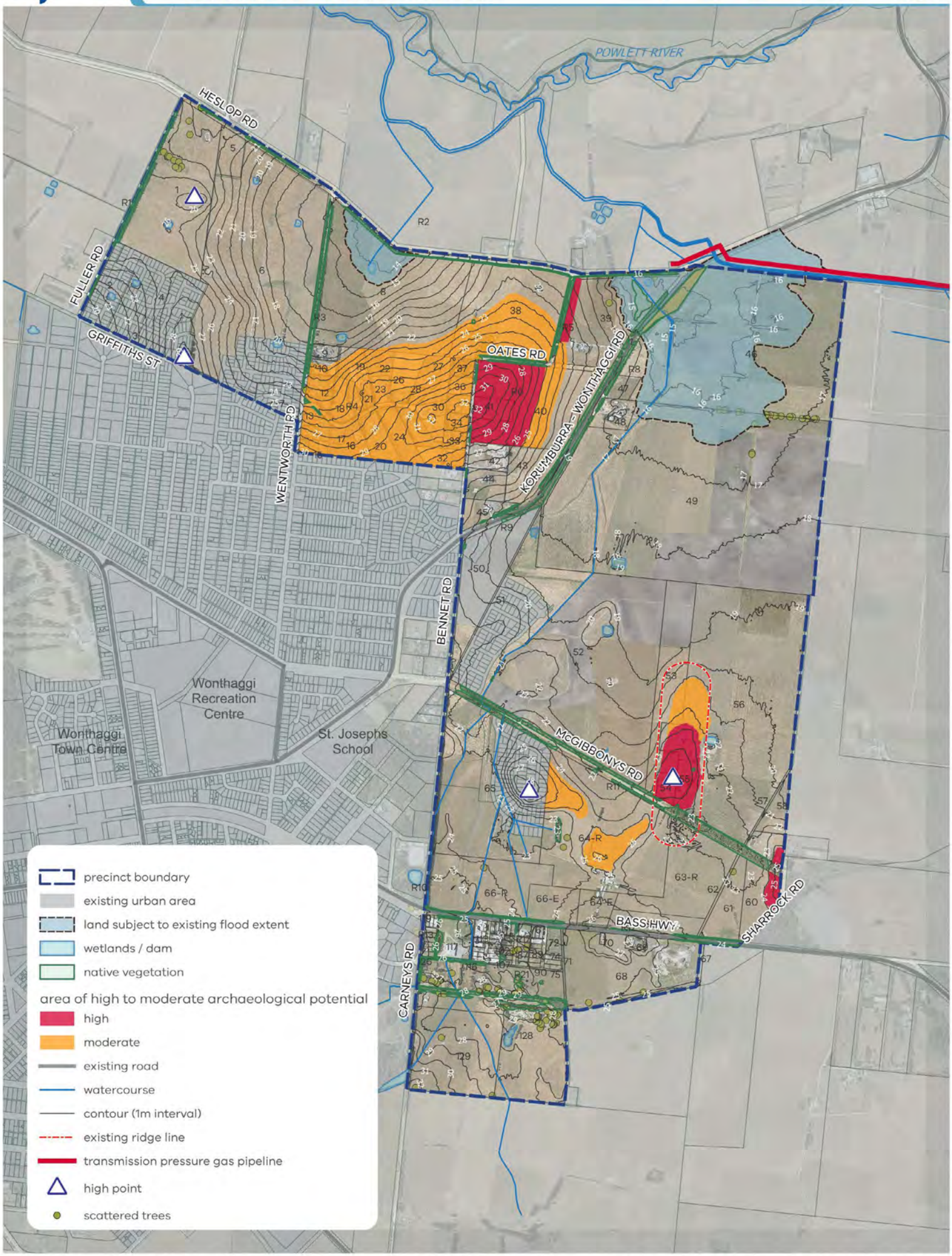

1.0 INTRODUCTION

This PSP has been prepared by Bass Coast Shire Council and the Victorian Planning Authority in consultation with government agencies, service authorities, existing landowners and major stakeholders.

The PSP is a long-term plan for urban development. It describes how the land is expected to be developed and how and where services are planned to support development.

The PSP:

- Provides Government agencies, the council, developers, investors and local communities with certainty about future development
- Sets out plans to guide the delivery of quality urban environments in accordance with the Victorian Government policies and guidelines (listed below) and local policy
- Enables the transition from non-urban land to urban land
- Sets the vision for how land should be developed, illustrates the future urban structure and describes the outcomes to be achieved by future development
- Outlines projects required to ensure that the future community, visitors and workers within the area are provided with timely access to services and transport infrastructure necessary to support a quality, affordable lifestyle
- Sets out objectives, requirements and guidelines for land use, development and subdivision.

The PSP is informed by the following policies and guidelines:

- The Planning Policy Framework as set out in the *Bass Coast Planning Scheme*
- The *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2009 and 2021)
- *Plan Melbourne Refresh 2017–2050* (Department of Environment, Land, Water and Planning, 2017)
- *Gippsland Regional Growth Plan* (Department of Transport, Planning & Local Infrastructure, 2013)
- W*onthaggi North East Growth Area Development Plan: Final* (CPG Australia, November 2009).

The following planning documents have been developed in parallel with the PSP to inform and direct the future planning and development of the precinct:

- *The Wonthaggi North East Development Contributions Plan* (August 2023) (the DCP) that applies the requirements for development proponents to make a contribution toward infrastructure required to support the development of the precinct
- The *Wonthaggi North East Native Vegetation Precinct Plan* (August 2023) (NVPP) which identifies the native vegetation that is to be retained and permitted for removal.

The Wonthaggi North East precinct area has been identified in a number of previous documents. The project history is summarised in Section 1.1.

1.1 Project history

Wonthaggi Dalyston Structure Plan, 2008

The plan indicated strong residential growth projections for the town and a lack of future residential land supply. The plan also identified a shortage of industrial and commercial land. The *Wonthaggi Dalyston Structure Plan* recommended that future growth be directed to the *Wonthaggi North East Growth Area*.

Wonthaggi North East Growth Area Concept Plan (CPG Consultants), 2009

The concept plan was produced to implement the recommendations of the *Wonthaggi Dalyston Structure Plan*.

The concept plan provided residential, commercial and industrial land for development and was implemented into Development Plan Overlay Schedule 21 (DPO21) of the *Bass Coast Planning Scheme*.

Amendment C113, 2010

Rezoned 190 hectares of the broader *Wonthaggi North East Growth Area* from Farming Zone to Residential Zones to accommodate up to 1700 new dwellings.

Amendment C116, 2011

Rezoned 29 hectares of land adjacent to the Bass Highway to Business 4 Zone (now Commercial 2 Zone) and 18 hectares to the south of the Bass Highway to Industrial 1 Zone.

Wonthaggi Structure Plan, 2018

The *Wonthaggi Structure Plan* was a policy neutral update which produced a separate structure plan for the Wonthaggi and Dalyston townships. As a policy neutral update the 2018 *Wonthaggi Structure Plan* indicated strong residential growth projections for the town and a lack of future residential land supply. There was also a shortage of industrial and commercial land availability. The *Wonthaggi Structure Plan* recommended that future growth be directed to the *Wonthaggi North East Growth Area*.

1.2 How to read this document

A planning application and a planning permit implement the outcomes of the PSP. The outcomes are expressed as the **Vision** and **Objectives**.

Each element of the PSP contains **Requirements** and **Guidelines** as relevant. Meeting these Requirements and Guidelines will implement the outcomes of the PSP.

Requirements must be adhered to in developing the land. Where they are not demonstrated in a permit application, requirements will usually be included as a condition on a planning permit whether or not they take the same wording as in this PSP. A requirement may include or reference a plan, table or figure in this PSP.

Guidelines express how discretion will be exercised by the responsible authority in certain matters that require a planning permit. If the responsible authority is satisfied that an application for an alternative to a guideline implements the outcomes the responsible authority may consider the alternative. A guideline may include or reference a plan, table or figure in the PSP.

Not every aspect of the land's use and development is addressed in this structure plan and a responsible authority may manage development and issue permits under its general discretion. Native vegetation in the precinct is managed by the *Wonthaggi North East Native Vegetation Precinct Plan*. Development must also comply with other Acts and approvals where relevant e.g. the *Environmental Protection and Biodiversity Act 1999* (Cth) in the case of biodiversity or the *Aboriginal Heritage Act 2006* in the case of cultural heritage amongst others.

1.3 Land to which this PSP applies

This PSP applies to land within the precinct boundary on Plan 3 and marked UGZ1, IPO2 and DPO21 on the *Bass Coast Planning Scheme* maps. The Urban Growth Zone, Incorporated Plan Overlay and Development Plan Overlay implement the plan in different ways – read those provisions and the zone for the land first to understand how and when the PSP applies in each situation.

1.4 *Wonthaggi North East Development Contributions Plan*

The *Wonthaggi North East Development Contributions Plan* (DCP) has been developed in parallel with the PSP to inform and direct the future planning and development of the precinct. The DCP:

- Is a separate document incorporated into the *Bass Coast Planning Scheme* and implemented through the Development Contributions Plan Overlay
- Requires development proponents to contribute to infrastructure required to support the future community
- Sets out the requirements for infrastructure funding across the precinct, and
- Will be a separate document incorporated into the *Bass Coast Planning Scheme* and is implemented through the Development Contributions Plan Overlay.

A number of land parcels within the DCP area are subject to approved planning permits and existing Section 173 Agreements as a result of DPO21.

Amended by C172basc

Sections 4.3.1 and 4.3.3 of the DCP describe how prior agreements are to be considered.

1.5 Background information

See the background documents marked C152 in the Schedule to Clause 72.08 in the *Bass Coast Planning Scheme* for a list of specialist report and documents informing this PSP.

Plan 3
Future Urban Structure
Wonthaggi North East Precinct Structure Plan

Scale 1:20,000 @ A4

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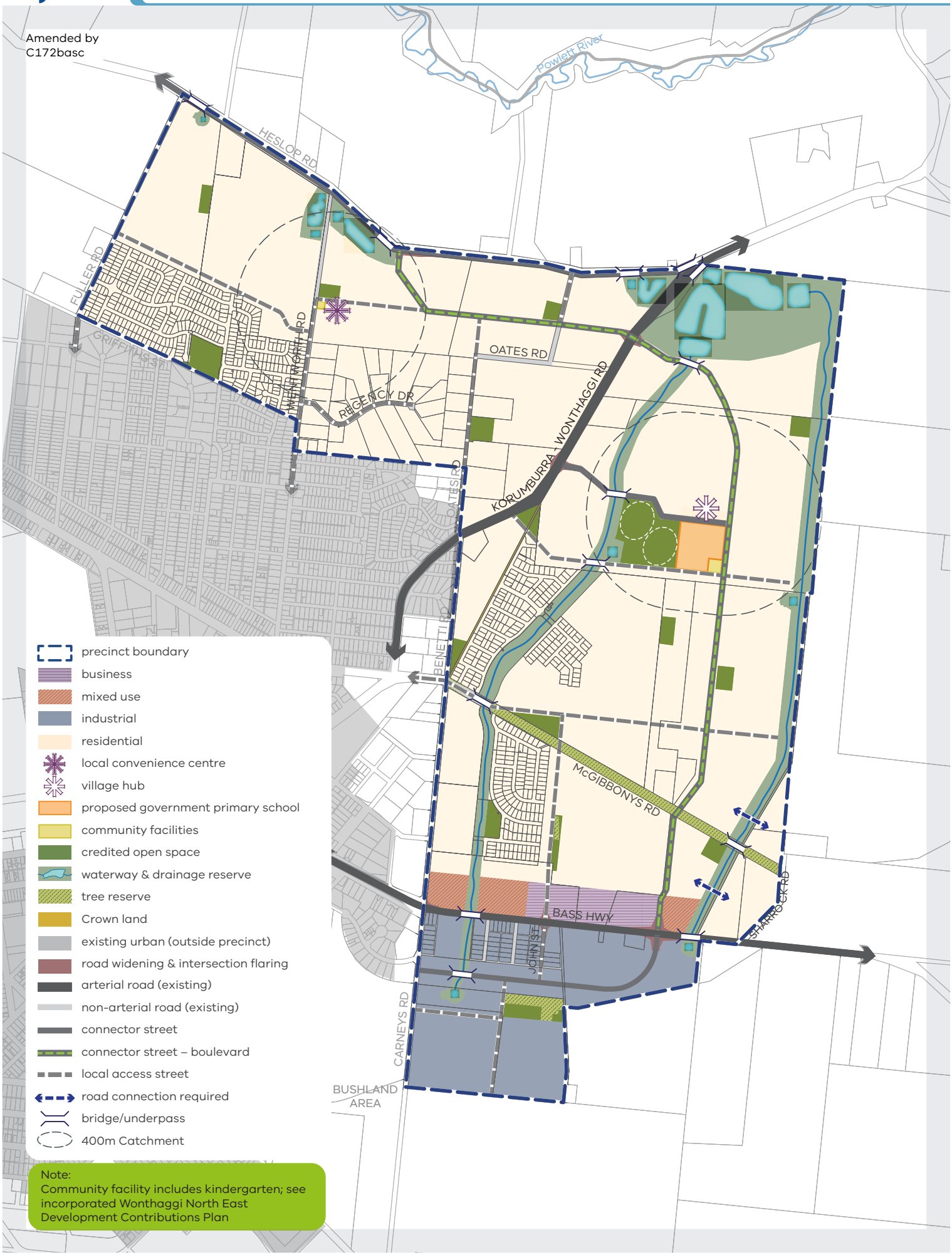
Amended by C172basc



Note:
Community facility includes kindergarten; see incorporated Wonthaggi North East Development Contributions Plan

2.0 OUTCOMES

2.1 Vision

Wonthaggi's natural character is defined by its location between rural South Gippsland and the coastal landscapes of the Bass Coast. The landscape surrounding the Wonthaggi North East precinct features coastal scrub vegetation, the Powlett River, bushland reserves and views to the northern rural hills.

The *Wonthaggi North East PSP* will create an attractive extension to the existing Wonthaggi township, providing long-term residential and employment growth for Bass Coast Shire. The PSP will enable a significant expansion to Wonthaggi delivering community facilities, local parks, linear trails and a new sports reserve for its residents. The PSP will also provide for employment opportunities by allowing for commercial and industrial businesses to establish in close proximity to the Bass Highway.

The PSP will ensure that new communities are integrated within the existing town through road connections with tree lined streets connecting to a boulevard connector road. The extensive pathway network will connect residents to local parks, sporting and community facilities, bushland, the existing township and the Bass Coast broader regional rail trail.

Protection and enhancement of Wonthaggi's natural elements will be a crucial component of the PSP, through the retention and rehabilitation of native vegetation, protection of view lines and improvement of existing waterways.

The introduction of an extensive waterway and wetland system will anchor the new community, providing a natural thoroughfare through the precinct and allowing for recreation opportunities. The significant wetland and waterways areas for stormwater management, encompassing 66ha, and will include landscaping and pathways.

The urban structure concept supports an engaged community with development opportunities that encourage access to local employment, participation in community and recreation activities, and contribute positively to the physical and social health and wellbeing of all members of the community.

2.2 Objectives

TOWNSHIP IMAGE, CHARACTER, HERITAGE & HOUSING	
O1	Integrate Wonthaggi North East growth area with the existing urban area (township).
O2	Develop a strong identity for Wonthaggi North East by incorporating elements of the nearby coastal and rural character into landscaping and streetscapes.
O3	Ensure subdivision design, developments and public spaces are aesthetically pleasing, respond to the natural context and incorporate environmentally sustainable design.
O4	Promote greater housing diversity and affordability with lots capable of accommodating a variety of dwelling types and sizes that encourage a variety of tenure and household types in appropriate locations.
O5	Provide a sensitive interface to existing and adjoining development, natural features, open space and waterways.
O6	Protect, conserve and celebrate places of Aboriginal cultural heritage and post-contact cultural heritage significance.
OPEN SPACE, COMMUNITY FACILITIES & EDUCATION	
O7	Deliver an accessible and integrated network of local parks, sports reserves and community facilities that meet the needs and aspirations of the new community with adaptable, flexible and multi-use designs.
O8	Facilitate active and healthy living by creating an urban environment that encourages cycling and walking.
O9	Encourage the retention and establishment of trees through responsive layout of lots, streets and open spaces.
VILLAGE HUB & EMPLOYMENT	
O10	Strengthen the local economy by creating opportunities for new businesses and a variety of local jobs.

O11	Provide for local retail, civic and community opportunities through Village Hubs while maintaining and enhancing the service centre role of Wonthaggi.
O12	Deliver highly accessible, functional and vibrant local convenience centres with a sense of place that encourages social interaction and community engagement.
INTEGRATED WATER MANAGEMENT & UTILITIES	
O13	Deliver an integrated water management system that encourages reduced reliance on reticulated potable water, encourages the re-use of alternative water, minimises flood risk, ensures waterway health, and contributes toward a sustainable and green urban environment.
O14	Ensure sensitive land uses are minimised within the area subject to planning controls responding to the transmission pressure gas pipeline and that construction is managed to minimise risk of any adverse impacts.
BUSHFIRE, BIODIVERSITY & NATIVE VEGETATION	
O15	Ensure that bushfire risk is considered in the layout, staging and design of development and the local street network.
O16	Ensure that bushfire hazards are identified and that protection measures are considered in the layout and design of the local street network, subdivisions and buildings and works.
O17	Ensure development responds to flora and fauna species and habitats in accordance with the *Wonthaggi North East Native Vegetation Precinct Plan*.
TRANSPORT & MOVEMENT	
O18	Provide a high-amenity, low speed and permeable local road network that prioritises community access and safety.
O19	Establish an integrated and permeable transport network to encourage public transport, walking and cycling, reduced car dependency.
PRECINCT INFRASTRUCTURE PLAN & STAGING	
O20	Encourage development staging to be co-ordinated with the delivery of key infrastructure.

Plan 4
Land Use Budget
Wonthaggi North East Precinct Structure Plan

Scale 1:20,000 @ A4

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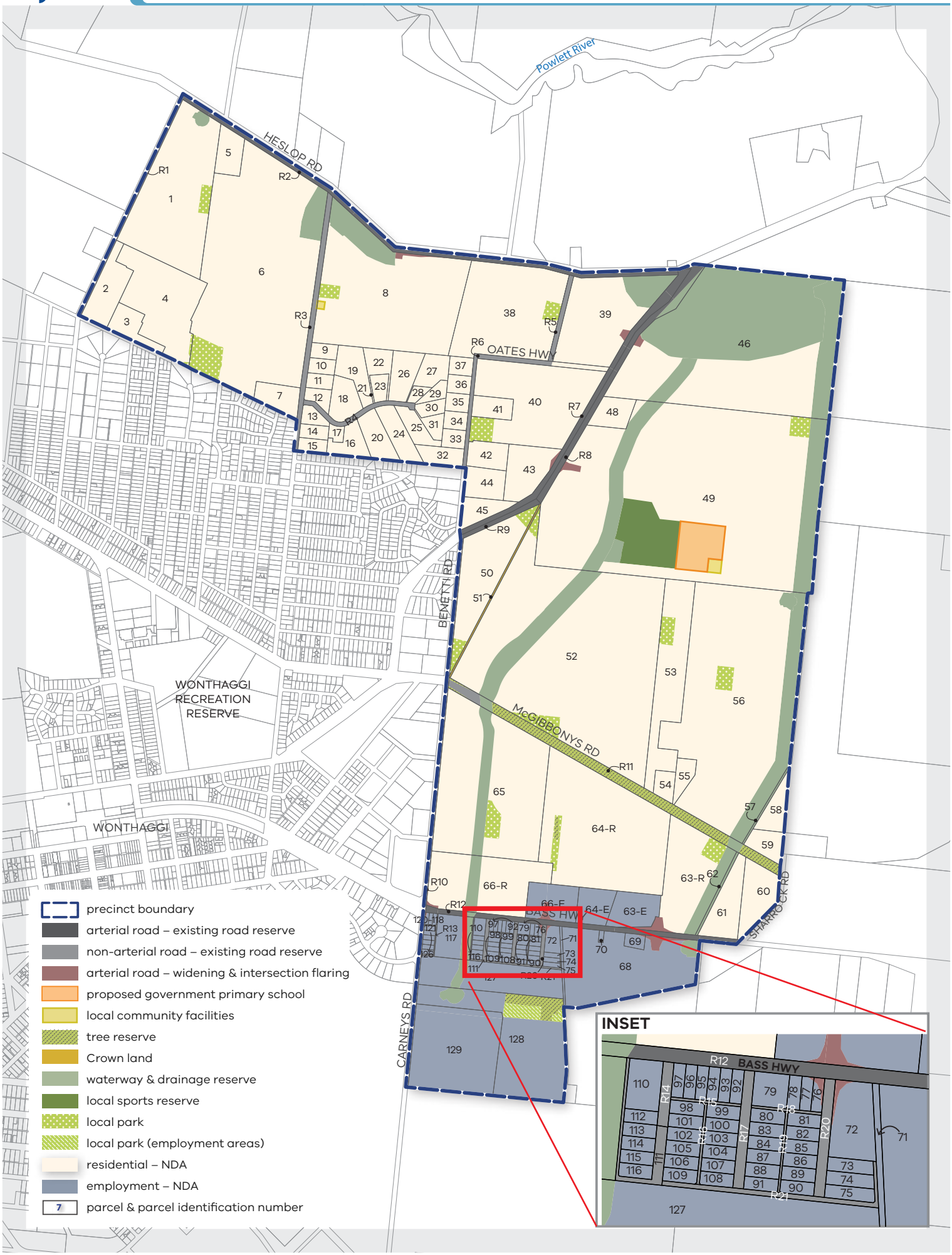

2.3 Summary land use budget

The land use budget in Table 1 provides a summary of the land required for transport, community facilities, government education facilities and open space, and identifies the total amount of land available for development. These land uses are identified in Plan 4. The land required for transport projects only applies to precinct-wide transport infrastructure and not local roads.

The net developable area (NDA) is established by deducting the land requirement for transport, community facilities, public and private education facilities, open space (sports reserves and local parks), and other encumbered land from the gross developable area. The gross developable area for Wonthaggi North East is 632 hectares of which 506 hectares, or 80.1%, is NDA. 444 hectares are available for residential development and 63 hectares are available for employment development. Based on a residential development yield average of 11 dwellings per NDA, the Wonthaggi North East precinct will generate approximately 5,000 dwellings to accommodate approximately 12,000 new local residents.

Amounts of contribution for public open space within the PSP area are contained at the Schedule to Clause 53.01 of the Bass Coast Planning Scheme.

Table 1 Summary land use budget

DESCRIPTION	HECTARES	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA	**632.61**	**100%**	
TRANSPORT			
Arterial road – existing road reserve	14.51	2.29%	2.86%
Arterial road – new/widening/intersection flaring (DCP land)	2.01	0.32%	0.40%
Non-arterial road – retained existing road reserve	10.75	1.70%	2.12%
SUB-TOTAL TRANSPORT	**27.26**	**4.31%**	**5.38%**
COMMUNITY & EDUCATION			
Future government school	3.50	0.55%	0.69%
Local community facility (DCP land)	0.42	0.07%	0.08%
SUB-TOTAL EDUCATION	**3.92**	**0.62%**	**0.77%**
OPEN SPACE			
UNCREDITED OPEN SPACE			
Waterway and drainage reserve (DCP land)	68.87	10.89%	13.59%
Crown land	0.54	0.09%	0.11%
Tree reserve	7.09	1.12%	1.40%
SUB-TOTAL UNCREDITED OPEN SPACE	**76.50**	**12.09%**	**15.09%**
CREDITED OPEN SPACE			
Local sports reserve (DCP land)	6.00	0.95%	1.18%
Local network park (via Cl 53.01) (Employment areas)	1.10	0.17%	0.22%
Local network park (via Cl 53.01) (Residential areas)	10.95	1.73%	2.16%
SUB-TOTAL CREDITED OPEN SPACE	**18.05**	**2.85%**	**3.56%**
SUB-TOTAL ALL OPEN SPACE	**94.55**	**14.95%**	**18.65%**
TOTAL NET DEVELOPABLE AREA (NDA)	**506.87**	**80.12%**	
TOTAL NET DEVELOPABLE AREA – RESIDENTIAL (NDA–R)	**444.02**	**70.19%**	
TOTAL NET DEVELOPABLE AREA – EMPLOYMENT (NDA–E)	**62.85**	**9.94%**	
RESIDENTIAL LOCAL OPEN SPACE (expressed as % of NDA–R)	**HECTARES**	**% of NDA–R**	
Local sports reserve (DCP land)	6.00	1.35%	
Local network park (via Cl 53.01) (Residential areas)	10.95	2.47%	
Sub-total	**16.95**	**3.82%**	
EMPLOYMENT LOCAL OPEN SPACE (expressed as % of NDA–E)	**HECTARES**	**% of NDA–E**	
Local network park (via Cl 53.01) (Employment areas)	1.10	1.75%	
Sub-total	**1.10**	**1.75%**	
TOTAL OPEN SPACE	**18.05**	**3.56%**	

A parcel specific land budget is included at Appendix 1.

Plan 5
Image and Character
Wonthaggi North East Precinct Structure Plan

Scale 1:20,000 @ A4

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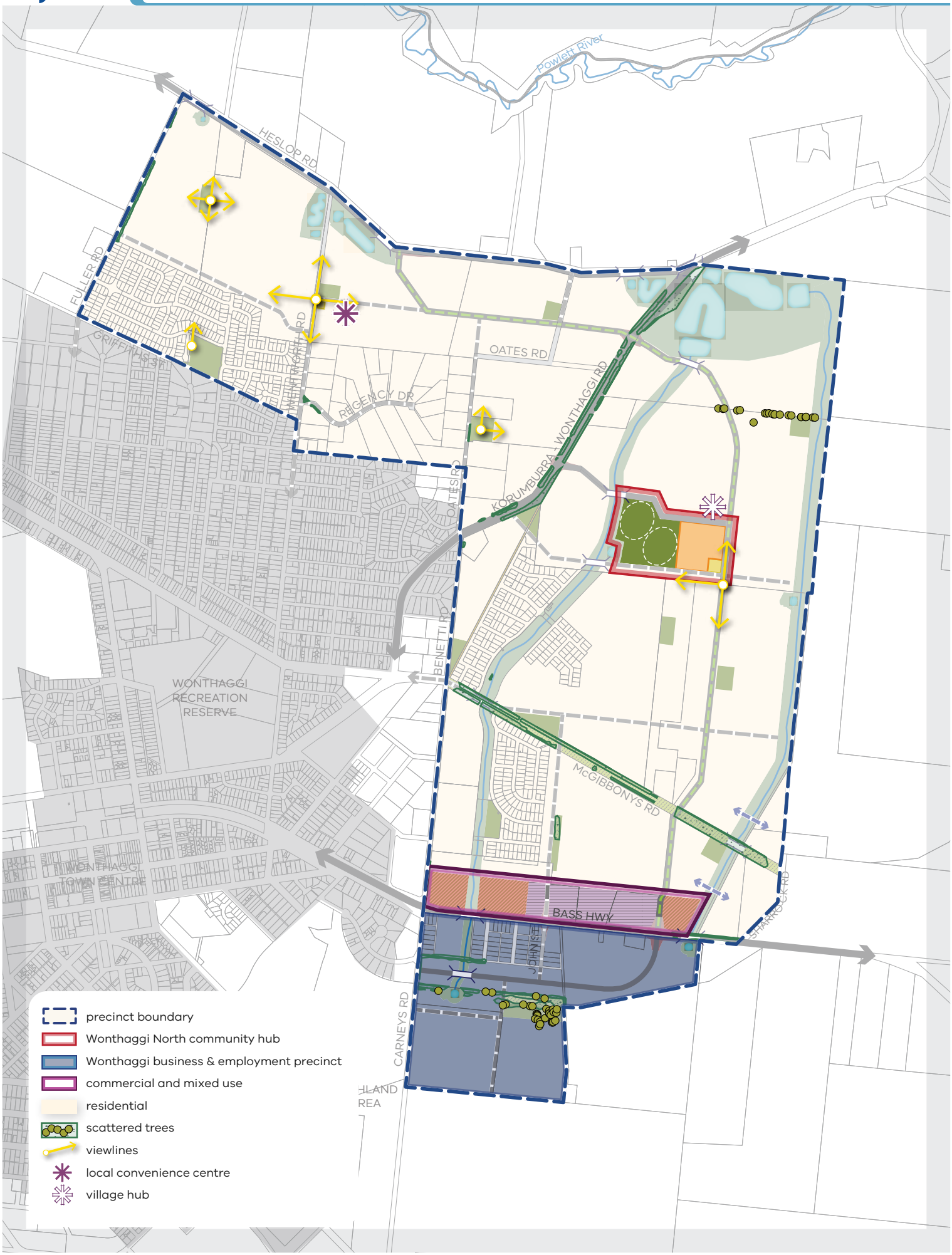

3.0 IMPLEMENTATION

3.1 Township image and character, heritage and housing

3.1.1 Image and character

REQUIREMENTS	
R1	Street trees must be provided on both sides of all roads/streets (excluding laneways) in accordance with the cross-sections at Appendix 4, and at regular intervals appropriate to tree size at maturity and not exceeding the average intervals below unless otherwise agreed by the responsible authority or located within a bushfire hazard setback area identified in Plan 8: **AVERAGE INTERVAL** — **TREE SIZE** 8–10 metres — Small trees (less than 10 metre canopy) 10–12 metres — Medium trees (10–15 metre canopy) 12–15 metres — Large trees (canopy larger than 15 metres)
R2	Trees in parks and streets must be suitable for local conditions and planted in modified and improved soil, as required, to support tree longevity.
R3	Street tree planting must use locally appropriate species and be consistent with any guidance provided in the *Bass Coast Indigenous Plant Brochure* or on the relevant cross section within this PSP unless otherwise approved by the responsible authority.
R4	Development must address prominent sections of the township, as illustrated on Plan 5, with public streets or direct building frontages with pedestrian access.
R5	Where lots directly adjoin adjacent non-urban land, lot and street layout must not prejudice the ability for that boundary to be extended and to effectively integrate any future development.
GUIDELINES	
G1	Street networks should be designed to maximise the number of connections and direct views to waterways, open space and the surrounding Gippsland landscape.
G2	A diversity of active frontages should be provided along the McGibbonys Road shared path reserve in order to maximise access and create visual interest, in accordance with the McGibbonys Road concept plan (Figure 1) and relevant cross-section in Appendix 4.
G3	Significant elements of the landscape and built form should be used as focal points for view lines along streets. Elements may include items such as hill tops, ridge lines, prominent vegetation and other landmarks.
G4	A frontage road should be provided along the township boundary, where appropriate. In areas where the lots directly adjoin the township boundary, road reserves and open spaces terminating on the boundary should be provided at regular intervals to provide open views of and access to the rural landscape.
G5	Where lots directly adjoin the township boundary, the interface should be softened through increased length of rear yards, low fences, and vegetation to create a positive visual connection with the rural landscape.
G6	Existing windrows and significant vegetation should be retained within the public domain, including parks and road reserves, where practical.
G7	Consistent provision of street lighting and furniture should be provided across neighbourhoods, appropriate to the type and role of the street or public space, unless otherwise approved by the responsible authority.
G8	Trees in streets and parks should be larger species wherever space allows to facilitate increased canopy cover.

Figure 1
McGibbonys Road Interface Concept Plan
Wonthaggi North East Precinct Structure Plan

Scale 1:5,500 @ A4

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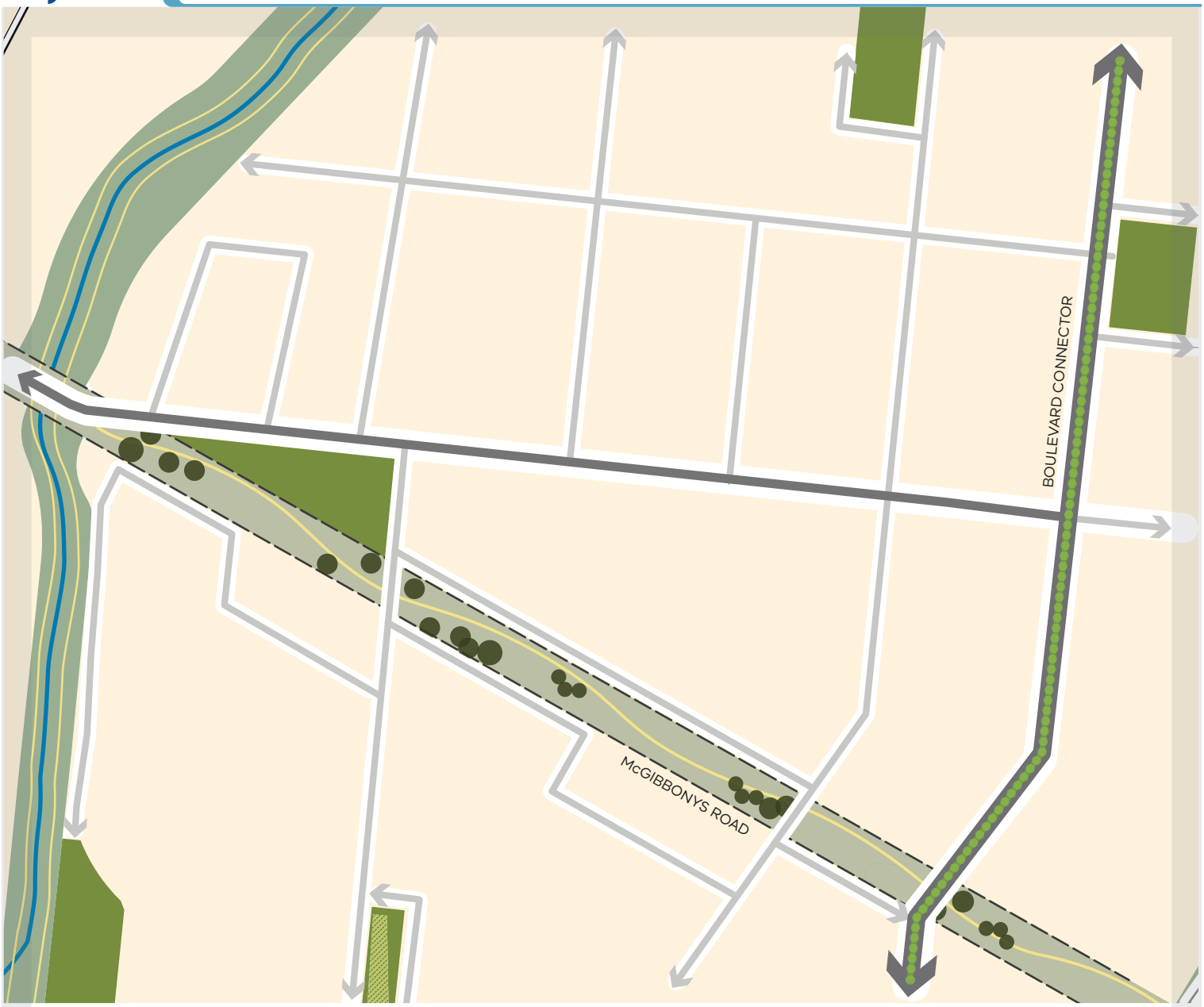

- waterway & drainage reserve
- residential
- open space
- extent of McGibbonys Road
- McGibbonys Road
- tree reserve
- shared path
- connector street – boulevard
- local access street – level 2
- local access street – level 1

3.1.2 Heritage

REQUIREMENTS	
R6	Any subdivision and/or development of land adjoining an identified heritage place subject to the Heritage Overlay in the *Bass Coast Planning Scheme* must have regard to the heritage significance of the place and propose planning measures to ensure that the subdivision and/ or development provides a sensitive interface.
GUIDELINES	
G9	The Wonthaggi North East PSP seeks to encourage development of land close to areas of Aboriginal Cultural Heritage sensitivity to incorporate prominent interpretation features. The design of any local parks in proximity to these areas should incorporate interpretation mediums.
G10	A voluntary Cultural Heritage Management Plan is recommended on land identified in Plan 6 as "area of high to moderate archaeological potential".

Plan 6
Cultural Heritage
Wonthaggi North East Precinct Structure Plan

1:20,000 @ A4

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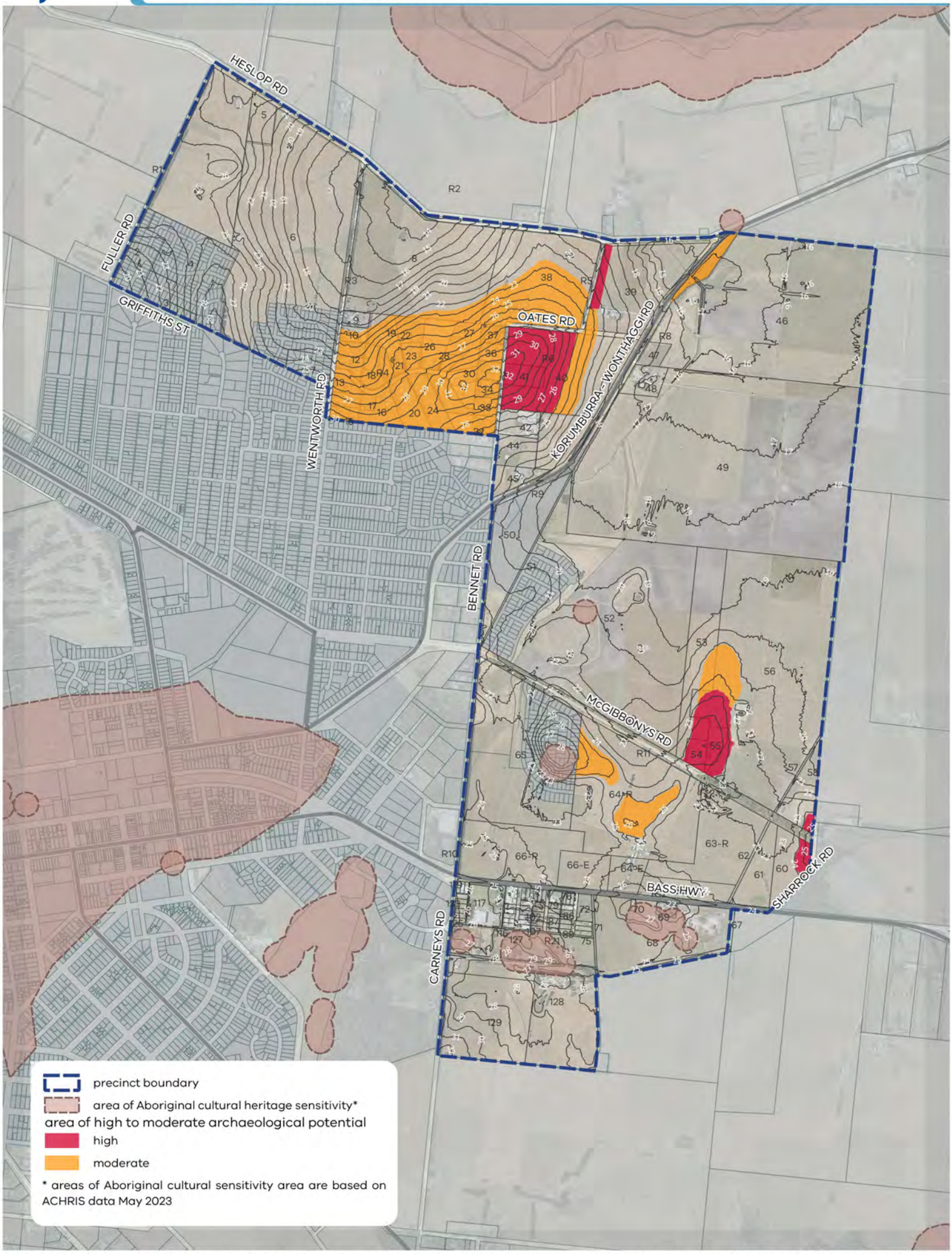


3.1.3 Housing

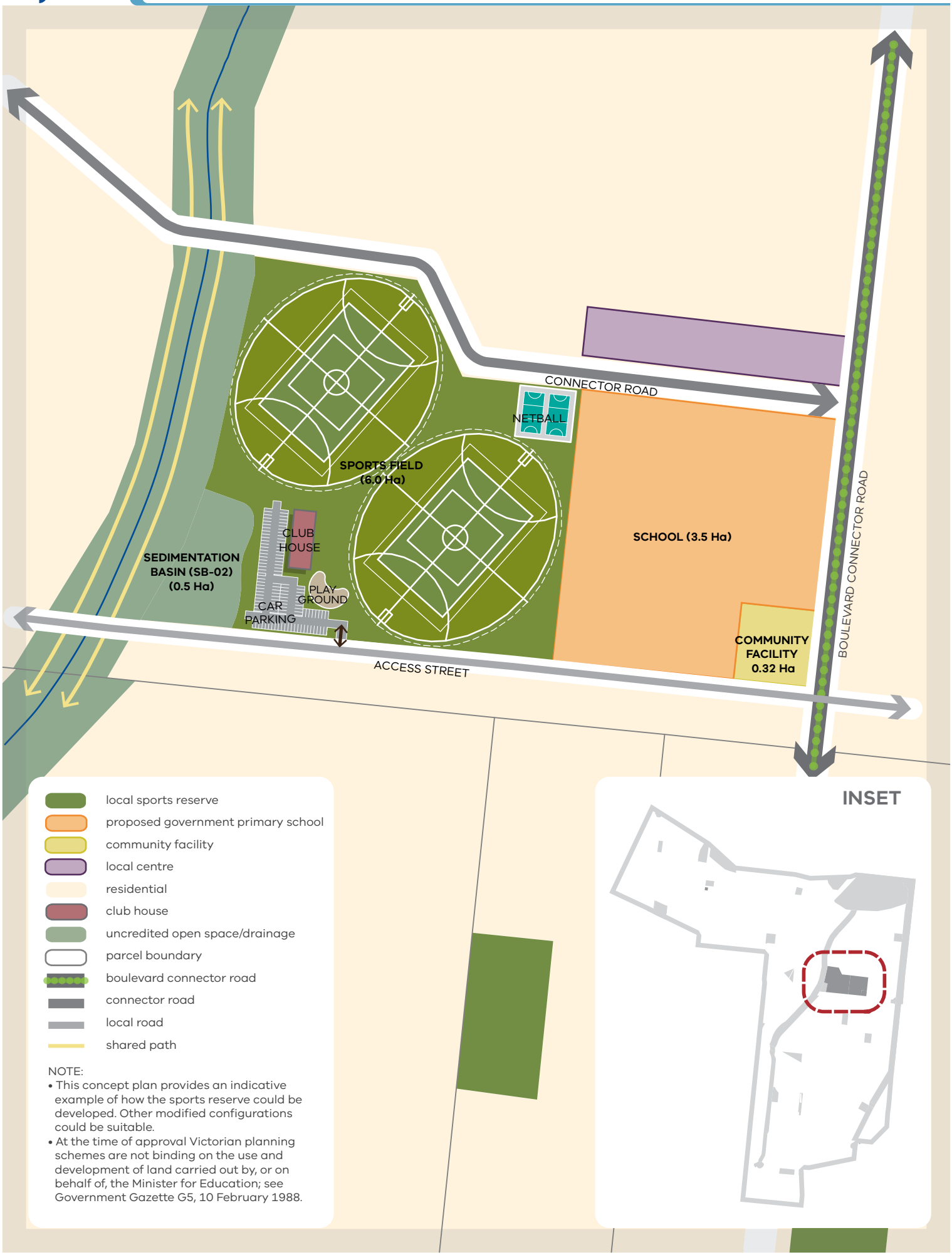
REQUIREMENTS	
R7	Residential subdivisions must deliver a broad range of lot sizes capable of accommodating a variety of housing types.
R8	Lots must front or side (in order of priority, where a lot fronts multiple elements): • All public open space, including waterways, parks and tree reserves • Utility easements that form part of the open space network • Neighbourhood centres, schools and community facilities • Connector roads • Arterial roads.
R9	Residential subdivision applications must demonstrate how lots intended for medium-density, high-density, or integrated housing can be practically developed by providing indicative layouts that suitably demonstrate: • Connections to and active interfaces with adjacent streets, open space and waterways • Safe and effective internal vehicle and pedestrian circulation Unless otherwise agreed by the responsible authority.
GUIDELINES	
G11	Residential subdivision should provide across each neighbourhood a broad range of lot sizes capable of accommodating a variety of housing types as described in Table 2.
G12	Subdivision of land within a walkable distance of neighbourhood centres, public transport or areas of high amenity should create a range of lot sizes suitable for the delivery of medium-density housing.
G13	Medium-high density residential development, affordable housing typologies, public and social housing and specialised housing forms such as retirement living, aged care or co-housing should (subject to limitations imposed by utilities): • Be integrated into the wider urban structure • Be located in close proximity to neighbourhood centres and community hubs • Be accessible by public transport • Be located more than 143m from the transmission pressure gas pipeline as identified on Plan 12.
Amended by C172basc **G14**	An application for subdivision of land into residential lots or development of land for residential or mixed-use purposes should provide for affordable housing as defined in the *Planning and Environment Act 1987* and provide a range of housing typologies to meet demonstrated local need, all to the satisfaction of council. The affordable housing should be located within walkable catchments
G15	The design of residential subdivisions abutting existing low-density areas should provide for a sensitive interface by: • Minimising the number of new lots abutting an existing low-density lot; and • Providing sufficient space within new lots to allow screen planting along the interface.

Table 2 Housing types by lot size

HOUSING TYPES THAT MAY BE SUPPORTED	LOT SIZE CATEGORY				
	LESS THAN 300m²	400m²–600m²	600m²–800m²	800m²–1,000m²	MORE THAN 1,000m²
Rural style detached housing					✔
Large-lot detached housing			✔	✔	✔
Standard detached housing			✔	✔	
Small detached housing		✔	✔		
Semi-detached, duplexes		✔	✔		
Attached housing, terraces	✔	✔			
Integrated, multi-unit housing			✔	✔	

Figure 2
Village Hub Concept Plan
Wonthaggi North East Precinct Structure Plan

Scale 1:3,500 @ A4
0 50 100 150 200m



- local sports reserve
- proposed government primary school
- community facility
- local centre
- residential
- club house
- uncredited open space/drainage
- parcel boundary
- boulevard connector road
- connector road
- local road
- shared path

NOTE:
- This concept plan provides an indicative example of how the sports reserve could be developed. Other modified configurations could be suitable.
- At the time of approval Victorian planning schemes are not binding on the use and development of land carried out by, or on behalf of, the Minister for Education; see Government Gazette G5, 10 February 1988.

3.2 Village Hub and employment

The Village Hub will comprise a local convenience centre, co-located with the future sporting reserves, proposed government primary school and community facility. The Village Hub will act as the heart of the precinct providing residents with a central location for daily needs and community facilities.

The local convenience centre in the north of the precinct will provide residents with day to day needs and will provide opportunities for some small local enterprises to develop. A smaller community facility will underpin this local convenience centre and provide residents at the northern edge of the precinct access to these services.

Local convenience centre hierarchy

Village Hub local convenience centre – 1,500 square metres

Located central to the precinct, co-located with the future sporting reserves, community facility and proposed government primary school.

Northern local convenience centre – 500 square metres

Located in the northern edge of the precinct. Location is flexible but should be on a connector or local access road. The convenience centre is co-located with a smaller community facility than the Village Hub.

3.2.1 Village Hub and local convenience centres

REQUIREMENTS	
R10	Land use and development in the Wonthaggi North East Village Hub must respond to the Village Hub concept plan (Figure 2) and the convenience centre guidelines at Appendix 3 of this PSP.
R11	Provision of retail floor space in the Village Hub must not exceed 1,500 square metres without a planning permit.
R12	A local convenience centre must be developed on a connector or local access road at or near the location shown on Plan 3 and must be consistent with the guidance provided in relation to the Local convenience centre hierarchy.
R13	Buildings as part of a local convenience centre must: • Provide primary access to tenancies from the main access street • Provide active and articulated frontages to the connector roads and local access streets • Have active frontages and must be designed in a way that contributes to the public domain, and • Incorporate sensitively designed loading areas that do not detract from the design of the centre.
R14	Allocation of land uses, building design and interface treatments in designated local convenience centres shown on Plan 3 must create a positive address to streets and minimise negative impacts on the amenity of adjacent residential areas.
GUIDELINES	
G16	The design of the Village Hub and any local convenience centre should: • Provide for a mix of tenancies. • Incorporate landscaping and design treatments which reflect local character, this may include distinct, coastal, rural town or Wonthaggi township elements. • Site built form in order to maximise access to winter sunlight and provide shelter and shade for pedestrians and visitors in summer. • Locate any servicing infrastructure or car parking to the rear or centre of the allotment in a manner that protects the amenity of the surrounding neighbourhood

3.2.2 Employment

The role of the business/mixed use area is to provide a precinct of concentrated employment and services with an element of residential living.

In the business area the range and size of lots will provide opportunities for existing businesses in the town to relocate and expand as well as attracting new employers to Wonthaggi. The mixed use area provides an interface between the core business and residential uses and caters for a broad range of employment and higher residential densities.

REQUIREMENTS	
R15	Allocation of land uses, building design, and interface treatments must minimise negative impacts on the amenity of adjacent sensitive uses.
R16	Development must integrate with surrounding neighbourhoods including the provision of convenient connections to the shared path network.
R17	Buildings must create a positive address to all public streets, public open space, and waterways.
GUIDELINES	
G17	Subdivision should provide for the creation of a range of lot sizes to cater for a range of commercial uses.
G18	Ancillary offices should be located at the front of buildings and include a façade that addresses the street and allows for suitable pedestrian access and interaction to the public domain.
G19	Service infrastructure, plant material, water tanks and other structures should be located behind the building line; or, where this is not possible, behind constructed screening using durable and attractive materials to the satisfaction of the responsible authority.
G20	Fencing forward of building lines and along public streets should have a maximum height of 1.5 metres and be largely transparent, unless otherwise agreed with the responsible authority.
G21	Buildings in employment areas that have an interface with residential uses should be set back a minimum of 6.0 metres from the footpath with the frontage landscaped, unless otherwise approved by the responsible authority.
G22	Buildings should maintain a minimal setback to Bass Highway and the adjoining commercial/community buildings.
G23	Delivery and loading facilities should be located to the side and rear of any buildings with appropriate landscaping to screen these facilities from adjoining residential streets.
G24	Goods/material storage and refuse areas should not be visible from public streets.
G25	Expanses of continuous wall visible to the street should be painted in muted tones or suitably articulated through the use of windows and landscaping (i.e. vegetation) to create visual interest and relief.

Table 3 Anticipated employment creation

Land use	Employment measure	Jobs per employment measure	Anticipated quantity in precinct	Anticipated quantity of jobs
Village Hub & convenience retail	jobs/30m²	1	2,000	67
Community centre	jobs/centre	10	2	20
School	jobs/school	40	1	40
Home-based business	jobs/dwelling	0.05	5,000	250
Employment land	jobs/hectare	20	64	1,280
Total estimated				**1,657**

Plan 7
Open Space
Wonthaggi North East Precinct Structure Plan

Scale 1:20,000 @ A4

0 200 400 600 800 1,000m

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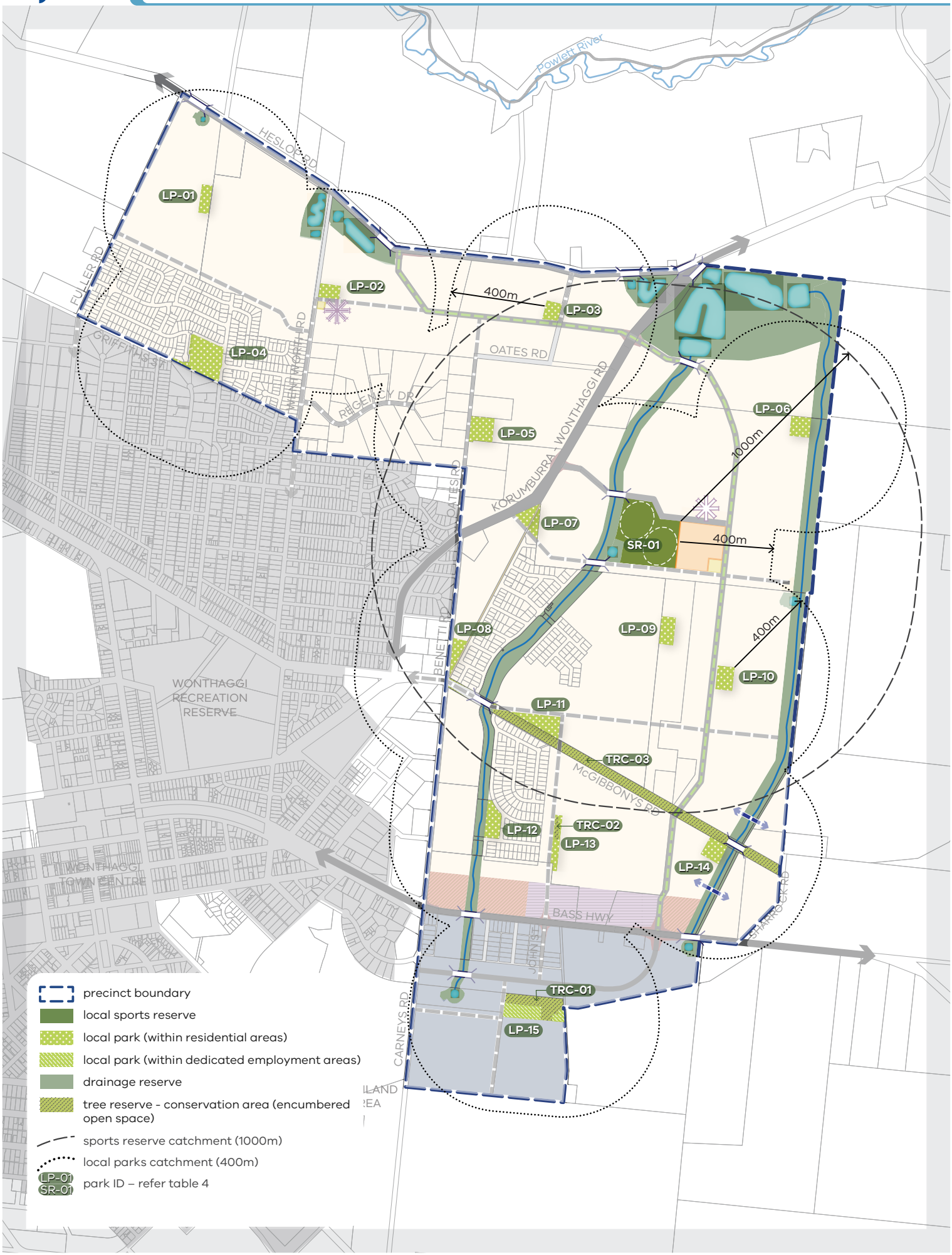

3.3 Open space, community facilities and education

3.3.1 Open space

REQUIREMENTS	
R18	All local parks must be located, designed and developed to the satisfaction of the responsible authority generally in accordance with Plan 7 and Table 4 of this PSP.
R19	All public landscaped areas must be designed and constructed to enable practical maintenance and planted suitable to the local climate and soil conditions, to the satisfaction of the responsible authority.
R20	Lots directly fronting a local park or sports reserve must provide for a primary point of access from the footpath or shared path proximate the lot boundary.
R21	Any fencing of open space, whether encumbered or unencumbered, must be low scale (less than 1.2 metres in height) and visually permeable to facilitate public safety and surveillance.
R22	The sporting reserve must be developed in accordance with a master plan adopted by or prepared to the satisfaction of the responsible authority, unless otherwise agreed by the responsible authority.
R23	Where a local park as shown on Plan 7 spans across multiple properties, the first development proponent to lodge a permit application must undertake a master plan for the entire park to the satisfaction of the responsible authority. The proponent delivering the master plan for a local park that traverses multiple property ownerships should consult with the landowners of parcels covered by the park to ensure an integrated design.
R24	Where a street frontage to a park is not provided, lots must provide for a four-metre "paper road". Lots directly fronting open space must provide for a primary point of access from a footpath or shared path proximate to the lot boundary to the satisfaction of the responsible authority.
R25	In exceptional circumstances where lots back onto open space, whether encumbered or unencumbered, fencing must be low scale and visually permeable to facilitate public safety and surveillance.
R26	Land designated for local parks must be finished and maintained to a suitable standard, prior to the transfer of land, to the satisfaction of the responsible authority.
R27	Appropriately scaled energy efficient/smart lighting must be installed along all major pedestrian thoroughfares traversing public open space and the cycling network to the satisfaction of the responsible authority.
R28	Water sensitive urban design principles must be used so that excess runoff water from within, or where appropriate, external to the park, is directed to support park planning and/or rain gardens, rather than being diverted to drains, to the satisfaction of the responsible authority.
GUIDELINES	
G26	Subject to being compatible with Table 4, local parks should contain extensive tree planting.
G27	Local parks should cater for a broad range of users by providing a mix of spaces and planting to support both structured and unstructured recreational activities and play opportunities for all ages and abilities.
G28	Areas identified as "Tree Reserve – Conservation Area (encumbered open space)" should be managed as conservation areas or if agreed by Council, transferred to Council or any other public authority for management as a conservation area..

Amended by C172basc

Table 4 Open space delivery guide

	PARK ID	AREA (ha)	TYPE	LOCATION AND OTHER ATTRIBUTES
	LP-01	0.53	Local Park	Small local park located in the north-west of the precinct
	LP-02	0.50	Local Park	Small local park located adjacent to the local convenience centre and community facility and may serve as a town park
	LP-03	0.50	Local Park	Small local park located on boulevard connector
Amended by C172basc	LP-04	2.08	Local Park	Local park located in the North-West of the precinct that will service residents within and adjacent to the precinct.
Amended by C172basc	LP-05	1.00	Local Park	Local park located on the extension of Oates Road
	LP-06	0.70	Local Park	Medium local park located on the Eastern Constructed Waterway to provide a formal recreation area along this corridor
	LP-07	0.70	Local Park	Medium local park located on Korumburra–Wonthaggi Road and the local access street
	LP-08	0.49	Local Park	Small local park adjacent to McGibbonys Road and the shared trail
	LP-09	0.70	Local Park	Medium local park located centrally within the precinct
	LP-10	0.70	Local Park	Medium local park located between boulevard connector and the Eastern Constructed Waterway
	LP-11	0.99	Local Park	Local park adjacent to the McGibbony's Road shared trail.
	LP-12	0.85	Local Park	Large local park located adjacent to the Western Constructed Waterway
	LP-13	0.51	Local Park	Small linear reserve
	LP-14	0.70	Local Park	Medium local park located adjacent to McGibbony's Shared Trail
	LP-15	1.10	Local Park	Large local park located adjacent to the tree reserve along boulevard connector within the industrial area
	SR-01	6.00	Local Sports Reserve	Located centrally within the precinct adjacent to the Potential Government Primary School, community facility and Village Hub Convenience Centre
Amended by C172basc	TRC-01	1.4	Tree Reserve – Conservation Area	Encumbered open space for conservation purposes adjacent LP-15
Inserted by C172basc	TRC-02	0.16	Tree Reserve – Conservation Area	Encumbered open space for conservation purposes adjacent LP-13
Inserted by C172basc	TRC-03	5.53	Tree Reserve – Conservation Area	Encumbered open space for conservation located within McGibbonys road reserve

3.3.2 Community facilities and education

REQUIREMENTS	
R29	Schools and community centres must be designed to front and be directly accessed from a public street with off-street car parks located away from the main building entry. Site design must ensure that any other adjoining streets or public spaces are positively addressed and the use of fencing is minimised.

GUIDELINES	
G29	Any education or community infrastructure not shown on Plan 3 should be located within or proximate to a local convenience centre or the Village Hub, as appropriate.
G30	Any private childcare, medical, or similar facility should be located proximate to a local convenience centre or the Village Hub, as appropriate.
G31	Community facilities, schools, and sporting reserves which are co-located should be designed to maximise efficiencies through the sharing of car parking and other complementary infrastructure.
G32	School sites should be provided with three street frontages, where practical.
G33	The design and layout of schools, community facilities and sports reserves should be integrated where possible with neighbouring facilities, and fencing minimised, to enable community use of facilities out of hours; to deliver continuous pedestrian paths of travel; and to achieve efficiencies such as sharing and overall reduction of car parking spaces.
G34	The drop off/pick up facilities for the proposed government school and adjacent kindergarten should be located in close proximity where practicable.

3.4 Biodiversity, threatened species, native vegetation retention and bushfire resilience

3.4.1 Biodiversity, threatened species and native vegetation retention

REQUIREMENTS	
R30	Drainage from storm water treatment infrastructure must be designed to minimise impacts on biodiversity values.
R31	Where trees are retained, applications for subdivision and/ or development must apply Tree Protection Zones.
R32	Any development or public infrastructure to be located abutting or adjacent to retained biodiversity must be designed and located in a manner that avoids or minimises the potential for future biodiversity degradation.

GUIDELINES	
G35	Development should aim to improve the long-term health and habitat value of retained native vegetation. Information on restoration and rehabilitation techniques can be obtained from the responsible authority.
G36	Public open space landscaping should contribute to habitat for indigenous fauna species including tree dwelling animals and birds.
G37	Constructed/modified wetlands and waterways should be revegetated with indigenous native vegetation based on the species composition of the relevant Ecological Vegetation Class and should be complementary to any specific biodiversity management objectives and consistent with the low-threat bushfire hazard classification shown on Plan 8. **Note:** The Bass Coast Shire's *Indigenous plants of Bass Coast Shire* should be used to guide revegetation activities, unless otherwise agreed to by the catchment management authority and responsible authority.
G38	Landscaping adjacent to retained native vegetation should be complementary to conservation objectives and should use indigenous planting where appropriate.
G39	Strategic revegetation or restoration should link and develop retained native vegetation or habitat areas with emphasis on enhancing corridors along and around constructed waterways and wetlands without exceeding the bushfire hazard threat level identified on Plan 8.

Plan 8
Bushfire Plan

Wonthaggi North East Precinct Structure Plan

Scale 1:20,000 @ A4

0 200 400 600 800 1,000m

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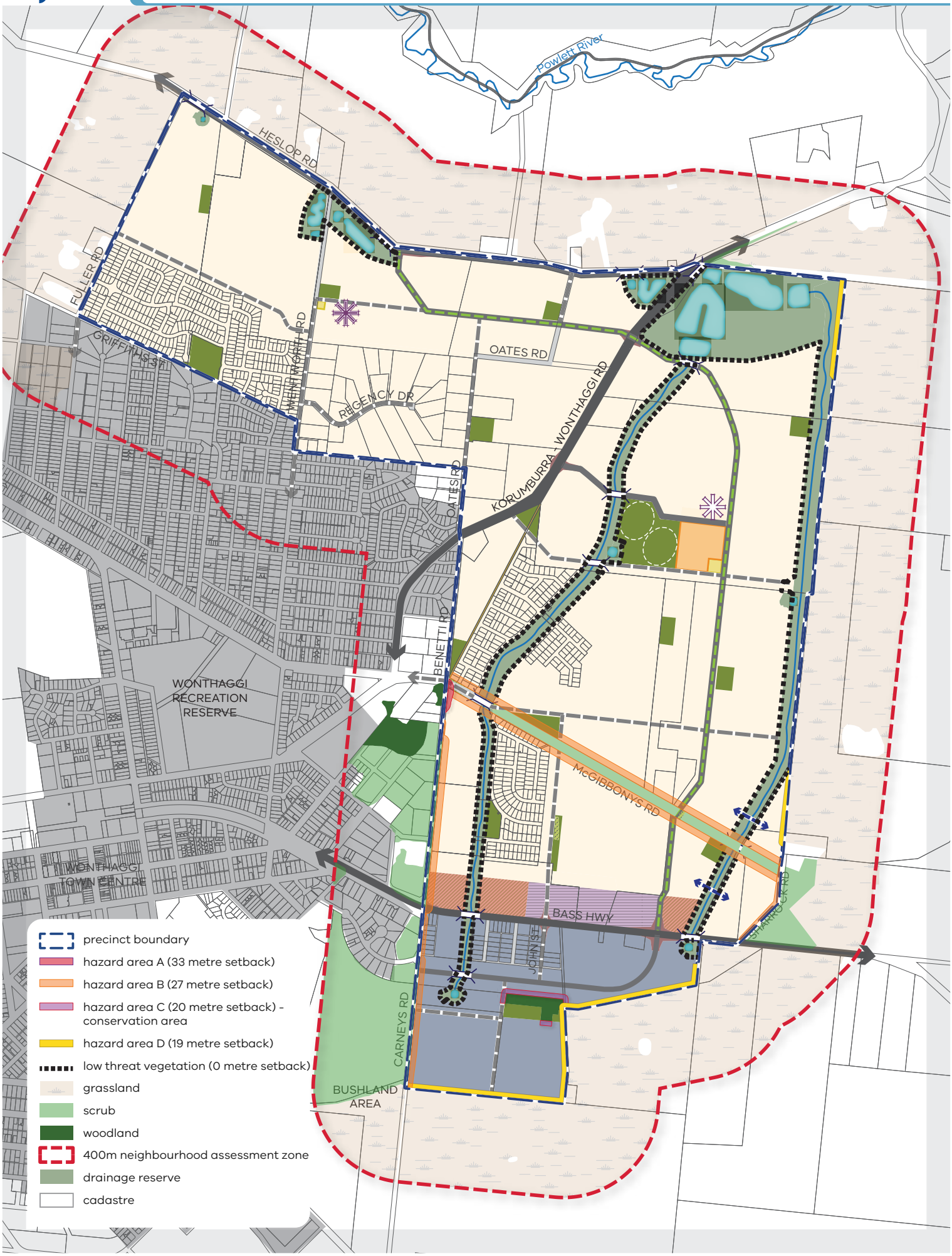

G40	Planting in the open space networks including conservation areas, constructed waterways, streets, parks and utilities easements should maximise the use of indigenous species to the satisfaction of the responsible authority and the relevant land manager.
G41	The layout and design of constructed waterways, wetlands and retarding basins (including the design of paths, bridges and boardwalks and the stormwater drainage system) should integrate with biodiversity and natural systems to the satisfaction of the responsible authority and the catchment management authority as relevant.
G42	Where appropriate, parks should be located abutting conservation areas to provide a buffer.
G43	Where practical, natural or predevelopment hydrological patterns must be maintained in any conservation areas.

3.4.2 Bushfire resilience

REQUIREMENTS	
R33	Where residential land adjoins a bushfire threat interface as shown on Plan 8, the required separation distances specified in AS3959-2018 must be achieved by: • Widening the identified road cross section in the PSP to provide for defendable space strips in accordance with cross section 12 (Appendix 4) and/or • Incorporating larger front or side setbacks to the satisfaction of the responsible authority.
R34	Vegetation within bushfire hazard areas shown on Plan 8 must be managed in way that does not exceed the nominated vegetation classification identified in the plan, unless otherwise agreed by the responsible authority and relevant fire authority.
R35	Where land is included in the Urban Growth Zone – Schedule 1, development adjoining bushfire hazards shown on Plan 8 must be set back in accordance with the distances specified on the plan unless otherwise agreed by the responsible authority and relevant fire authority.
R36	Where land is included in the Urban Growth Zone – Schedule 1 and a setback from a bushfire hazard is required by Plan 8, unless otherwise agreed by the responsible authority and relevant fire authority, vegetation within the setback must be managed in accordance with the following standard: • Grass must be short cropped and maintained during the declared fire danger period. • All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period. • Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building. • Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building. • Shrubs must not be located under the canopy of trees. • Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres. • Trees must not overhang or touch any elements of the building. • The canopy of trees must be separated by at least 5 metres. There must be a clearance of at least 2 metres between the lowest tree branches and ground level.
GUIDELINES	
G44	All vegetation outside of a bushfire hazard area shown on Plan 8 is managed to ensure a low risk of bushfire.
G45	Subdivision adjoining Bushfire Hazard Areas A, B, C & D should include a perimeter road unless otherwise agreed by the Responsible Authority and relevant fire authority.
G46	Subdivision should include a network of streets that provide multiple evacuation routes away from bushfire risks and areas of bushfire hazard.
G47	Where a setback is required from a bushfire hazard, the setback should be provided on public land where practical.
G48	All fencing adjoining Bushfire Hazard areas A, B, C & D shown on Plan 8 should be made from non-combustible materials.

REQUIREMENTS	
G49	Landscape design and plant selection in open spaces, including waterways and drainage corridors, should not increase bushfire risk beyond the categorisation shown in Plan 8.
G50	Interim bushfire hazards should be identified and risks appropriately mitigated during development.
G51	Where land is not included in the Urban Growth Zone – Schedule 1, development adjoining bushfire hazards shown on Plan 8 should be set back in accordance with the distances specified on the plan, unless otherwise agreed by the Responsible Authority and relevant fire authority.
G52	Where land is not included in the Urban Growth Zone – Schedule 1 and a setback from a bushfire hazard is shown on Plan 8, unless otherwise agreed by the responsible authority and relevant fire authority, vegetation within the setback should be managed in accordance with the following standard: • Grass must be short cropped and maintained during the declared fire danger period. • All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period. • Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building. • Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building. • Shrubs must not be located under the canopy of trees. • Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres. • Trees must not overhang or touch any elements of the building. • The canopy of trees must be separated by at least 5 metres. There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Plan 9
Road Network
Wonthaggi North East Precinct Structure Plan

Scale 1:20,000 @ A4

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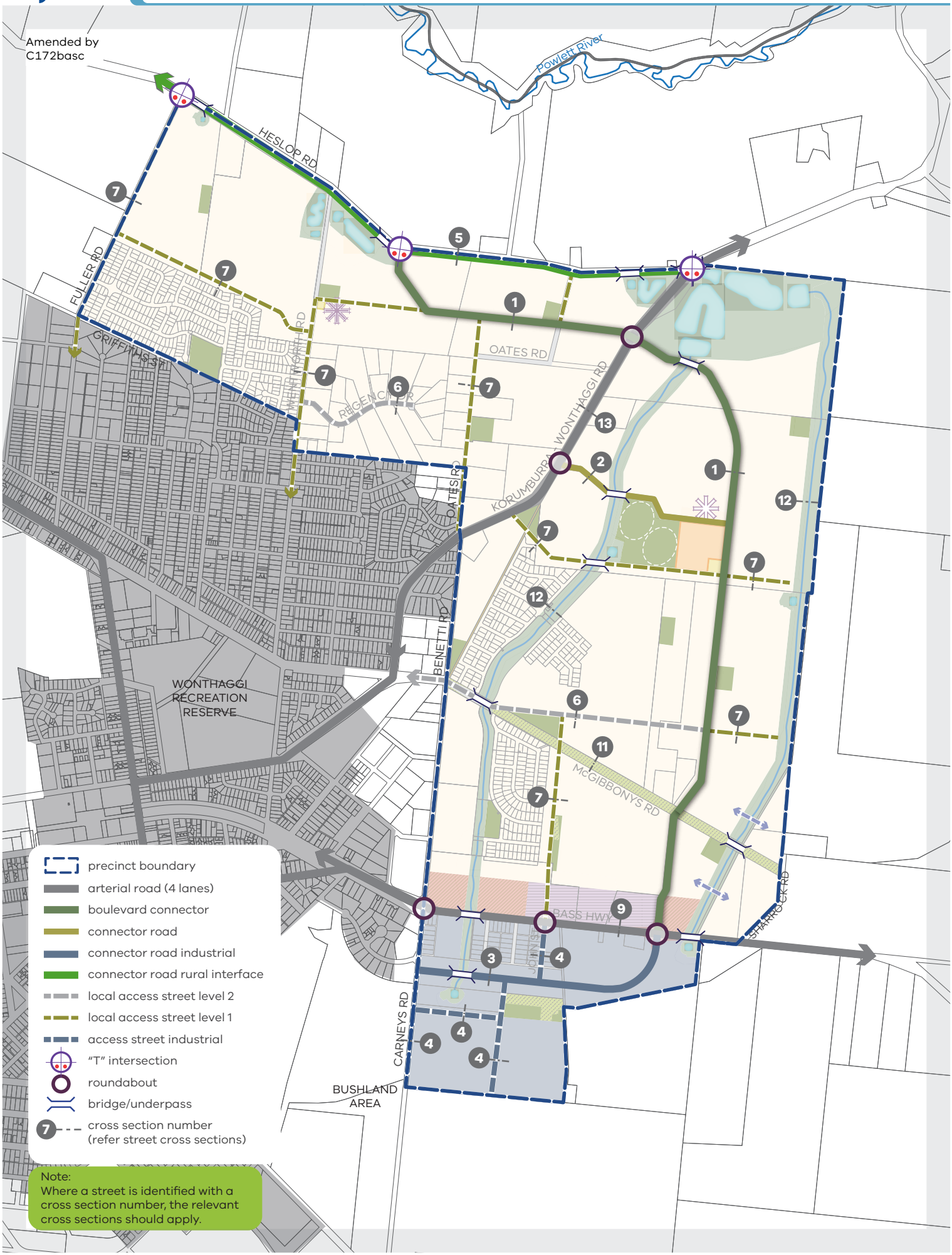

3.5 Transport and movement

3.5.1 Street network

REQUIREMENTS	
R37	Subdivision layouts must provide: • A permeable, direct and safe street network that encourages walking and cycling; and • Convenient access to local points of interest and destinations for effective integration with neighbouring properties.
R38	Approximately 30% of local streets (including connector streets) within a subdivision must apply an alternative cross section to the 'standard' cross section for these streets outlined in Appendix 4. Examples of potential variations are provided in Appendix 4, which include but are not limited to: • Varied street tree placement • Varied footpath or carriageway placement • Introduction of elements to create a boulevard effect • Differing tree outstand treatments • For the purposes of this requirement, changes to street tree species between or within streets does not constitute a variation. Alternative cross section must ensure that: • Minimum required carriageway dimensions are maintained to ensure safe and efficient operation of emergency vehicles on all streets as well as buses on connector streets. • The performance characteristics of standard cross sections as they relate to pedestrian and cycle use are maintained. • Relevant minimum road reserve widths for the type of street (illustrated in Appendix 4) are maintained.
R39	Where a single street spans across multiple properties that street may consist of multiple cross sections so long as a suitable transition has been allowed for between each. Where that street has already been constructed or approved for construction to a property boundary, the onus is on the development connecting into that street to adopt a consistent cross-section until that suitable transition can be made.
R40	Vehicle access to lots must be provided from a service road, local road or rear lane only where fronting: • Heslop Road • Korumburra–Wonthaggi Road • Bass Highway All to the satisfaction of the coordinating roads authority.
R41	Vehicle access to a lot that is six metres or less in width must be via rear laneway unless otherwise agreed by the responsible authority. Configuration of vehicle access to all other lots must ensure that there is sufficient separation between crossovers to allow for: • A minimum of one on-street car park for every two residential lots. • The planting of street trees in accordance with the objectives and requirements of this document.
R42	Any connector road or access street abutting a school, neighbourhood centre, village convenience centre, or sporting reserve must be designed to achieve slow vehicle speeds and provide designated pedestrian crossing points as required by the responsible authority.
R43	The width of streets within subdivisions must be consistent with at least the minimum dimensions provided on the relevant cross section included within this document (Appendix 4), unless otherwise agreed by the responsible authority. Where existing vegetation is to be retained in a street, reserve widths may need to be widened to ensure that the provision of footpaths, services, and drainage does not compromise the health of that vegetation.
R44	Subdivision applications must be accompanied by a Transport Impact Assessment that considers the current and future speed environment of any existing roads interfacing with the development.

GUIDELINES	
G53	Subdivisions adjacent to existing low-density residential areas should consider how additional street or pedestrian connections can be delivered in the long-term to improve permeability and integration should those low density residential areas redevelop.
G54	Street block lengths should not exceed 240 metres to ensure a permeable and low speed environment for pedestrians, cyclists and vehicles is achieved.
G55	Culs-de-sac, where allowable, should provide convenient pedestrian and vehicular connections.
G56	Slip lanes for local roads should be avoided in areas of high pedestrian activity and only be provided where they are necessitated by high traffic volumes to the satisfaction of the road management authority.
G57	The use of roundabouts on arterial or connector roads should not detract from the safe and convenient crossing of those roads by pedestrians and cyclists.
G58	The frequency of vehicular crossovers on widened verges (a verge in excess of six metres) or verges where existing vegetation is to be retained should be minimised through a combination of: • Rear-loaded lots with laneway access • Vehicular access from the side of a lot • Vehicular access via a service lane • Combined or grouped crossovers • Increased lot widths.
G59	The alignment and layout of streets as illustrated in Plan 9 may be adjusted so long as connectivity and function are maintained, to the satisfaction of the responsible authority.

Plan 10
Public Transport and Path Network
Wonthaggi North East Precinct Structure Plan

Scale 1:20,000 @ A4

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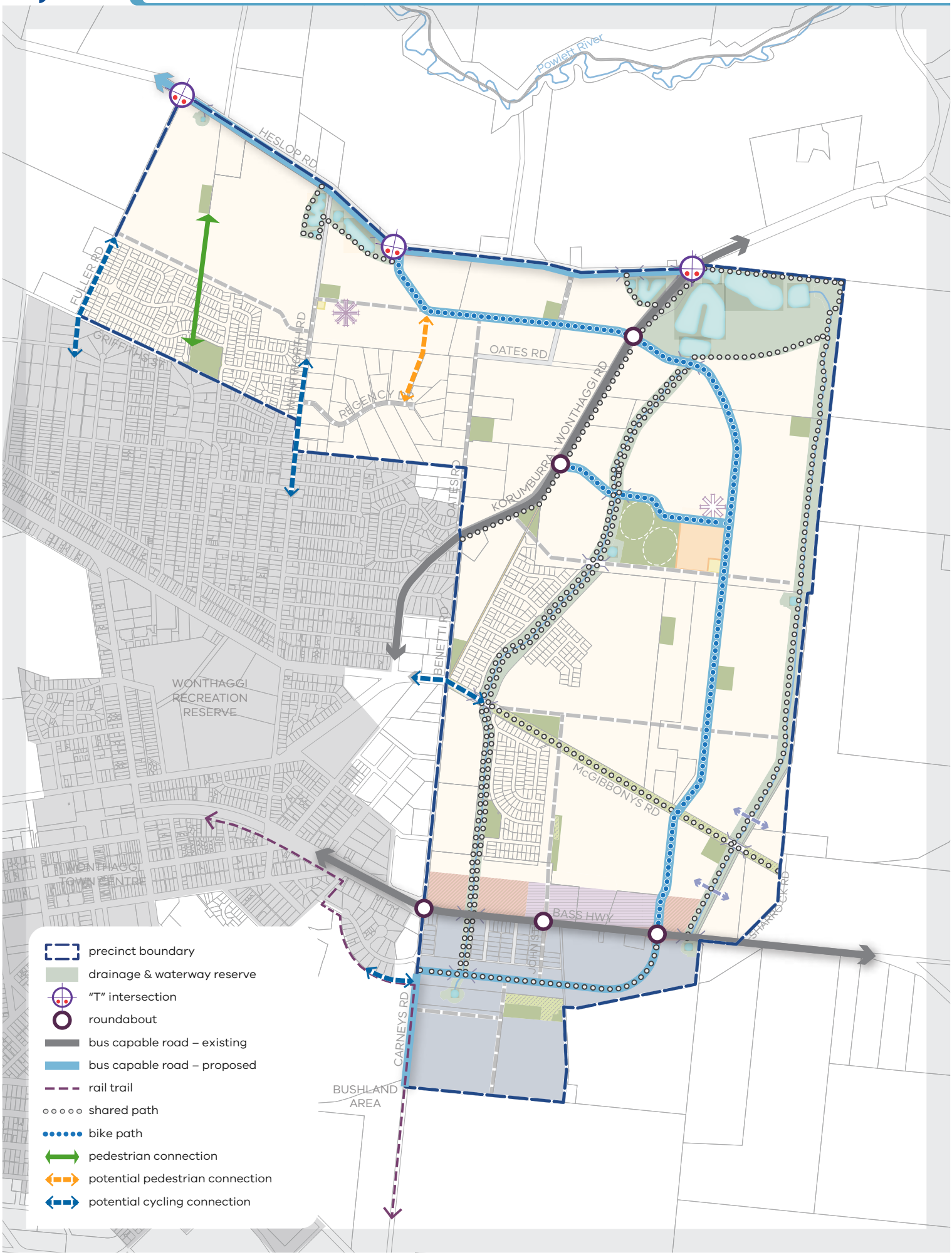

3.5.2 Walking and cycling

REQUIREMENTS	
R45	Design of all streets and arterial roads must give priority to the requirements of pedestrians and cyclists by providing: • Footpaths of at least 1.5 metres on both sides of all streets and roads unless otherwise specified by the PSP • Shared paths or bicycle paths where shown on Plan 10, included in the relevant cross section (Appendix 4), or specified by another requirement in the PSP (shared or bicycle paths must be a minimum of 2.5 metres in width unless otherwise specified) • Safe and convenient crossing points of connector roads and local streets at all intersections and on key desire lines • Pedestrian priority crossings on all slip lanes • Safe and convenient transition between on and off-road bicycle networks All to the satisfaction of the responsible authority.
R46	Shared and pedestrian paths along waterways must: • Be delivered by development proponents consistent with the network shown on Plan 10 • Be above the 1% AEP flood level with any crossing of the waterway designed to maintain hydraulic function of the waterway • Be constructed to a standard that satisfies the requirements of the responsible authority and the catchment management authority • Where a shared path is to be delivered on one side of a minor waterway as outlined in Plan 10, a path is also to be delivered on the other side of the waterway but may be constructed to a lesser width (minimum 1.8 metres) and standard (such as granitic gravel) where it does not form part of the wider shared path network All to the satisfaction of the responsible authority and catchment management authority.
R47	Bicycle parking facilities are to be provided by development proponents in convenient locations at key destinations such as local parks and convenience centres.
GUIDELINES	
G60	Lighting should be installed along shared, pedestrian, and cycle paths linking areas of high pedestrian activity, unless otherwise approved by the responsible authority.
G61	In addition to the crossing locations shown on Plan 8, development proponents should provide formal pedestrian crossings of creeks and minor waterways at regular intervals of no greater than 400 metres where this level of connectivity is not already satisfied by the street network.

Plan 11
Integrated Water Management
Wonthaggi North East Precinct Structure Plan

Scale 1:20,000 @ A4

0 200 400 600 800 1,000m

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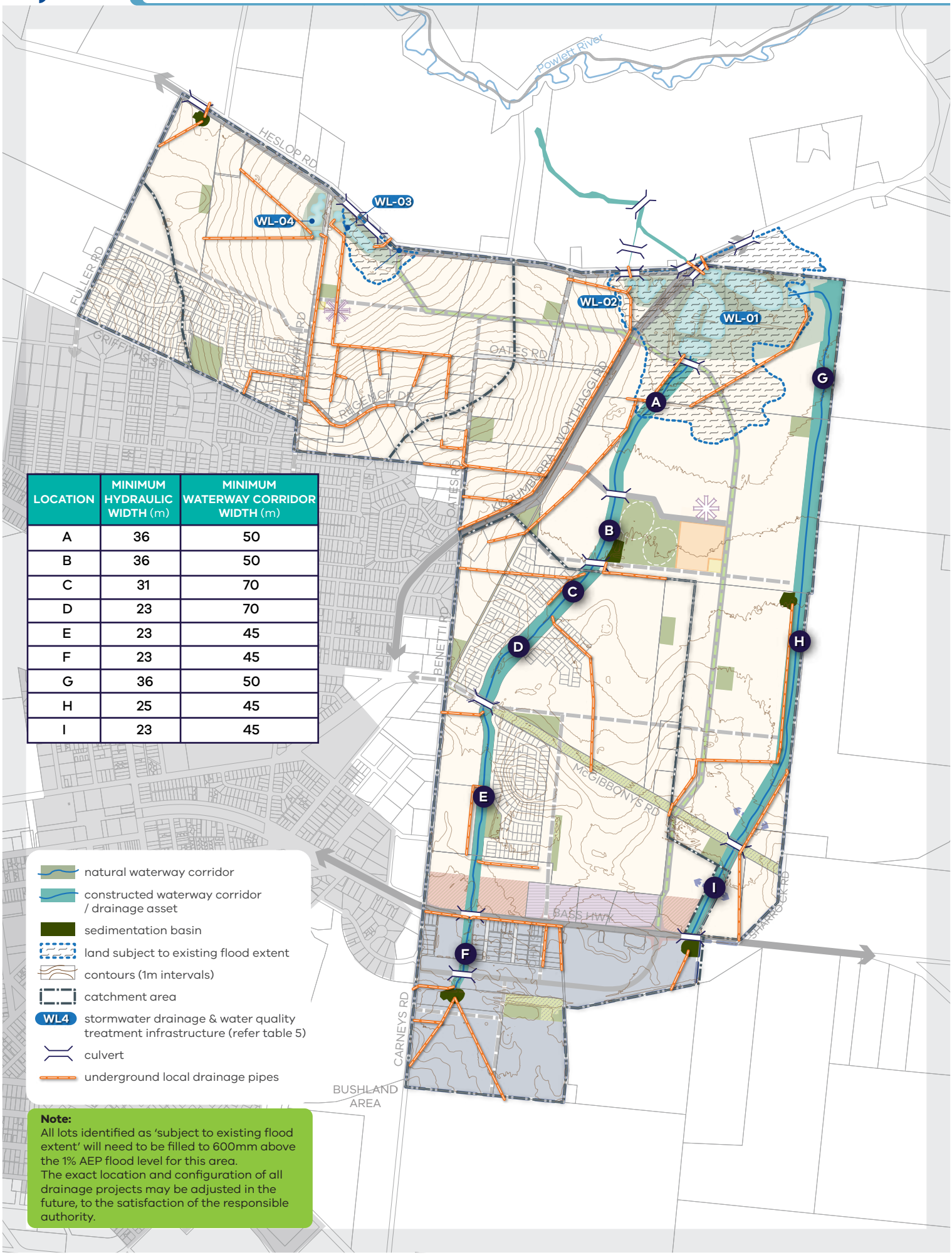


LOCATION	MINIMUM HYDRAULIC WIDTH (m)	MINIMUM WATERWAY CORRIDOR WIDTH (m)
A	36	50
B	36	50
C	31	70
D	23	70
E	23	45
F	23	45
G	36	50
H	25	45
I	23	45

- natural waterway corridor
- constructed waterway corridor / drainage asset
- sedimentation basin
- land subject to existing flood extent
- contours (1m intervals)
- catchment area
- WL4 stormwater drainage & water quality treatment infrastructure (refer table 5)
- culvert
- underground local drainage pipes

Note:
All lots identified as 'subject to existing flood extent' will need to be filled to 600mm above the 1% AEP flood level for this area.
The exact location and configuration of all drainage projects may be adjusted in the future, to the satisfaction of the responsible authority.

3.6 Integrated water management and utilities

The PSP anticipates development fronts that:

- form a logical extension to the existing urban area
- have convenient and logical access points
- can be readily serviced
- contribute to the achievement of sustainable neighbourhood principles
- avoid isolated pockets of development for an extended period of time.

The PSP and the integrated water management scheme shown on Plan 11 adopts an end-of-line approach to the treatment and retardation of stormwater in order to meet Clause 56.07-4 of the *Bass Coast Planning Scheme*. The stormwater assets have been designed to:

- convey external flows through the Wonthaggi North East Growth Area;
- treat post development flows from the Wonthaggi North East Growth Area in accordance with the *Urban Stormwater Best Practice Environmental Management Guidelines* (CSIRO, 1999 as amended) prior to discharge at the outfalls from the PSP region; and
- retard flows to avoid unreasonable impacts on:
  - land downstream of the Wonthaggi North East Growth Area; and
  - the Powlett River to the satisfaction of the catchment management authority.

The stormwater assets that are identified in the Integrated Stormwater Management Scheme are expected to be delivered over time. Accordingly, downstream stormwater assets within the Wonthaggi North East Growth Area may not be operational prior to development upstream requiring those facilities. If downstream stormwater assets have not been provided, upstream development may proceed only if suitable interim drainage arrangements are able to be put in place.

The need for interim solutions to treat stormwater to best practice standards and to retard to pre-development levels will be determined on a case-by-case basis to the satisfaction of council as the drainage authority.

The stormwater assets shown on Plan 11 have formed the basis of the DCP. The *Planning and Environment Act 1987* enables the collecting agency to accept works in kind for all or part of Integrated Stormwater Management Scheme identified in the DCP and supporting documents.

The PSP encourages a flexible approach to the design and location of those stormwater assets so long as the overall objectives of the drainage strategy are met. The DCP accommodates the flexible approach. Subject to the agreement of Bass Coast Shire Council as the drainage authority, the development agency and the collecting agency under the DCP, stormwater assets which are designed to remain as permanent drainage assets may be permitted even if they are not shown on Plan 11 if they facilitate the orderly development of the precinct and reduce or replace the need for other permanent stormwater assets shown on Plan 11.

If, as a result of Possible Permanent Integrated Water Management Assets being permitted upstream, the need for other parts of the Integrated Water Management Scheme shown on Plan 11 is reduced or removed and/or less land is required for a project shown in the DCP, the collecting agency may allow adjustments to the land budget so that surplus land will become part of the net developable area.

The DCP has more information in relation to the process.

Amended by C172basc

3.6.1 Integrated water management

	REQUIREMENTS	
Amended by C172basc	**R48**	Unless otherwise agreed by the drainage authority, the final detailed design of constructed waterways (including widths), drainage corridors, retarding basins, wetlands, and associated paths, boardwalks, bridges and planting, must be generally in accordance with the drainage strategy contained in the PSP to the satisfaction of the catchment management authority and the responsible authority but subject to R49.
Amended by C172basc	**R49**	The proposed development for the PSP must meet or exceed best practice stormwater quality treatment standards in accordance with the *Urban Stormwater Best Practice Environmental Management Guidelines* (CSIRO, 1999 as amended) prior to discharge to receiving waterways as outlined on Plan 11, unless otherwise approved by the responsible catchment management authority and the responsible authority.
Amended by C172basc	**R50**	For waterways shown on Plan 11, development works must ensure: • Waterways and integrated water management design maximise land available to be used for multiple recreation and environmental purposes; • Overland flow paths and piping within road reserves will be connected and integrated across property / parcel boundaries; • Any freeboard requirements for overland flow paths will be adequately contained within road reserves all to the satisfaction of the catchment management authority and the responsible authority.
Amended by C172basc	**R51**	Development staging must provide for the delivery of ultimate waterway and drainage infrastructure, including stormwater quality treatment. Where this is not possible, development proposals must demonstrate how any interim solution adequately manage and treat stormwater and construction sediment prior to discharge from the development and how the interim solution will not prejudice the delivery of an ultimate drainage solution, to the satisfaction of the catchment management authority and the responsible authority.
Amended by C172basc	**R52**	Development must positively address all waterways through the use of frontage roads or lots with a direct frontage, to the satisfaction of catchment management authority and the Bass Coast Shire Council.
	R53	All development areas identified as "subject to an existing flood extent" and/or abutting a drainage reserve on Plan 11, must meet the freeboard requirements above the 1% AEP flood level estimate, as specified by the responsible authority, and in accordance with DTP (formerly DELWP) safety criteria guidelines.
	R54	Development within the PSP must accord with the guidance provided by *Australian Rainfall and Runoff Guidelines*, 2019 (as amended) and be consistent with the *Urban Stormwater Management Guidance* (Publication 1739, EPA 2021).
	GUIDELINES	
	G62	The design and layout of roads, road reserves and public open space should optimise water use efficiency and long-term viability of public landscaped areas through the use of water sensitive urban design and integrated water management initiatives and outcomes.
Amended by C172basc	**G63**	Streets should be the primary interface between development and waterways. Public open space and lots with a direct frontage may be provided as a minor component of the waterway interface. Where lots with direct frontage are provided, they should be sufficiently set back from the waterway corridor to allow for the provision of pedestrian and service vehicle access to the front of those lots, to the satisfaction the Bass Coast Shire Council.
	G64	Development should demonstrate a reduced reliance on potable water through the use of alternative design features that increases the utilisation of fit-for-purpose alternative water sources such as stormwater, rainwater and recycled water. In particular, the use of lot-scale rainwater tanks plumbed to internal reuses such as toilet features is encouraged.
	G65	Development should have regard to relevant policies and strategies being implemented by the drainage authority and retail water authority, including any approved Integrated Water Management Plan.
	G66	Integrated water management systems should be designed to: • Support and enhance habitat values for local flora and fauna species • Enable future harvesting and/or treatment and re-use of stormwater
	G67	Where primary waterway, conservation or recreation functions are not adversely affected, land required for integrated water management initiatives (such as stormwater harvesting, aquifer storage and recovery, sewer mining) should be incorporated within the precinct open space system as depicted on Plan 7.

G68

Where development proposes drainage works that are intended to comprise Possible Permanent Integrated Water Management Assets (subject to Council approval) in the areas identified in Plan 11 the Possible Permanent Integrated Water Management Assets may become permanent features of the drainage network for the PSP if Bass Coast Shire Council (as the drainage authority and the collecting agency and development agency under the Wonthaggi North East Development Contributions Plan) is satisfied that:

1. The Possible Permanent Integrated Water Management Assets are located generally along sections of the waterways identified on Plan 7 and Table 5b of the *Wonthaggi North East DCP*;
2. The Possible Permanent Integrated Water Management Assets are designed as permanent features of the drainage scheme providing for conveyance, retardation and water quality treatment and constructed in accordance with plans approved by the drainage authority;
3. The Possible Permanent Integrated Water Management Assets are designed to meet *Best Practice Environmental Management Guidelines for Urban Stormwater Management* (1999) to the satisfaction of the drainage authority;
4. As part of a Stormwater Management Plan, is able to demonstrate that the cost and stormwater management impacts of any Possible Permanent Integrated Water Management Assets (PP-DR, per Table 5b of the DCP) on the overall drainage network is neutral or favourable to the drainage scheme to the satisfaction of the drainage authority; and
5. The Possible Permanent Integrated Water Management Assets are designed to function as a waterway rather than a drainage corridor.

Amended by C172basc

The Possible Permanent Integrated Water Management Assets must be maintained for 12 months from the date of the issue of a Statement of Compliance of the final stage of the development.

G69

If, as a result of permanent drainage assets being permitted upstream, the need for other integrated water management projects shown on Plan 11 is reduced or removed and less land take is required for a project shown in the DCP, adjustments will be made to that land take and any surplus land will become part of the net developable area.

Amended by C172basc

Table 5 Drainage and stormwater management

WATER INFRASTRUCTURE ID	DESCRIPTION	LOCATION	LAND AREA (HA)
CU-01	Bass Highway (west)	Culvert at Bass Coast Highway (west)	–
CU-02	Bass Highway (east)	Culvert at Bass Coast Highway (east)	–
CU-03	McGibbonys Road (west)	Culvert at McGibbonys Road (west)	–
CU-04	Korumburra–Wonthaggi Road embankment	Culvert at Korumburra–Wonthaggi road embankment	–
CU-05	Heslop Road downstream of WL-02	Culvert at Heslop Road downstream of WL-02	–
CU-06	Heslop Road downstream of WL-03	Culvert at Heslop Road downstream of WL-03	–
CU-07	Heslop Road	Culvert at Heslop Road	–
CU-08	Outfall drain Crossing B	Culvert at outfall waterway	–
CU-09	Outfall drain Crossing A	Culvert at outfall waterway	–
CU-10	Outfall drain Crossing C	Culvert at outfall waterway	–
CU-11	Korumburra–Wonthaggi Road high flow outlet	Culvert at outfall waterway	–
DR-01	Western waterway	Land and construction of western constructed waterway	16.51
DR-02	Eastern waterway	Land and construction of eastern constructed waterway	19.29
DR-03	Outfall waterway	Construction of main outfall to Powlett River	–
SB-01	Sediment basin	Land and construction of sediment basin	0.52
SB-02	Sediment basin	Land and construction of sediment basin	0.51
SB-03	Sediment basin	Land and construction of sediment basin	0.48
SB-04	Sediment basin	Land and construction of sediment basin	0.41

WATER INFRASTRUCTURE ID	DESCRIPTION	LOCATION	LAND AREA (HA)
SB-05	Sediment basin	Land and construction of sediment basin	0.33
WL-01	Wetland 1	Land and construction of wetland	23.48
WL-02	Wetland 2	Land and construction of wetland	2.06
WL-03	Wetland 3	Land and construction of wetland	2.95
WL-04	Wetland 4	Land and construction of wetland	1.75
PL-01	Pipeline EI1 – EH1 (900mm dia.)	Pipeline EI1 – EH1 (900mm dia.)	–
PL-02	Pipeline EH1 – DR-01 (1050mm dia.)	Pipeline EH1 – DR-01 (1050mm dia.)	–
PL-03	Pipeline EV1 – EW1 (1350mm dia.)	Pipeline EV1 – EW1 (1350mm dia.)	–
PL-04	Pipeline DU1 – DW1 (1200mm dia.)	Pipeline DU1 – DW1 (1200mm dia.)	–
PL-05	Pipeline DP2 – DP3 (1200mm dia.)	Pipeline DP2 – DP3 (1200mm dia.)	–
PL-06	Pipeline DQ1 – DP3 (675mm dia.)	Pipeline DQ1 – DP3 (675mm dia.)	–
PL-07	Pipeline DP3 – DW1 (1200mm dia.)	Pipeline DP3 – DW1 (1200mm dia.)	–
PL-08	Pipeline DW1 – SB1 (1500mm dia.)	Pipeline DW1 – SB1 (1500mm dia.)	–
PL-09	Pipeline DL3 – DW2 (1050mm dia.)	Pipeline DL3 – DW2 (1050mm dia.)	–
PL-10	Pipeline DM1 – DX1 (1050mm dia.)	Pipeline DM1 – DX1 (1050mm dia.)	–
PL-11	Pipeline G3 – V2 (1200mm dia.)	Pipeline G3 – V2 (1200mm dia.)	–
PL-12	Pipeline V2 – SB-03 (1200mm dia.)	Pipeline V2 – SB-03 (1200mm dia.)	–
PL-13	Pipeline W2 – V5 (1200mm dia.)	Pipeline W2 – V5 (1200mm dia.)	–
PL-14	Pipeline FB1 – 14 (750mm dia.)	Pipeline FB1 – 14 (750mm dia.)	–
PL-15	Pipeline EY2 – 13 (750mm dia.)	Pipeline EY2 – 13 (750mm dia.)	–
PL-16	Pipeline 13 – 14 (825mm dia.)	Pipeline 13 – 14 (825mm dia.)	–
PL-17	Pipeline GY2 – GY3 (1350mm dia.)	Pipeline GY2 – GY3 (1350mm dia.)	–
PL-18	Pipeline GY3 – WL-04 (1350mm dia.)	Pipeline GY3 – WL-04 (1350mm dia.)	–
PL-19	Pipeline HM1 – HC2 (675mm dia.)	Pipeline HM1 – HC2 (675mm dia.)	–
PL-20	Pipeline HC2 – SB-05 (825mm dia.)	Pipeline HC2 – SB-05 (825mm dia.)	–
PL-21	Engeny 23-24 (1200mm dia.)	Engeny 23-24 (1200mm dia.)	-
PL-22	Engeny 24-27 (1350mm dia.)	Engeny 24-27 (1350mm dia.)	-

Plan 12 Utilities

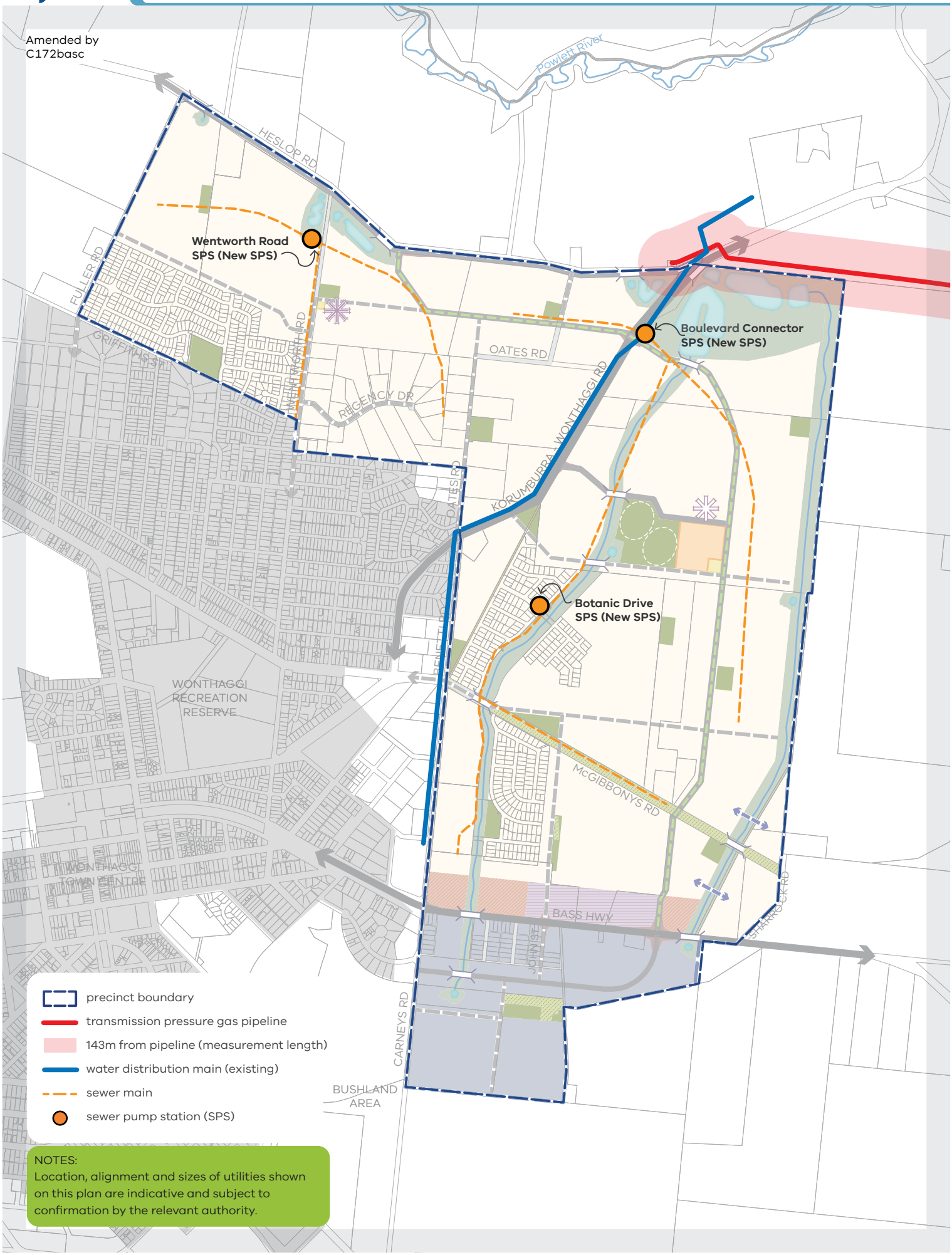
Wonthaggi North East Precinct Structure Plan

Scale 1:20,000 @ A4

0 200 400 600 800 1,000m

N

Amended by C172basc



NOTES:
Location, alignment and sizes of utilities shown on this plan are indicative and subject to confirmation by the relevant authority.

3.6.2 Utilities

REQUIREMENTS	
R55	Where existing above-ground electricity cables of 66kV voltage are retained along road ways, underground conduits to the satisfaction of the relevant electricity distribution authority are to be provided as part of the upgrade of these roads to allow for the efficient future undergrounding of the electricity supply.
R56	Above-ground utilities (such as electricity substations, sewer pump stations and overhead powerlines) must be identified at the subdivision design stage to ensure effective integration with the surrounding neighbourhood and include the provision of widened road reserves as necessary to accommodate that infrastructure and to minimise amenity impacts and be designed to the satisfaction of the relevant authority. If council agrees that infrastructure may be located in the open space network, land required to accommodate the infrastructure must not be counted as contributing to open space requirements specified in Table 4.
R57	A sewer catchment plan shall be submitted to South Gippsland Water for approval. The plan will include the whole of catchment area for the sewer pump station. The catchment plan shall define how significant assets will enable a whole of catchment solution.
R58	Water reticulation infrastructure plans must show consideration for future surrounding developments.
R59	Before development commences on a property, functional layout plans are to be submitted of the road network showing the location of all: • Underground services • Driveways/crossovers • Street lights • Street trees A typical cross section of each street is also to be submitted showing above and below ground placement of services, street lights and trees. The plans and cross sections must demonstrate how services, driveways and street lights will be placed so as to achieve the road reserve width (consistent with the road cross sections outlined in this PSP, Appendix 4) and accommodate the minimum level of street tree plants (as outlined in R1 – Section 3.1.1 of this PSP). If required, the plan and cross sections will nominate which services will be placed under footpaths or road pavement. The plans and cross sections are to be approved by the responsible authority and all relevant authorities.
R60	Residential subdivision proposing any un-sewered low-density lots must: • Obtain the consent of both the catchment management authority and the responsible authority. • Demonstrate how groundwater and surface water will be protected from contamination. • Demonstrate how the design of the subdivision allows for the efficient future re-subdivision should sewer become available. • Demonstrate how the development complies with the development sequencing requirements in this PSP (Section 3.7).
R61	Construction of integrated water management and transport projects within 143 metres of the transmission pressure gas pipeline shown on Plan 11 must include design measures to ensure hazards and risks associated with the gas pipeline are appropriately managed to the satisfaction of the pipeline licensee.
GUIDELINES	
G70	Above-ground utilities should be located outside of prominent view lines and screened with vegetation, as appropriate.
G71	Design and placement of underground services in new or upgraded streets should have regard to the service placement guidelines outlined in Appendix 2.
G72	Utility easements to the rear of lots should only be provided where there is no practical alternative.

3.7 Sequencing, staging and infrastructure delivery

3.7.1 Development sequencing and staging

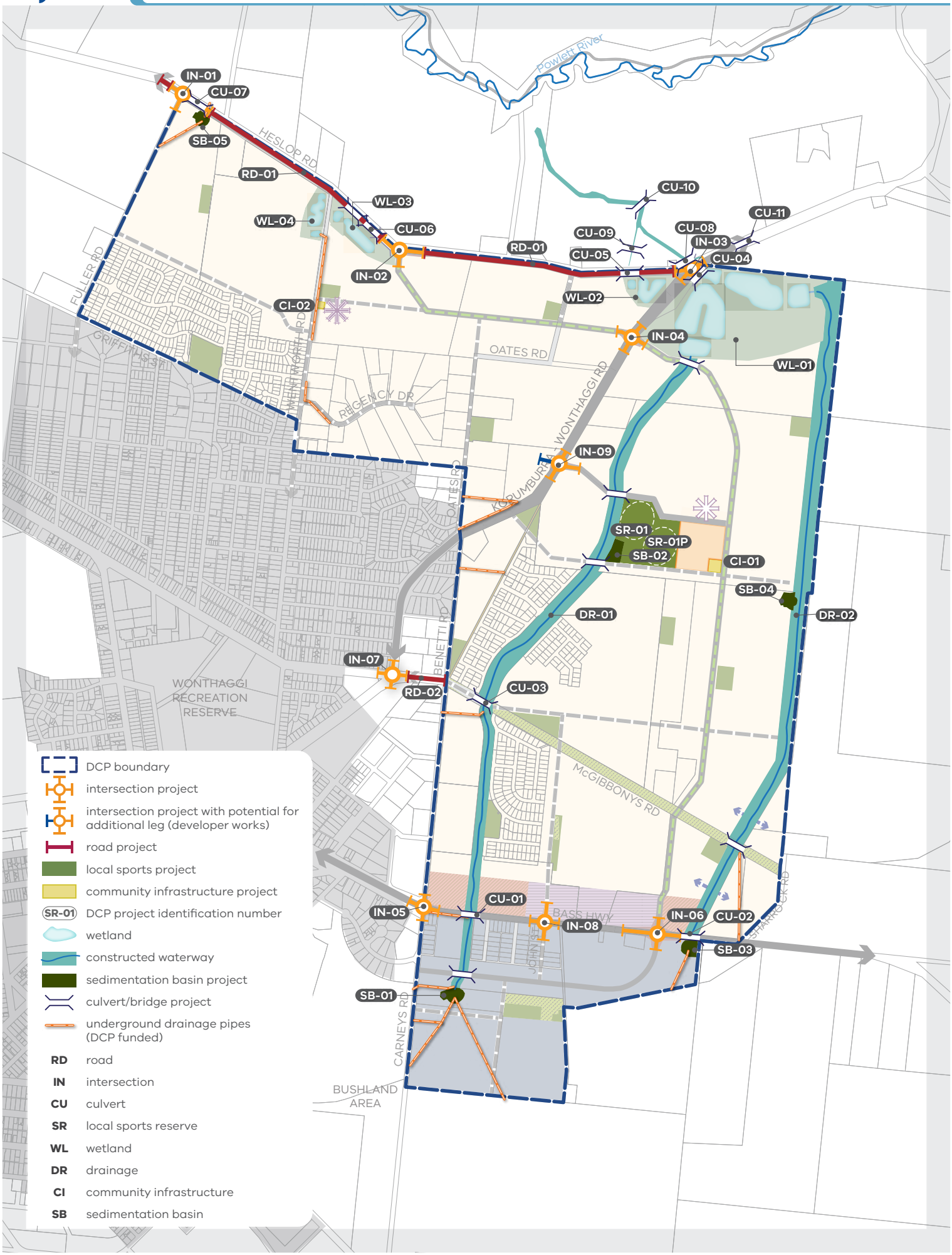
REQUIREMENTS	
R62	Development sequencing will largely be determined by the ability to appropriately access and service land. Within this context, the following must be achieved: • Development staging must provide for the early delivery of neighbourhood parks or other local amenity for new residents where parks are not otherwise easily accessible. • Access to each new lot must be via a sealed road constructed to an appropriate standard. • Each new lot must be sewered unless a residential lot exceeding 2,000 square metres is approved by the catchment management authority and the responsible authority. • Each new lot must be connected to a potable water supply. • In staged subdivisions, land containing proposed government school sites, adjoining community centres and abutting streets should be included in one stage. • Where not directly adjoining existing development, new development should provide for onward connections to existing walking and cycling paths to facilitate access to the town and nearby facilities. Where there is a need for works to satisfy this requirement, those works must be undertaken at the full cost of the development proponent. Works may constitute works in kind for projects included in the DCP, however council will not be obliged to satisfy any liability until contributions sufficient to cover the cost of that liability have been received and projects deemed to be of a higher priority in the DCP have been fully funded or constructed.
R63	Streets must be constructed to property boundaries where a local road is intended or indicated in the structure plan, by any date or stage of development required or approved by the responsible authority.
GUIDELINES	
G73	Development staging, in accordance with Plan 14, should provide for the timely connection of: • Road links between properties. • Road links to the wider connector and arterial network. • Pedestrian and cyclist links to the off-road pedestrian and bicycle network. All to the satisfaction of the responsible authority.
G74	Each stage of development, where at the edge of the urban area, should comply with any relevant interface objectives, requirements or guidelines contained in this PSP.
G75	Infrastructure projects identified in Plan 13 should be delivered as per the timing priority identified in the timing column of Appendix 5. Where infrastructure is proposed to be delivered outside or ahead of the sequence identified in Appendix 5, the onus is on the developer to fund the infrastructure works as Works in Kind even where funds for the payment of those infrastructure works are not immediately available. Some infrastructure items may be delivered earlier than indicated as part of existing development plans. **Note:** Project delivery timing outlined in Appendix 5 is indicative and subject to periodic review by the relevant responsible authority.

Plan 13
Precinct Infrastructure Plan
Wonthaggi North East Precinct Structure Plan

Scale 1:20,000 @ A4

0 200 400 600 800 1,000m

N

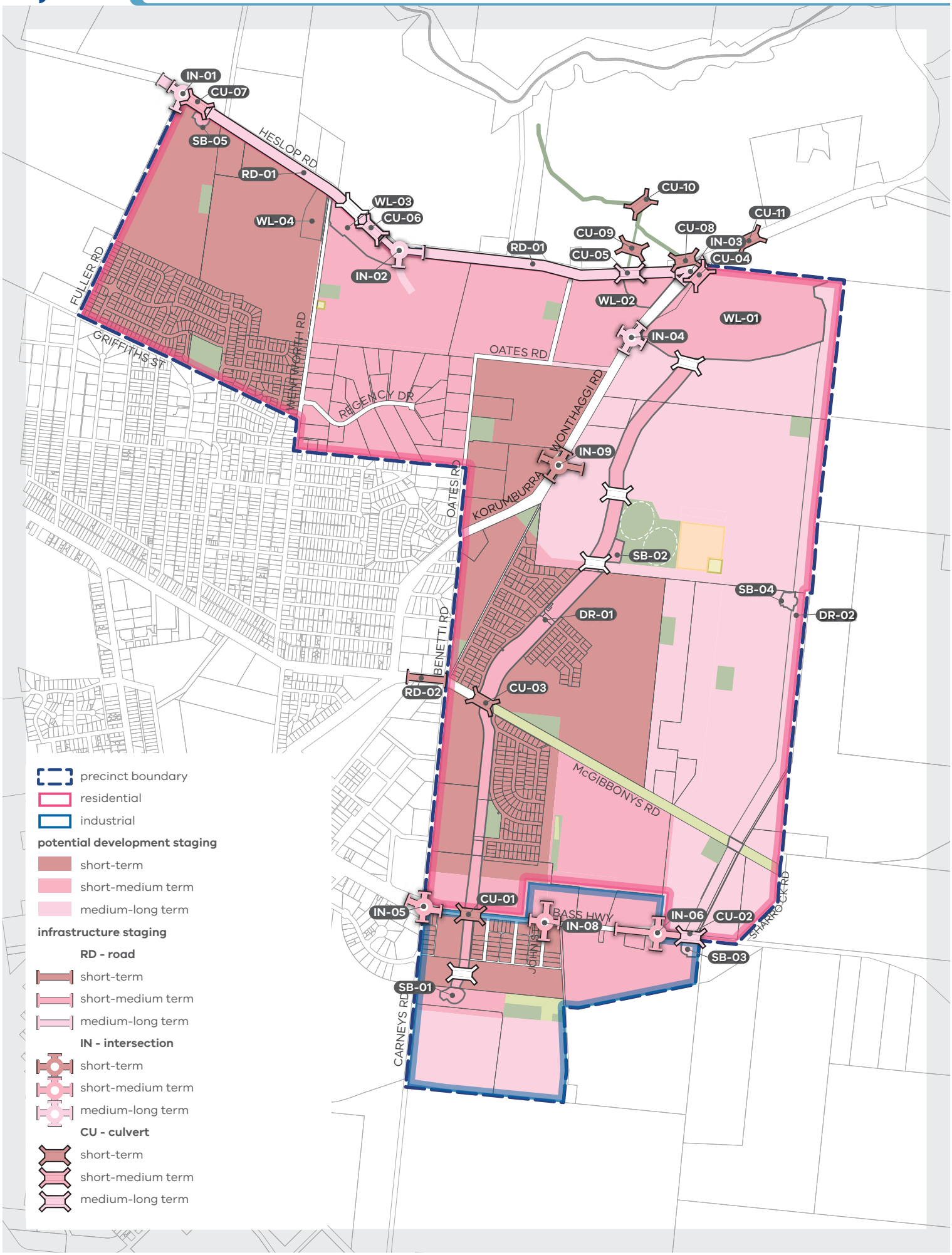


Plan 14
Infrastructure and Development Staging
Wonthaggi North East Precinct Structure Plan

Scale 1:20,000 @ A4

0 200 400 600 800 1,000m

N



3.7.2 Subdivision works by developers

REQUIREMENTS

R64

Subdivision of land within the precinct must provide and meet the total cost of delivering the following infrastructure where not included in the DCP, funded through an alternative mechanism:

- Connector streets and local streets.
- Tree planting and landscaping in all streets outside of bushfire hazard setback areas identified in Plan 8.
- Intersection works and traffic management measures along arterial roads, connector streets, and local streets.
- Council-approved fencing and landscaping (where required) along arterial roads.
- Local bus stop infrastructure (where locations have been agreed in writing by Public Transport Victoria).
- Shared, pedestrian and bicycle paths along streets, and waterways and within parks including bridges and other waterway crossings.
- Appropriately scaled lighting along all roads and bicycle, shared, or pedestrian paths as required by this PSP.
- Bicycle parking as required in this PSP.
- Basic improvements to local parks and open space (refer open space delivery below).
- Local drainage system.
- Infrastructure as required by utility service providers including water, sewerage, electricity, gas, and telecommunications.

3.7.3 Provisions of open space

REQUIREMENTS

R65

All local level neighbourhood parks must be free from contamination and finished to a standard that satisfies the requirements of the responsible authority prior to the transfer of the public open space, including:

- Removal of all existing and disused structures, foundations, pipelines, and stockpiles.
- Clearing of rubbish and weeds, levelled, topsoiled and grassed with warm climate grass (unless conservation reserve requirements dictate otherwise).
- Provision of water tapping, potable and recycled water connection points. Sewer and gas connection points must also be provided to land identified as a sporting reserve.
- Planting of trees and shrubs outside of bushfire hazard setback areas identified in Plan 8.
- Provision of vehicular exclusion devices (fence, bollards, or other suitable method) and maintenance access points.
- Installation of park furniture including barbeques, shelters, furniture, rubbish bins, local scale playground equipment, local scale play areas, and appropriate paving to support these facilities, consistent with the type of public open space listed in the open space delivery guide (Table 4).

R66

Land for sporting reserves or district level neighbourhood parks must be vested in the relevant authority in the following condition:

- Free from surface/protruding rocks and structures.
- Free from contamination.
- Reasonably graded and topsoiled to create a safe and regular surface (with a maximum 1:6 gradient for all grassed areas).
- Bare, patchy and newly graded areas seeded, top-dressed with drought resistant grass.
- Where works are required to satisfy the above requirement those works may be undertaken through the Works In Kind provisions of the DCP and the costs offset against any DCP liability.

R67

With respect to the public open space contribution required by Clause 53.01 of the *Bass Coast Planning Scheme*, this provision sets out the amount of land to be contributed by each property in the precinct and consequently where a cash contribution is required in lieu of land.

All landowners within a residential or low-density residential area must provide a public open space contribution equal to 2.47% of the Net Developable Area Residential (NDAR) upon subdivision of land in accordance with the following:

- Where land is required for unencumbered open space (local park) purposes as shown on Plan 3 and specified in Appendix 4 and is equal to 2.47% of NDA that land is to be transferred to or vested in council at no cost.
- Where no land or less than 2.47% of NDA is shown on Plan 3 and specified in Appendix 4, as required for unencumbered open space (local park) purposes a cash contribution is to be made to council to bring the total open space contribution to a value equal to 2.47% of NDA of that site.
- Where land required for unencumbered open space (local park) purpose as shown on Plan 3 and specified in Appendix 4 is more than 2.47% of NDA, council will pay an amount equivalent to the value of the additional land being provided by that proposed development when funds in the open space account enable the payment to be made.

All landowners within a business and industry area must provide a public open space contribution equal to 1.75% of the Net Developable Area Employment (NDAE) upon subdivision of land in accordance with the following:

- Where land is required for unencumbered open space (neighbourhood park) purposes as shown on Plan 3 and specified in Appendix 4 and is equal to 1.75% of NDA that land is to be transferred to or vested council at no cost.
- Where no land or less than 1.75% of NDA is shown on Plan 2 and specified in Appendix 4 as required for unencumbered open space (neighbourhood park) purposes a cash contribution is to be made to council to bring the total open space contribution to a value equal to 1.75% of NDA of that site.

Where land required for unencumbered open space (neighbourhood park) purpose as shown on Plan 3 and specified in Appendix 4 is more than 1.75% of NDA, council will pay an amount equivalent to the value of the additional land being provided by that proposed development.

The value of land for equalisation purposes is to be assessed as an equivalent proportion of the value of the whole of the land, in accordance with Section 18 of the *Subdivision Act 1988*.

4.0 APPENDICES

APPENDIX 1 Parcel-specific land budget

Note that the parcel-specific land budget may change where the drainage authority and collecting agency and development agency under the DCP allow Possible Permanent Integrated Water Management Assets to remain in place.

Table 6 Parcel-specific land budget

PARCEL ID	TOTAL AREA (HA)	TRANSPORT			COMMUNITY & EDUCATION		OPEN SPACE						TOTAL NET DEVELOPABLE AREA (HA)	NET DEVELOPABLE AREA % OF PROPERTY
		ARTERIAL ROAD – EXISTING ROAD RESERVE	ARTERIAL ROAD – NEW/ WIDENING/ INTERSECTION FLARING (DCP LAND)	NON-ARTERIAL ROAD – RETAINED EXISTING ROAD RESERVE	FUTURE GOVERNMENT SCHOOL	LOCAL COMMUNITY FACILITIES (DCP LAND)	TREE RESERVE	CROWN LAND	WATERWAY & DRAINAGE RESERVE (DCP LAND)	LOCAL SPORTS RESERVE (DCP LAND)	LOCAL NETWORK PARK (VIA CL 53.01) – EMPLOYMENT AREAS	LOCAL NETWORK PARK (VIA CL 53.01) – RESIDENTIAL AREAS		
PARCELS														
1	18.52	–	–	–	–	–	–	–	0.33	–	–	0.53	17.67	95.38%
2	3.57	–	–	–	–	–	–	–	–	–	–	–	3.57	100.00%
3	2.00	–	–	–	–	–	–	–	–	–	–	–	2.00	100.00%
4	10.36	–	–	–	–	–	–	–	–	–	–	0.15	10.21	98.55%
5	2.00	–	–	–	–	–	–	–	–	–	–	–	2.00	100.00%
6	44.46	–	–	–	–	–	–	–	1.70	–	–	1.93	40.78	91.72%
7	2.01	–	–	–	–	–	–	–	–	–	–	–	2.01	100.00%
8	27.67	–	0.20	–	–	0.10	–	–	2.93	–	–	0.50	23.95	86.55%
9	0.72	–	–	–	–	–	–	–	–	–	–	–	0.72	100.00%
10	0.72	–	–	–	–	–	–	–	–	–	–	–	0.72	100.00%
11	0.70	–	–	–	–	–	–	–	–	–	–	–	0.70	100.00%
12	0.77	–	–	–	–	–	–	–	–	–	–	–	0.77	100.00%
13	0.71	–	–	–	–	–	–	–	–	–	–	–	0.71	100.00%
14	0.71	–	–	–	–	–	–	–	–	–	–	–	0.71	100.00%
15	0.71	–	–	–	–	–	–	–	–	–	–	–	0.71	100.00%
16	1.70	–	–	–	–	–	–	–	–	–	–	–	1.70	100.00%
17	0.42	–	–	–	–	–	–	–	–	–	–	–	0.42	100.00%
18	2.00	–	–	–	–	–	–	–	–	–	–	–	2.00	100.00%
19	2.33	–	–	–	–	–	–	–	–	–	–	–	2.33	100.00%
20	2.11	–	–	–	–	–	–	–	–	–	–	–	2.11	100.00%
21	0.05	–	–	–	–	–	–	–	–	–	–	–	0.05	100.00%
22	1.33	–	–	–	–	–	–	–	–	–	–	–	1.33	100.00%
23	0.76	–	–	–	–	–	–	–	–	–	–	–	0.76	100.00%
24	2.16	–	–	–	–	–	–	–	–	–	–	–	2.16	100.00%
25	1.43	–	–	–	–	–	–	–	–	–	–	–	1.43	100.00%
26	2.25	–	–	–	–	–	–	–	–	–	–	–	2.25	100.00%
27	1.63	–	–	–	–	–	–	–	–	–	–	–	1.63	100.00%
28	0.42	–	–	–	–	–	–	–	–	–	–	–	0.42	100.00%
29	0.66	–	–	–	–	–	–	–	–	–	–	–	0.66	100.00%
30	0.73	–	–	–	–	–	–	–	–	–	–	–	0.73	100.00%
31	0.78	–	–	–	–	–	–	–	–	–	–	–	0.78	100.00%
32	1.47	–	–	–	–	–	–	–	–	–	–	–	1.47	100.00%

PARCEL ID	TOTAL AREA (HA)	TRANSPORT			COMMUNITY & EDUCATION		OPEN SPACE						TOTAL NET DEVELOPABLE AREA (HA)	NET DEVELOPABLE AREA % OF PROPERTY
		ARTERIAL ROAD – EXISTING ROAD RESERVE	ARTERIAL ROAD – NEW/ WIDENING/ INTERSECTION FLARING (DCP LAND)	NON-ARTERIAL ROAD – RETAINED EXISTING ROAD RESERVE	FUTURE GOVERNMENT SCHOOL	LOCAL COMMUNITY FACILITIES (DCP LAND)	TREE RESERVE	CROWN LAND	WATERWAY & DRAINAGE RESERVE (DCP LAND)	LOCAL SPORTS RESERVE (DCP LAND)	LOCAL NETWORK PARK (VIA CL 53.01) – EMPLOYMENT AREAS	LOCAL NETWORK PARK (VIA CL 53.01) – RESIDENTIAL AREAS		
33	0.77	–	–	–	–	–	–	–	–	–	–	–	0.77	100.00%
34	0.75	–	–	–	–	–	–	–	–	–	–	–	0.75	100.00%
35	0.76	–	–	–	–	–	–	–	–	–	–	–	0.76	100.00%
36	0.77	–	–	–	–	–	–	–	–	–	–	–	0.77	100.00%
37	0.77	–	–	–	–	–	–	–	–	–	–	–	0.77	100.00%
38	16.37	–	–	–	–	–	–	–	–	–	–	0.50	15.87	96.95%
39	12.26	–	0.12	–	–	–	–	–	2.02	–	–	–	10.12	82.56%
40	14.81	–	–	–	–	–	–	–	–	–	–	1.00	13.81	93.25%
41	1.52	–	–	–	–	–	–	–	–	–	–	–	1.52	100.00%
42	1.89	–	–	–	–	–	–	–	–	–	–	–	1.89	100.00%
43	3.88	–	0.09	–	–	–	–	–	–	–	–	–	3.79	97.74%
44	2.18	–	–	–	–	–	–	–	–	–	–	–	2.18	100.00%
45	1.76	–	–	–	–	–	–	–	–	–	–	–	1.76	100.00%
46	46.72	–	0.13	–	–	–	–	–	28.97	–	–	–	17.63	37.73%
47 – not used	–	–	–	–	–	–	–	–	–	–	–	–	0.00	–
48	1.95	–	–	–	–	–	–	–	–	–	–	–	1.95	100.00%
49	79.49	–	0.24	–	3.50	0.32	–	–	10.80	6.00	–	0.70	57.93	72.88%
50	8.90	–	–	–	–	–	–	–	–	–	–	0.89	8.01	90.00%
51	0.54	–	–	–	–	–	–	0.54	–	–	–	–	0.00	0.00%
52	56.30	–	–	–	–	–	–	–	5.15	–	–	1.29	49.86	88.56%
53	9.57	–	–	–	–	–	–	–	–	–	–	0.70	8.87	92.68%
54	1.00	–	–	–	–	–	–	–	–	–	–	–	1.00	100.00%
55	1.12	–	–	–	–	–	–	–	–	–	–	–	1.12	100.00%
56	46.09	–	–	–	–	–	–	–	7.04	–	–	0.70	38.35	83.21%
57	0.30	–	–	–	–	–	–	–	0.30	–	–	–	0.00	0.00%
58	1.80	–	–	–	–	–	–	–	–	–	–	–	1.80	100.00%
59	1.62	–	–	–	–	–	–	–	–	–	–	–	1.62	100.00%
60	3.63	–	–	–	–	–	–	–	–	–	–	–	3.63	100.00%
61	3.62	–	–	–	–	–	–	–	–	–	–	–	3.62	100.00%
62	0.39	–	–	–	–	–	–	–	0.39	–	–	–	0.00	0.00%
63-E	2.84	–	–	–	–	–	–	–	–	–	–	–	2.84	100.00%
63-R	10.47	–	0.43	–	–	–	–	–	1.83	–	–	0.70	7.51	71.78%
64-E	2.19	–	–	–	–	–	–	–	–	–	–	–	2.19	100.00%
64-R	24.27	–	–	–	–	–	0.16	–	–	–	–	0.51	23.60	97.25%
65	26.79	–	–	–	–	–	–	–	2.82	–	–	0.85	23.12	86.29%
66-E	3.24	–	0.22	–	–	–	–	–	–	–	–	–	3.02	93.19%
66-R	10.91	–	0.06	–	–	–	–	–	1.16	–	–	–	9.68	88.77%
67 – not used	–	–	–	–	–	–	–	–	–	–	–	–	0.00	–
68	14.59	–	0.42	–	–	–	–	–	0.48	–	–	–	13.70	93.85%

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		ARTERIAL ROAD – EXISTING ROAD RESERVE	ARTERIAL ROAD – NEW/ WIDENING/ INTERSECTION FLARING (DCP LAND)	NON-ARTERIAL ROAD – RETAINED EXISTING ROAD RESERVE	FUTURE GOVERNMENT SCHOOL	LOCAL COMMUNITY FACILITIES (DCP LAND)	TREE RESERVE	CROWN LAND	WATERWAY & DRAINAGE RESERVE (DCP LAND)	LOCAL SPORTS RESERVE (DCP LAND)	LOCAL NETWORK PARK (VIA CL 53.01) – EMPLOYMENT AREAS	LOCAL NETWORK PARK (VIA CL 53.01) – RESIDENTIAL AREAS		
69	0.50	–	0.02	–	–	–	–	–	–	–	–	–	0.48	95.83%
70	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
71	0.31	–	–	–	–	–	–	–	–	–	–	–	0.31	100.00%
72	0.72	–	0.05	–	–	–	–	–	–	–	–	–	0.68	93.61%
73	0.14	–	–	–	–	–	–	–	–	–	–	–	0.14	100.00%
74	0.14	–	–	–	–	–	–	–	–	–	–	–	0.14	100.00%
75	0.15	–	–	–	–	–	–	–	–	–	–	–	0.15	100.00%
76	0.08	–	0.03	–	–	–	–	–	–	–	–	–	0.05	65.33%
77	0.09	–	0.003	–	–	–	–	–	–	–	–	–	0.08	97.01%
78	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
79	0.26	–	–	–	–	–	–	–	–	–	–	–	0.26	100.00%
80	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
81	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
82	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
83	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
84	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
85	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
86	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
87	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
88	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
89	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
90	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
91	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
92	0.09	–	–	–	–	–	–	–	–	–	–	–	0.09	100.00%
93	0.09	–	–	–	–	–	–	–	–	–	–	–	0.09	100.00%
94	0.09	–	–	–	–	–	–	–	–	–	–	–	0.09	100.00%
95	0.09	–	–	–	–	–	–	–	–	–	–	–	0.09	100.00%
96	0.09	–	–	–	–	–	–	–	–	–	–	–	0.09	100.00%
97	0.09	–	–	–	–	–	–	–	–	–	–	–	0.09	100.00%
98	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
99	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
100	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
101	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
102	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
103	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
104	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
105	0.11	–	–	–	–	–	–	–	–	–	–	–	0.11	100.00%
106	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
107	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
108	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%

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		ARTERIAL ROAD – EXISTING ROAD RESERVE	ARTERIAL ROAD – NEW/ WIDENING/ INTERSECTION FLARING (DCP LAND)	NON-ARTERIAL ROAD – RETAINED EXISTING ROAD RESERVE	FUTURE GOVERNMENT SCHOOL	LOCAL COMMUNITY FACILITIES (DCP LAND)	TREE RESERVE	CROWN LAND	WATERWAY & DRAINAGE RESERVE (DCP LAND)	LOCAL SPORTS RESERVE (DCP LAND)	LOCAL NETWORK PARK (VIA CL 53.01) – EMPLOYMENT AREAS	LOCAL NETWORK PARK (VIA CL 53.01) – RESIDENTIAL AREAS		
109	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
110	0.37	–	–	–	–	–	–	–	–	–	–	–	0.37	100.00%
111	0.25	–	–	0.25	–	–	–	–	–	–	–	–	0.00	0.00%
112	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
113	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
114	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
115	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
116	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
117	2.73	–	–	–	–	–	–	–	0.73	–	–	–	2.00	73.25%
118	0.08	–	–	–	–	–	–	–	–	–	–	–	0.08	100.00%
119	0.08	–	–	–	–	–	–	–	–	–	–	–	0.08	100.00%
120	0.08	–	0.01	–	–	–	–	–	–	–	–	–	0.07	83.77%
121	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
122	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
123	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
124	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
125	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
126	0.10	–	–	–	–	–	–	–	–	–	–	–	0.10	100.00%
127	7.41	–	–	–	–	–	–	–	0.51	–	–	–	6.90	93.09%
128	15.19	–	–	–	–	–	1.40	–	0.51	–	1.10	–	12.17	80.14%
129	12.88	–	–	–	–	–	–	–	–	–	–	–	12.88	100.00%
SUB-TOTAL	**600.44**	**0.00**	**2.01**	**0.25**	**3.50**	**0.42**	**1.56**	**0.54**	**67.71**	**6.00**	**1.10**	**10.95**	**506.52**	**84.34%**
ROAD RESERVE														
R1	1.02	0.04	-	0.98	-	-	-	-	-	-	-	-	0.00	0.00%
R2	4.96	4.90	-	-	-	-	-	-	0.06	-	-	-	0.00	0.00%
R3	2.32	-	-	2.32	-	-	-	-	-	-	-	-	0.00	0.00%
R4	1.06	-	-	1.06	-	-	-	-	-	-	-	-	0.00	0.00%
R5	0.74	-	-	0.74	-	-	-	-	-	-	-	-	0.00	0.00%
R6	1.84	-	-	1.38	-	-	-	-	-	-	-	-	0.47	25.37%
R7	3.38	3.38	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
R8	3.18	2.66	-	-	-	-	-	-	0.52	-	-	-	0.00	0.00%
R9	0.69	0.69	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
R10	2.36	0.11	-	2.25	-	-	-	-	-	-	-	-	0.00	0.00%
R11	6.54	-	-	0.52	-	-	5.53	-	0.49	-	-	-	0.00	0.00%
R12	2.83	2.73	-	-	-	-	-	-	0.09	-	-	-	0.00	0.00%
R13	0.13	-	-	0.13	-	-	-	-	-	-	-	-	0.00	0.00%
R14	0.15	-	-	0.15	-	-	-	-	-	-	-	-	0.00	0.00%
R15	0.04	-	-	0.04	-	-	-	-	-	-	-	-	0.00	0.00%
R16	0.05	-	-	0.05	-	-	-	-	-	-	-	-	0.00	0.00%

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R17	0.27	-	-	0.27	-	-	-	-	-	-	-	-	0.00	0.00%
R18	0.04	-	-	0.04	-	-	-	-	-	-	-	-	0.00	0.00%
R19	0.04	-	-	0.04	-	-	-	-	-	-	-	-	0.00	0.00%
R20	0.28	-	-	0.28	-	-	-	-	-	-	-	-	0.00	0.00%
R21	0.26	-	-	0.26	-	-	-	-	-	-	-	-	0.00	0.00%
SUB-TOTAL	**32.17**	**14.51**	**0.00**	**10.50**	**0.00**	**0.00**	**5.53**	**0.00**	**1.16**	**0.00**	**0.00**	**0.00**	**0.47**	**1.45%**
TOTAL	**632.61**	**14.51**	**2.01**	**10.75**	**3.50**	**0.42**	**7.09**	**0.54**	**68.87**	**6.00**	**1.10**	**10.95**	**506.87**	**80.12%**

APPENDIX 2 Service placement guidelines

Standard street cross sections

The *Infrastructure Design Manual* outlines placement of services for typical residential street environments. This approach is appropriate for most of the 'standard' street cross sections outlined in Appendix B of the manual containing grassed nature strips, footpaths and road pavements.

Non-standard street cross sections

To achieve greater diversity of streetscape outcomes, which enhances character and amenity of these new urban areas, non-standard street cross sections are encouraged. Non-standard street cross sections will also be required to address local needs, such as fully sealed verges for high pedestrian traffic areas in town centres and opposite schools.

For non-standard street cross sections where service placement guidance outlined in the *Infrastructure Design Manual* is not applicable, the following service placement guidelines will apply.

Table 7 Service placement guidelines

	Under pedestrian pavement	Under nature strips	Directly under trees[1]	Under kerb	Under road pavement[2]	Within allotments	Notes
Sewer	Possible	Preferred	Possible	No	Possible	Possible[3]	
Potable water	Possible[4]	Preferred	Preferred	No	Possible	No	Can be placed in combined trench with gas
Recycled water	Possible[4]	Preferred	Preferred	No	Possible	No	
Gas	Possible[4]	Preferred	Preferred	No	No	No	Can be placed in combined trench with potable water
Electricity	Preferred[4]	Possible	Possible	No	No	No	Pits to be placed either fully in footpath or nature strip
FTTH/ Telco	Preferred[4]	Possible	Possible	No	No	No	Pits to be placed either fully in footpath or nature strip
Drainage	Possible	Possible	Possible	Preferred	Possible	Possible[3]	
Trunk services	Possible	Possible	Possible	Possible	Preferred	No	

Table notes

1. Trees are not to be placed directly over property service connections.
2. Placement of services under road pavement is to be considered when service cannot be accommodated elsewhere in road reserve. Placement of services beneath edge of road pavement/ parking bays is preferable to within traffic lanes.
3. Where allotment size/frontage width allows adequate room to access and work on a pipe.
4. Where connections to properties are within a pit in the pedestrian pavement/footpath.

General principles for service placement

- Place gas and water on one side of road, electricity on the opposite side
- Place water supply on the high side of road
- Place services that need connection to adjacent properties closer to these properties
- Place trunk services further away from adjacent properties
- Place services that relate to the road carriageway (e.g. drainage, streetlight electricity supply) closer to the road carriageway
- Maintain appropriate services clearances and overlap these clearances wherever possible
- Services must be placed outside of natural waterway corridors or on the outer edges of these corridors to avoid disturbance to existing waterway values.

APPENDIX 3 Village Hub and local convenience centre design guidelines

PRINCIPLE 1

Provide smaller neighbourhoods with a viable local convenience centre which offers accessible services to the surrounding community.

Guidelines

- Local convenience centres should be planned in conjunction with local town centres in order to deliver a fine grain distribution of town centres within the region
- Local convenience centres should be planned for neighbourhoods that contain less than 8,000 people and are located more than 1 kilometre away from a local town centre or higher order town centre
- Locate local convenience centres in locations which are central to the residential community they serve and that provide exposure to passing traffic
- Where appropriate, locate local convenience centres in attractive settings and incorporate natural or cultural landscape features such creeks and waterways, linear open space, pedestrian and cycle links and areas of high aesthetic value.

PRINCIPLE 2

Provide a range of local services and facilities that are appropriate to the local convenience centre location and the catchment that it serves.

Guidelines

- Land uses should be located generally in accordance with the locations and general land use terms identified on the local convenience centre concept plan
- The design of the local convenience centre should facilitate development with a high degree of community interaction and provide an appropriate mix of retail, commercial and community facilities to suit the catchment that the local convenience centre serves
- The design of the local convenience centre should also encourage a pattern of smaller scale individual tenancies and land ownership patterns within the local town centre to attract investment and encourage greater diversity and opportunities for local business investment
- Active building frontages should address the primary street frontage to maximise exposure to passing trade, and promote pedestrian interaction.

PRINCIPLE 3

Design the local convenience centre to be pedestrian friendly and accessible by all modes including public transport, while enabling private vehicle access. The local convenience centre should be easily, directly and safely accessible for pedestrians, cyclists, public transport modes, private vehicles, service and delivery vehicles with priority given to pedestrian movement, amenity, convenience and safety.

Guidelines

- Public transport infrastructure/facilities should be planned for commuter-friendly/convenient locations adjacent to the local convenience centre
- Bus stops should be provided in accordance with the Public Transport Victoria's *Public Transport Guidelines for Land Use and Development*, to the satisfaction of Public Transport Victoria
- Bicycle parking should be provided within the street network and public spaces in highly visible locations and close to pedestrian desire lines and key destinations
- The design of buildings within the local convenience centre should have a relationship with and should interface to the public street network
- Car parking areas should be located centrally to the site and to the rear and or side of street-based retail frontages
- Car parking areas should be designed to ensure passive surveillance and public safety through adequate positioning and lighting

- Car parking areas should be designed to provide dedicated pedestrian routes and areas of landscaping
- On-street car parking should be provided either as parallel or angle parking to encourage short stay parking
- Car parking ingress and egress crossovers should be grouped and limited
- Car parking ingress or egress and car parking areas accommodating heavy vehicle movements should be designed to limit the pedestrian/vehicle conflict
- Streets, public spaces and car parks should be well-lit to Australian standards and with pedestrian-friendly (generally white) light, and lighting should be designed to avoid unnecessary spill to the side or above.

PRINCIPLE 4

Create a sense of place with high quality engaging urban design.

Guidelines

- Development should complement and enhance the character of the surrounding area by responding appropriately to key visual cues associated with the topography of the local convenience centre location and its surrounds
- The local convenience centre design should seek to minimise amenity and noise impacts resulting from the mix of uses by maintaining separation and transitional areas between retail and housing activities, such as open space, road networks and community facilities
- The design of each building should contribute to a cohesive and legible character for the local convenience centre as a whole
- Sites in prominent locations (such as at key intersections, surrounding public spaces and terminating key view lines and vistas) should be identified for significant buildings or landmark structures
- The design of building frontages should incorporate the use of a consistent covered walkway or verandah to provide for weather protection
- The built form should define the primary street frontage and be aligned with the parcel boundary
- Street façades and all visible side or rear façades should be visually rich, interesting and well-articulated and be finished in suitable materials and colours that contribute to the character of the local convenience centre
- Materials and design elements should be compatible with the environment and landscape character of the broader precinct
- If a supermarket is proposed, the supermarket should have a frontage that directly address the primary street frontage so that the use integrates with and promotes activity within the public realm
- Supermarkets with a frontage to the primary street frontage should use clear glazing to allow view lines into the store from the street (planning permits for buildings and works should condition against the use of white washed windows, excessive window advertising and obtrusive internal shelving or 'false walls' offset from the glazing)
- Secondary access to a supermarket from car parking areas should be considered where it facilitates convenient trolley access and does not diminish the role of the primary access from the primary street frontage
- The design and siting of supermarkets should provide an appropriate response to the entire public domain. This includes but is not limited to car parking areas, predominantly routes and streets
- Retail uses along street frontages should generally include access points at regular intervals to encourage activity along the length of the street
- Retail and commercial buildings within the local convenience centre should generally be built to the parcel line
- Public spaces should be oriented to capture north sun and protect from prevailing winds and weather
- Landscaping of all interface areas should be of a high standard as an important element to complement the built form design
- Urban art should be incorporated into the design of the public realm
- Street furniture should be located in areas that are highly visible and close to or adjoining pedestrian desire lines/gathering spaces and designed to add visual interest to the local convenience centre

- Wrapping of car parking edges with built form, to improve street interface, should be maximised
- Car parking areas should provide for appropriate landscaping with planting of canopy trees and dedicated pedestrian thoroughfares
- Screening of centralised waste collection points should minimise amenity impacts with adjoining areas and users of the centre
- Where service areas are accessible from car parks, they should present a well-designed and secure facade to public areas
- Mechanical plant and service structure roofs should be included within roof lines or otherwise hidden from view.

PRINCIPLE 5

Promote localisation, sustainability and adaptability.

Guidelines

The local convenience centre should promote the localisation of services that will contribute to a reduction of travel distance to access local services and less dependence on the car.

The local convenience centre should be designed to be sympathetic to its natural surrounds by:

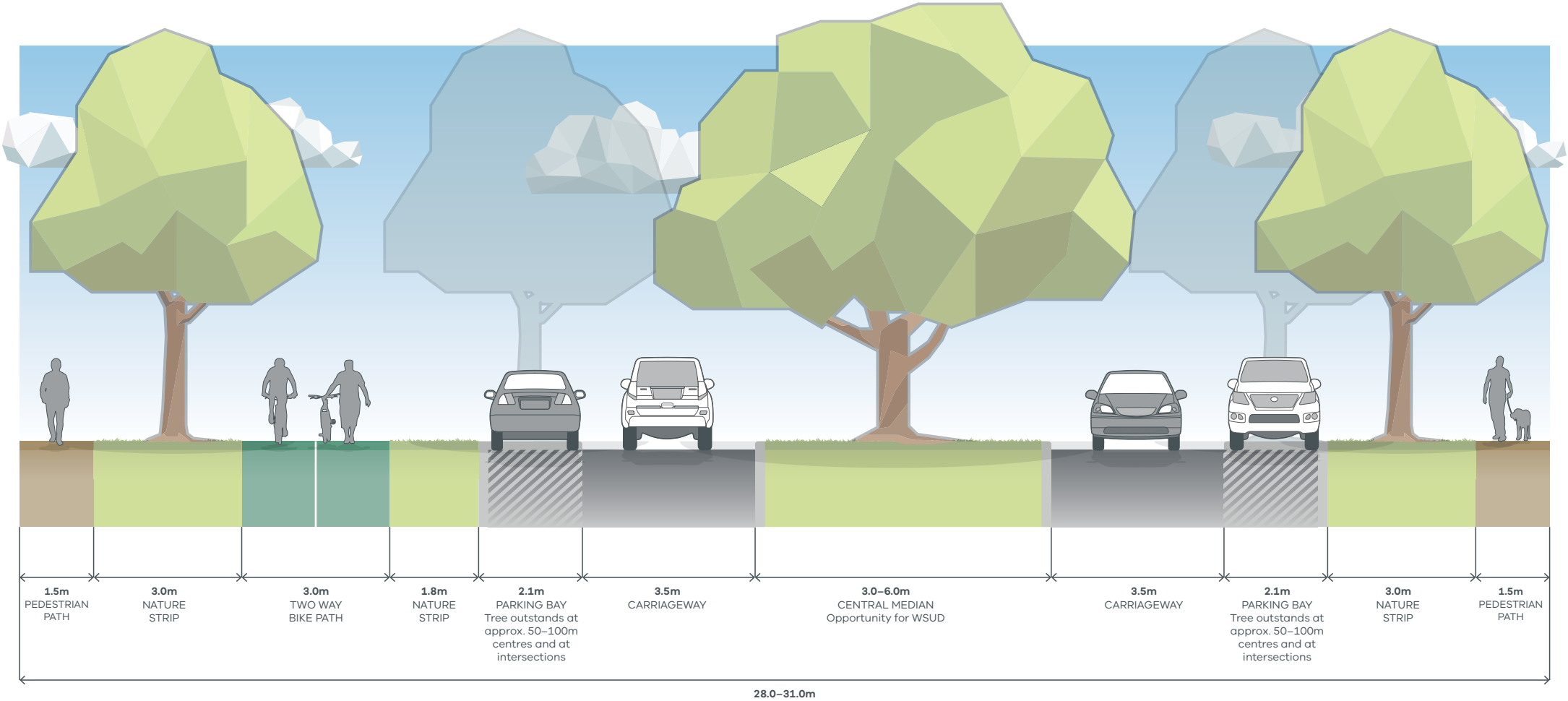
- Investigating the use of energy efficient design and construction methods for all buildings
- Including water sensitive urban design principles such as integrated stormwater retention and reuse (e.g. toilet flushing and landscape irrigation)
- Promoting safe and direct accessibility and mobility within and to and from the local convenience centre
- Including options for shade and shelter through a combination of landscape and built form treatments
- Ensuring buildings are naturally ventilated to reduce the reliance on plant equipment for heating and cooling
- Promoting passive solar orientation in the configuration and distribution of built form and public spaces
- Grouping waste collection points to maximise opportunities for recycling and reuse;
- Promoting solar energy for water and space heating, electricity generation and internal and external lighting
- Investigating other opportunities for the built form to reduce greenhouse gas emissions associated with the occupation and the ongoing use of buildings
- Encouraging building design that can be adapted to accommodate a variety of uses over time.

APPENDIX 4 Street cross sections

CROSS SECTIONS

1 Connector Street Boulevard (28–31m)

VPA Standard Cross Section

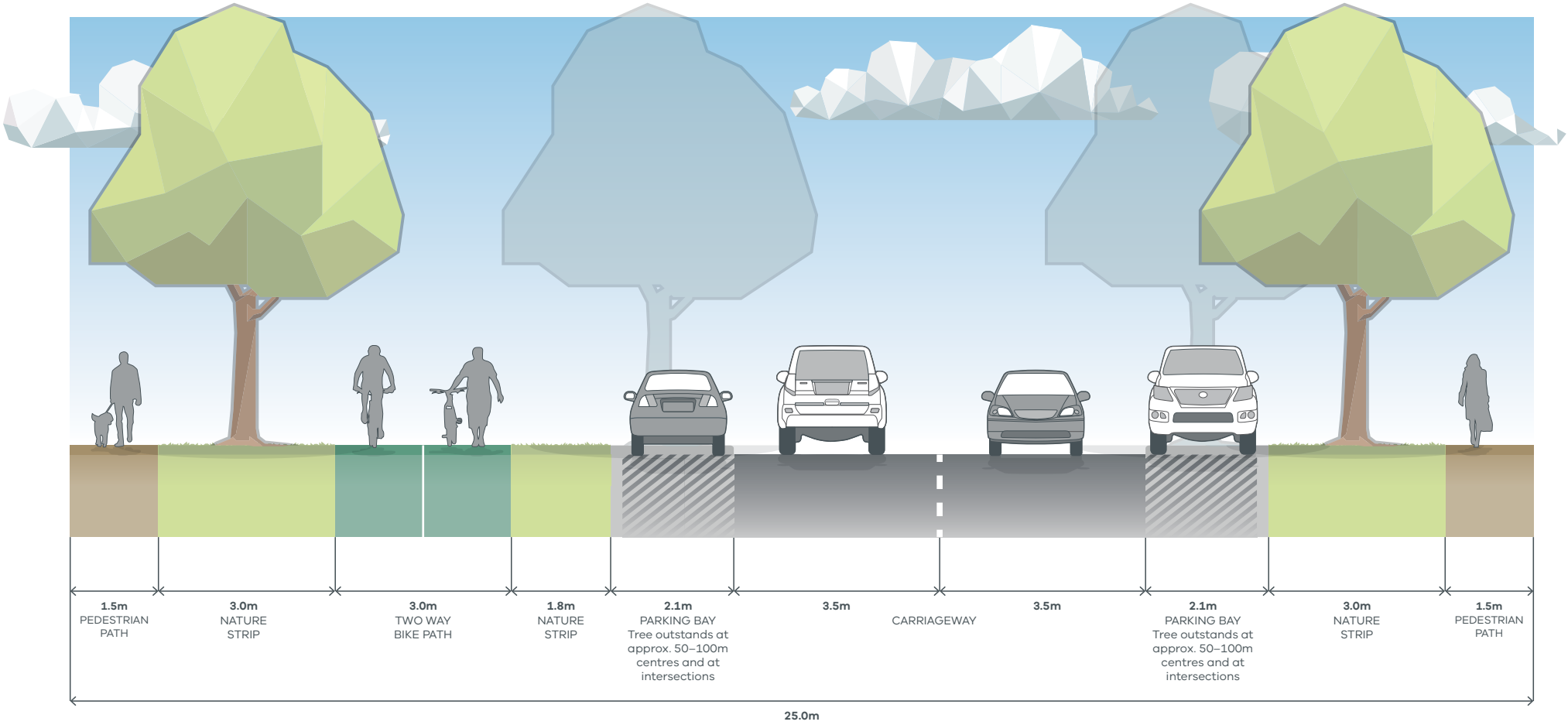


NOTES:

- Include a central median with large canopy trees to create a boulevard effect. Trees are to be centrally planted in median.
- Topsoil used in central medians is to be sandy loam, with a minimum depth of 200mm. The surface of medians is to be free-draining with a minimum cross fall of 2%, and is to be planted with warm season grasses.
- In areas where high pedestrian volumes are expected (e.g. around schools and town centres), central medians should be paved with harder wearing surfaces such as granitic sand or other pavements. Canopy tree planting must be incorporated into additional paved area.
- Any garden beds in central medians are to be offset 1.5m from back of kerb.
- Kerb to central median is to be SM2 semi-mountable kerb.
- Depending on the location of breaks in the median, provide intermediate pedestrian crossing points to accommodate mid-block crossings.
- An alternative boulevard treatment can be achieved through a wider verge on one side capable of accommodating a double row of canopy trees.
- Variations to indicative cross-section may include water sensitive urban design (WSUD) outcome. These could includebut are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.

2 Connector Street (25m)

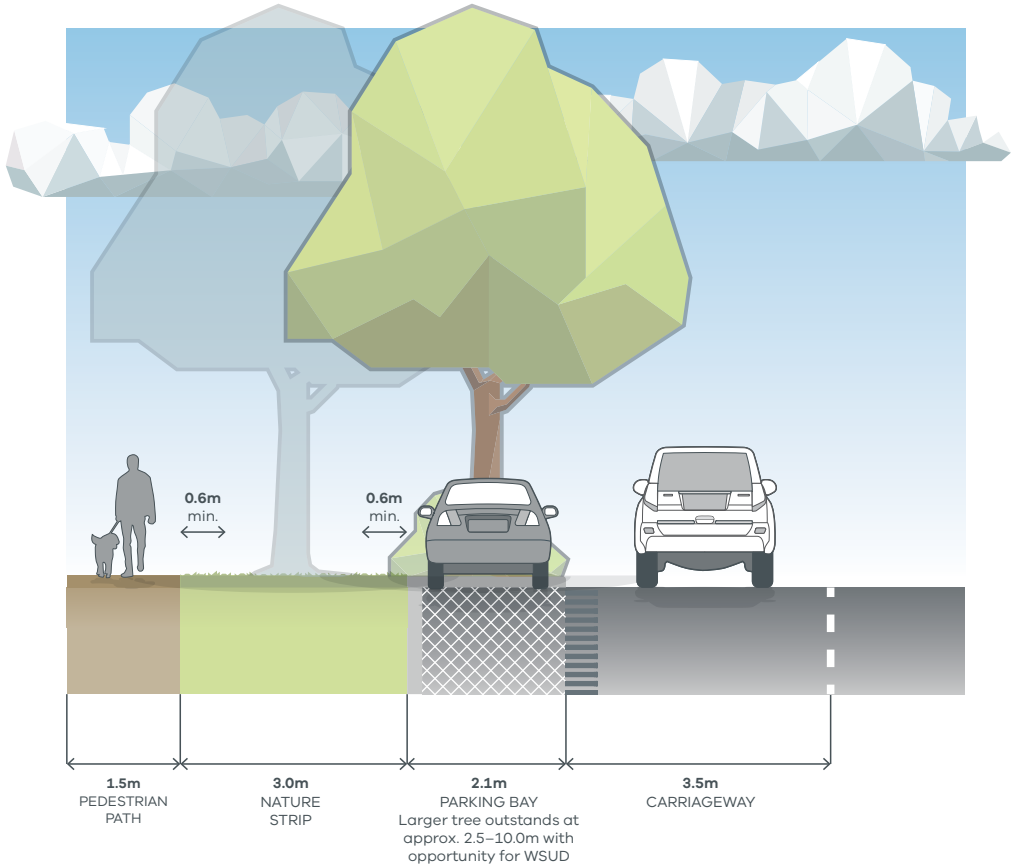
VPA Standard Cross Section



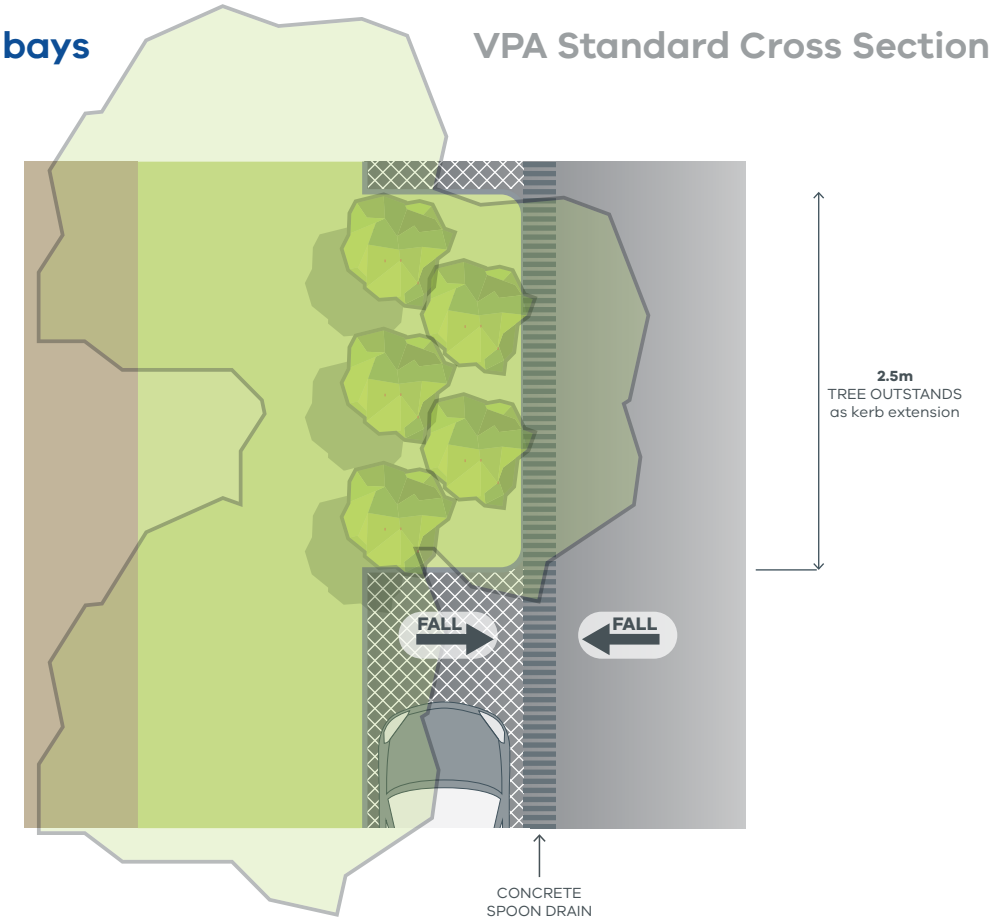
NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb.
- Where roads abut school drop-off zones and throughfares, grassed nature strip should be replaced with pavement. Canopy tree planting must be incorporated into any additional pavement.
- Variation to indicative cross-section may include water sensitive urban design (WSUD) outcome. These could include but are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.

2b Connector Street (25m) with different pavement in parking bays



VPA Standard Cross Section

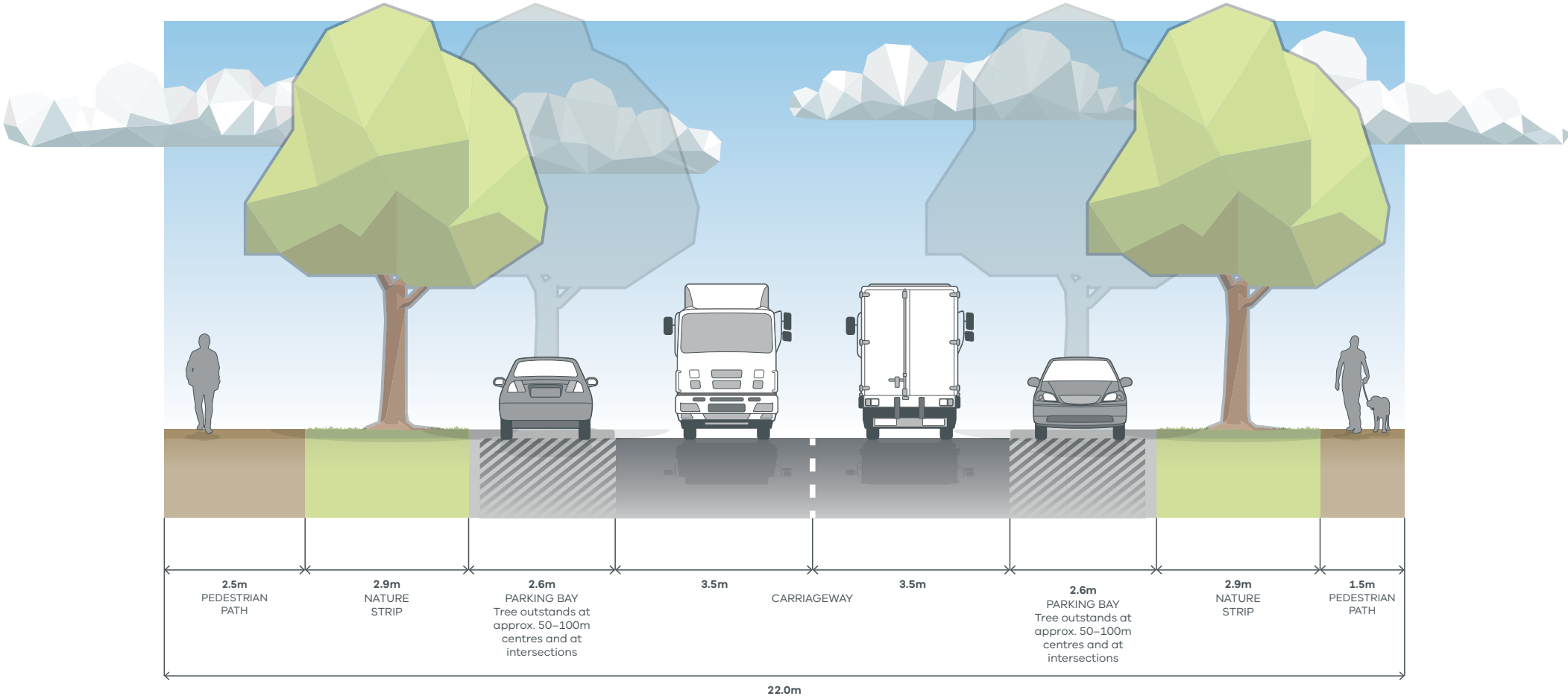


NOTES:

- A pavement treatment other than asphalt applied to parking bays
- Spoon drain between carriageway and parking bay shown as an alternative drainage treatment

3 Connector Street Industrial (22m)

VPA Standard Cross Section

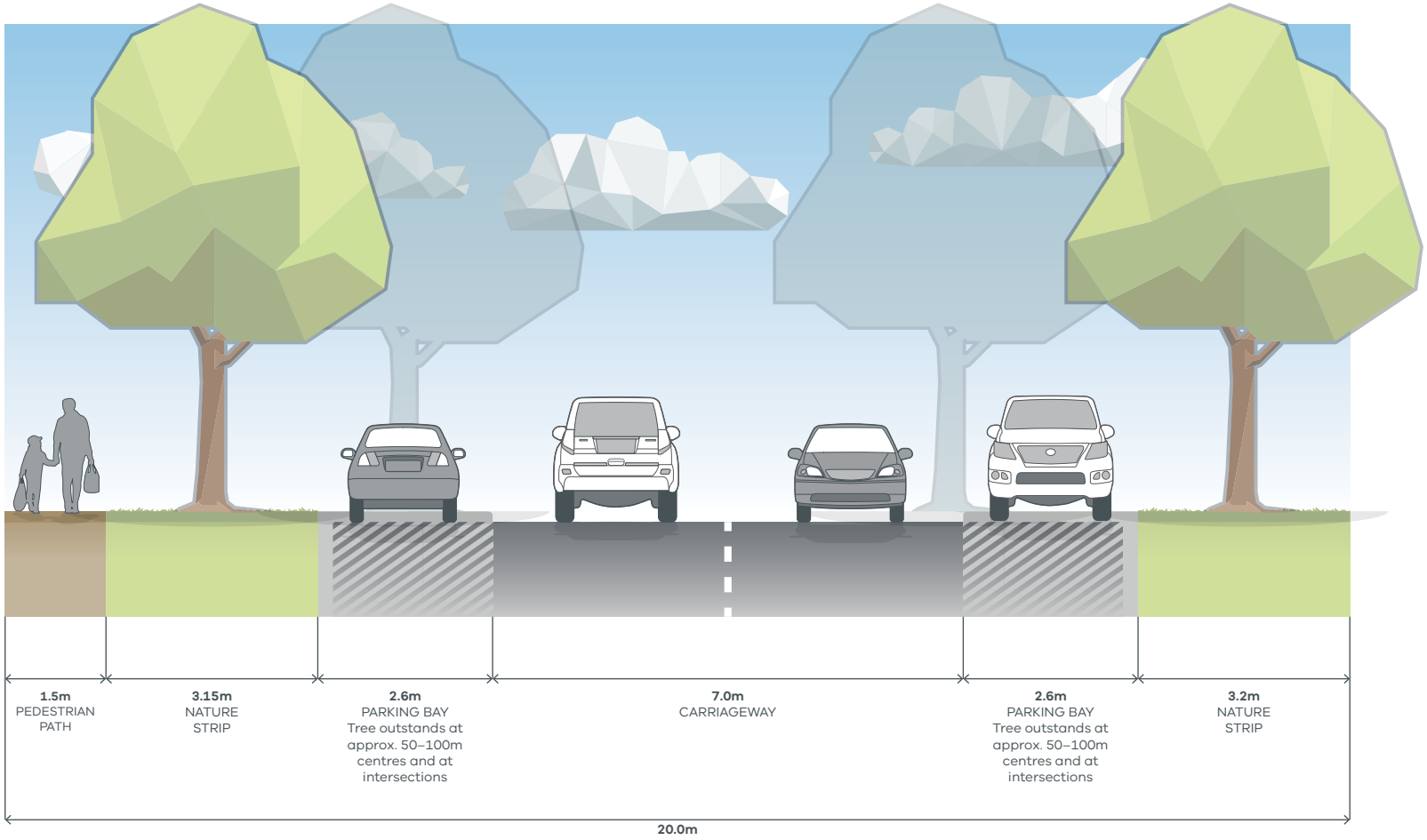


NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb.
- Where roads abut thoroughfares, grassed nature strip should be replaced with pavement. Canopy tree planting must be incorporated into any additional pavement.
- Variation to indicative cross section may include water sensitive urban design (WSUD) outcome. These could include but are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.

4 Industrial Access Street (20m)

VPA Standard Cross Section

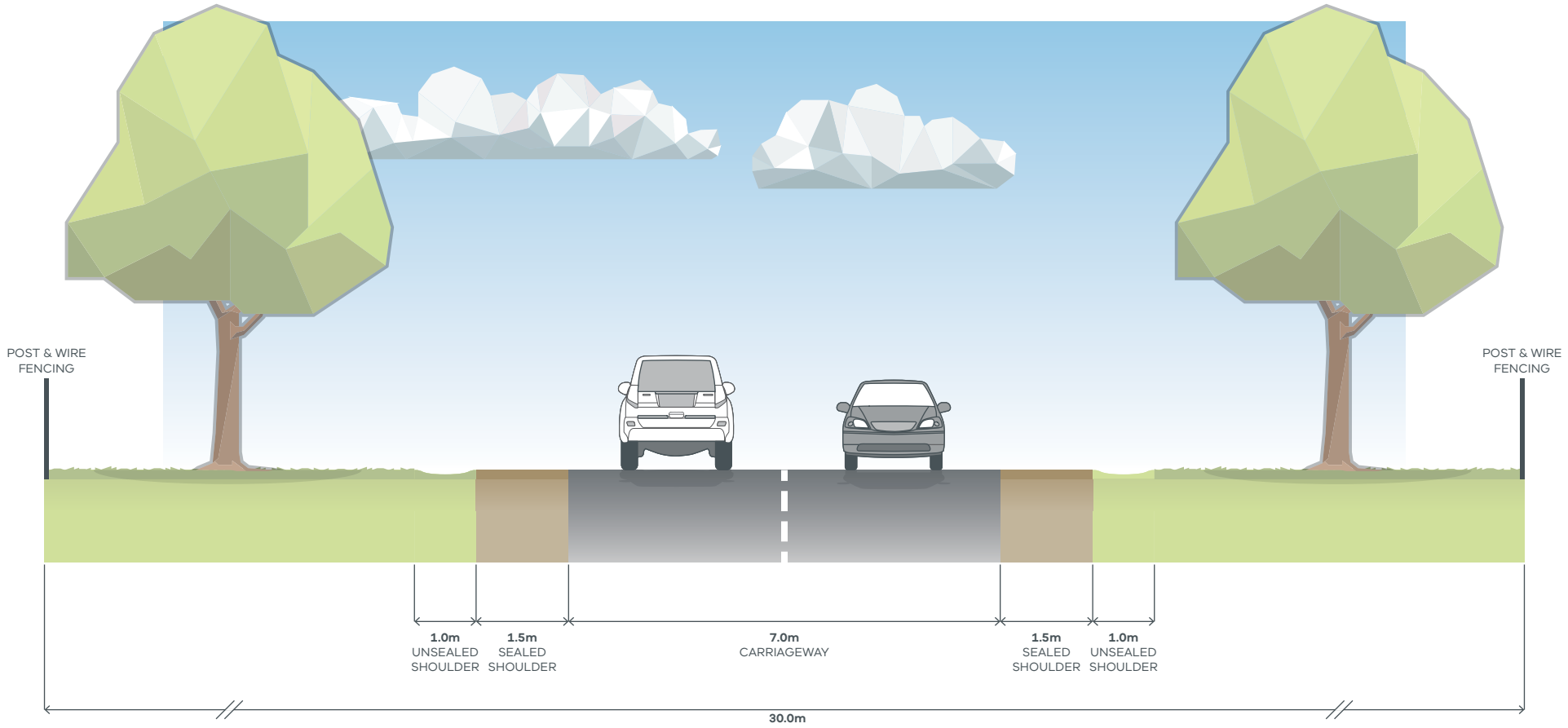


NOTES:

- Can be modified to incorporate 2.5m shared path with reduced nature strip width if identified as accommodating bicycle path in Plan 10 of the PSP

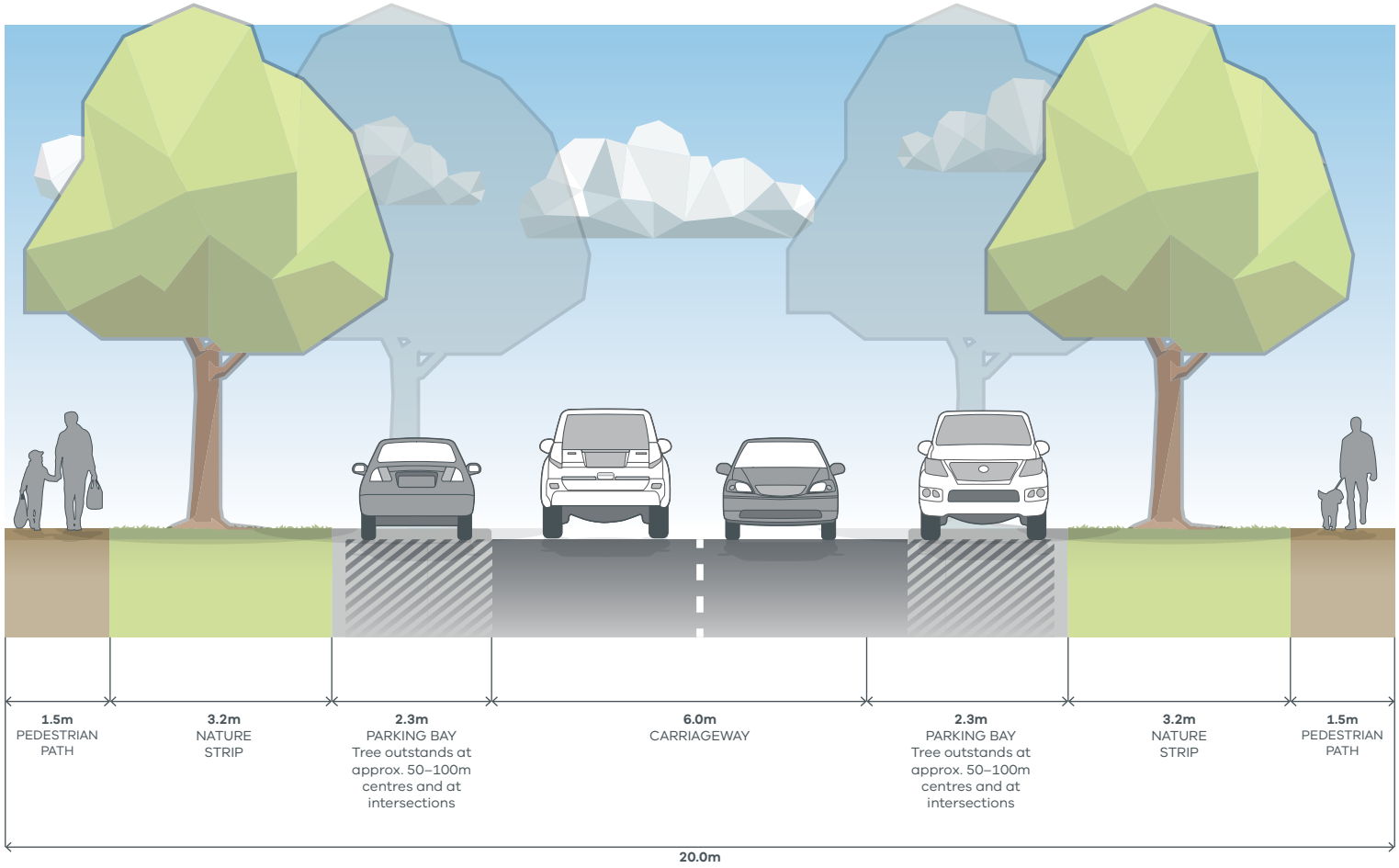
5 **Connector Road – Rural (30m)** – Heslop Road

VPA Standard Cross Section



6 Local Access Street Level 2 (20m)

VPA Standard Cross Section

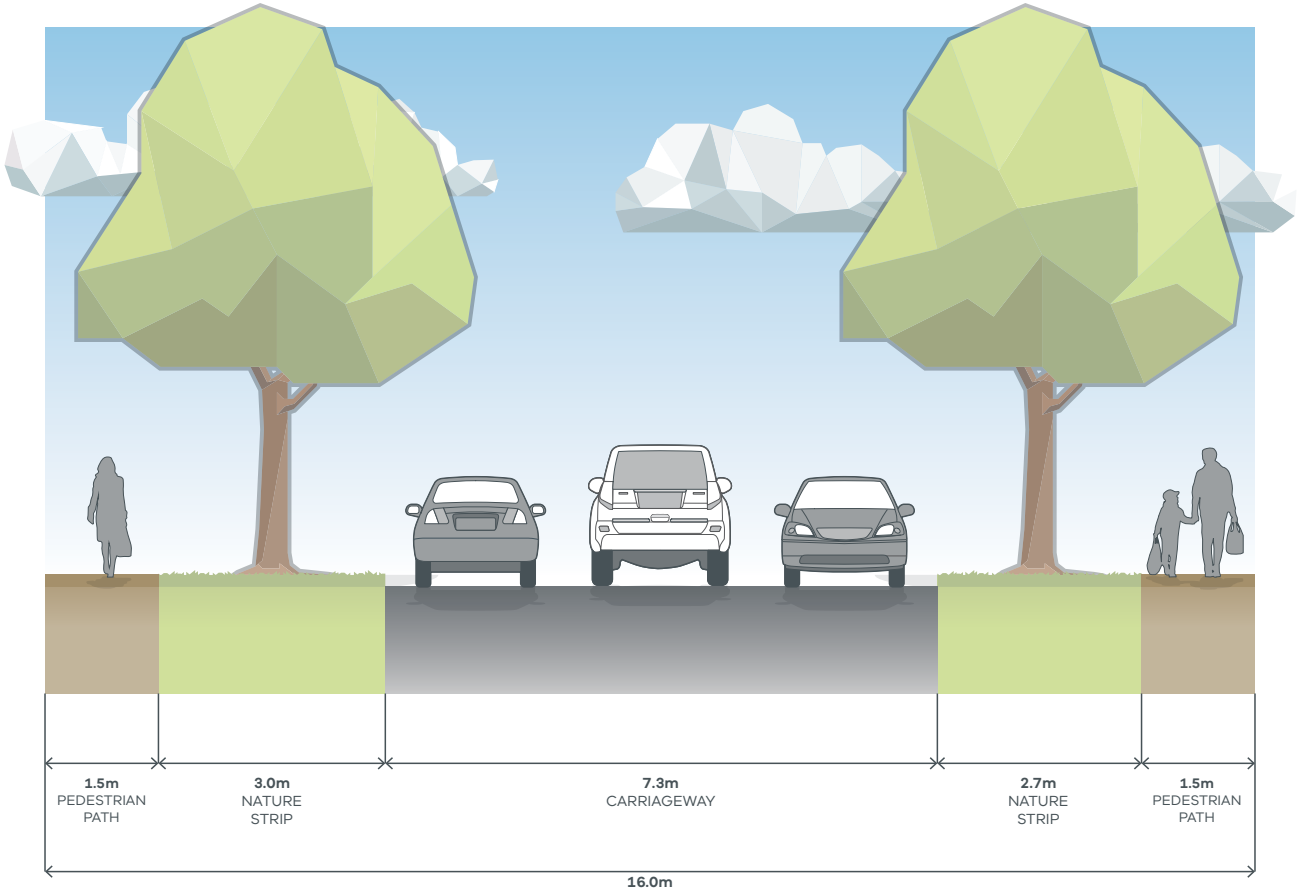


NOTES:

- Minimum street tree mature height 12 metres
- All kerbs are to be B2 Barrier Kerb.

7 Local Access Street Level 1 (16m)

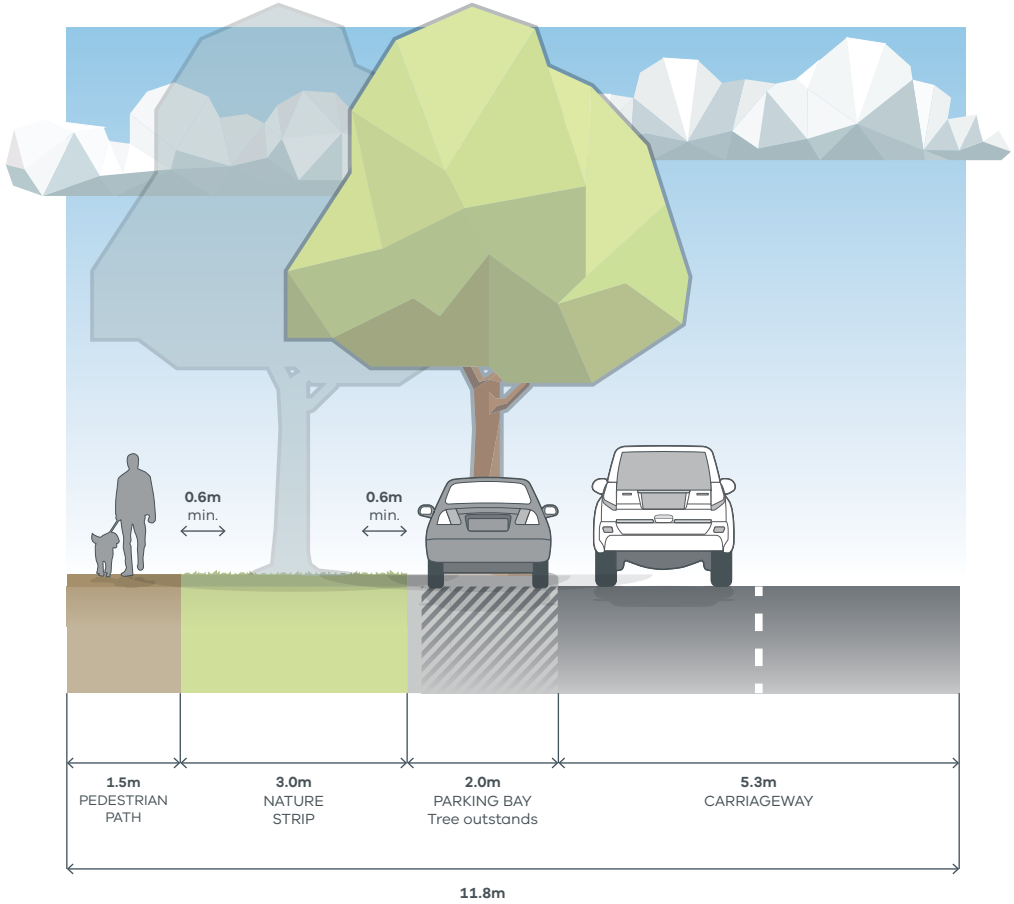
VPA Standard Cross Section



NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb.

8 Local Access Street with tree outstands



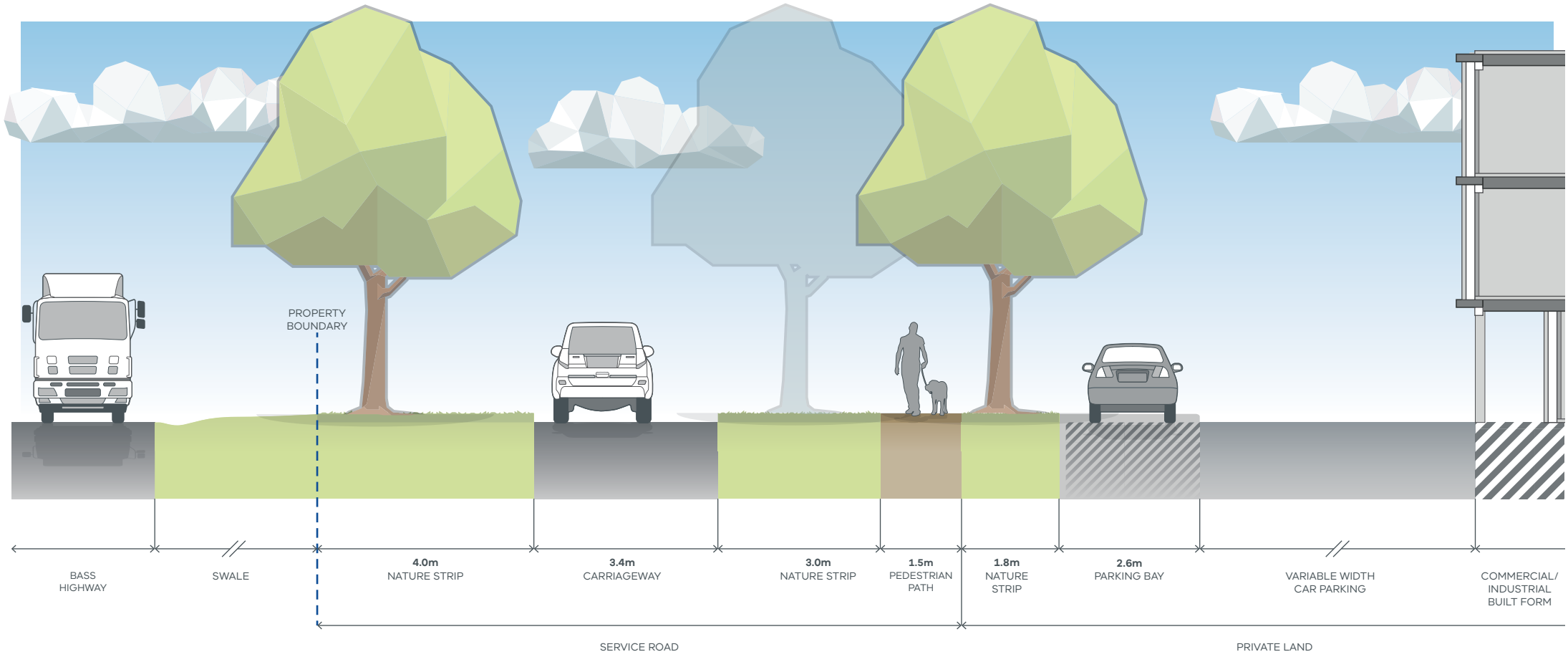
VPA Standard Cross Section

NOTES:

- Include tree outstands at approximately 50–100m centres on one side only
- Road design to ensure passage of emergency vehicles is accommodated
- Functional layout of the kerb outstands to be to the satisfaction of the responsible authority

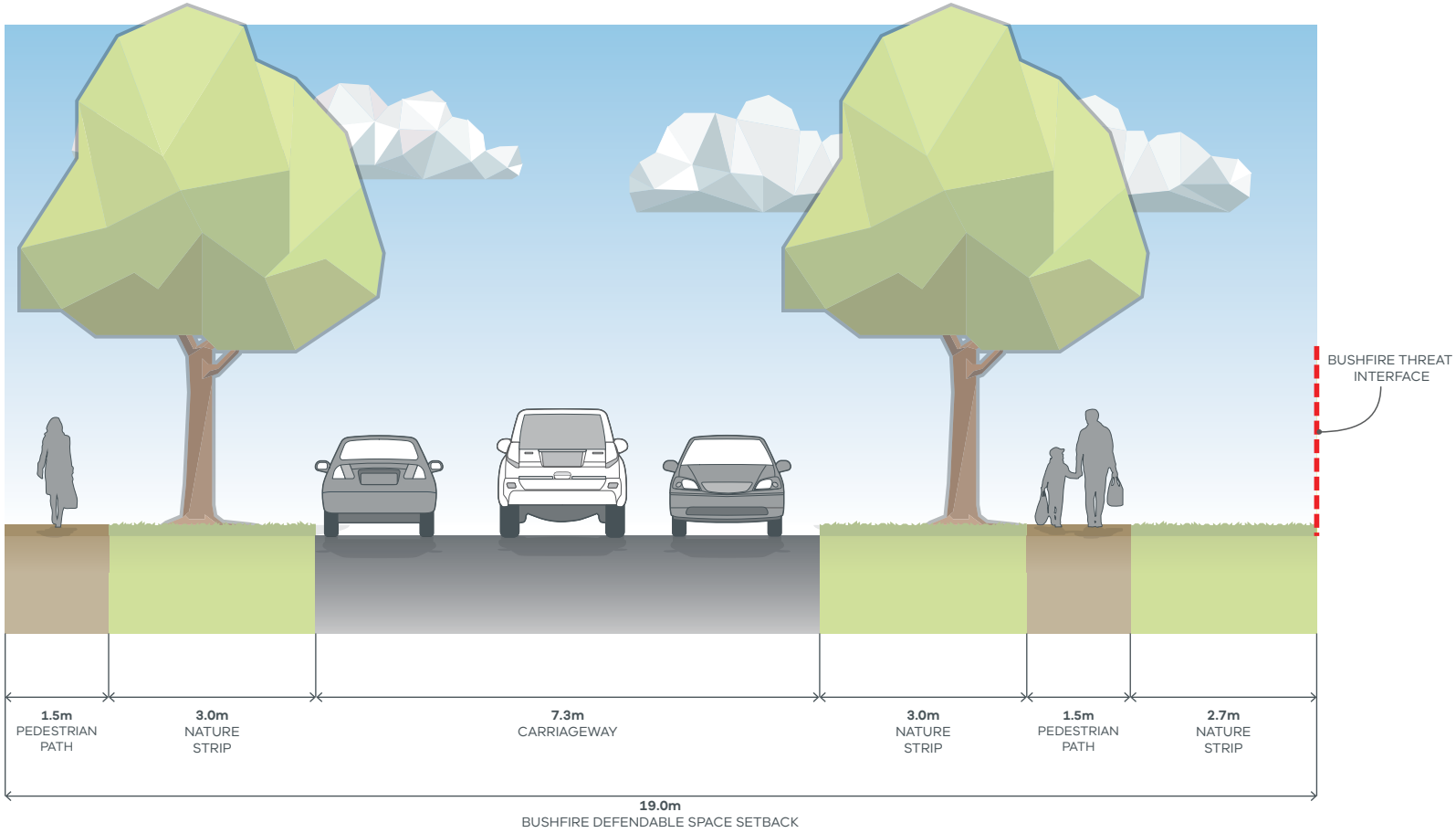
9 Bass Highway Interface – Commercial/Industrial Frontage

VPA Standard Cross Section



10 Local Access Street Level 1 (19m) – Bushfire Response

VPA Standard Cross Section

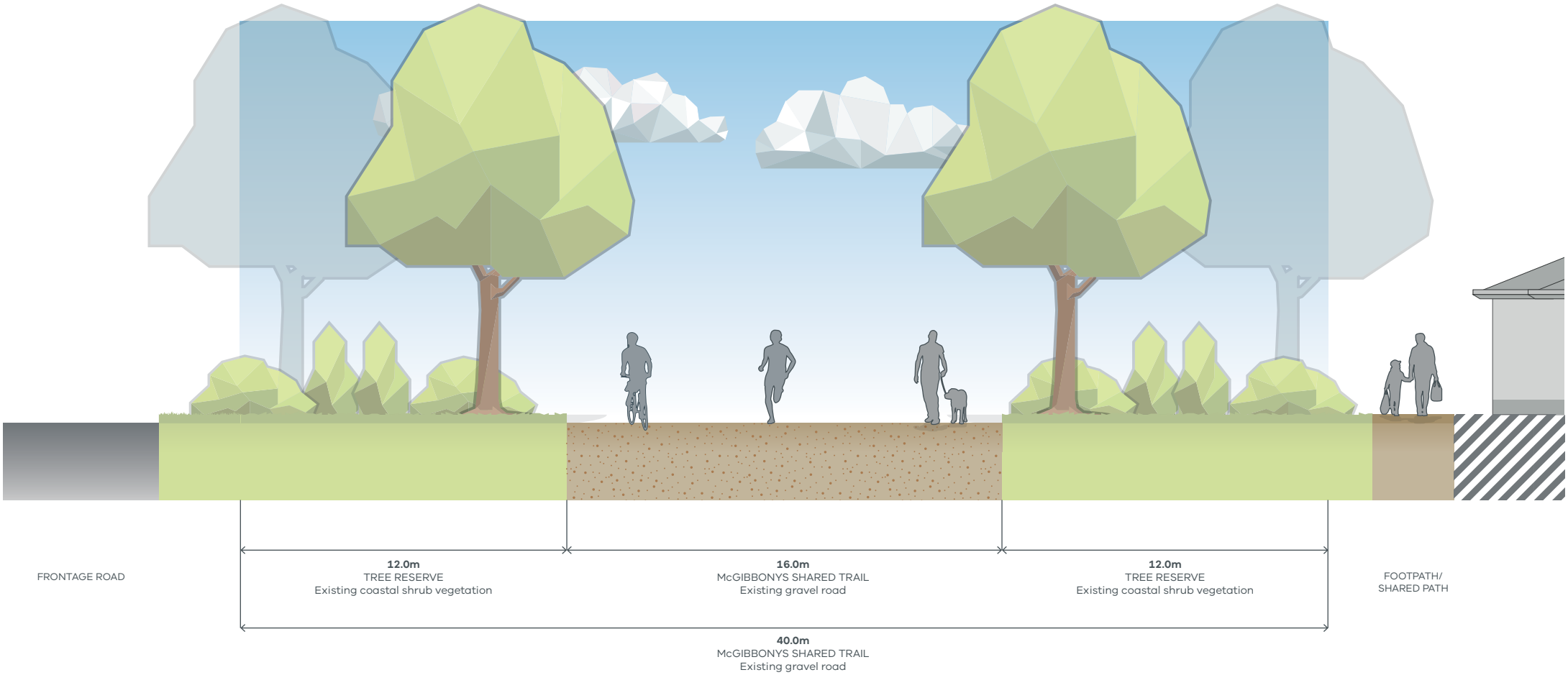


NOTES:

- Road reserve width required is varied dependent on the fire risk and the design response required to ensure bushfire defendable space and building setback distance standards are met.
- BAL 12.5 requirement 19m bushfire defendable space setback achieved through 19m cross section
- Where there is an edge road adjacent to the precinct boundary, the requirement for one pedestrian path can be considered.

11 McGibbonys Road – Shared Trail Existing Reserve (40m)

VPA Standard Cross Section

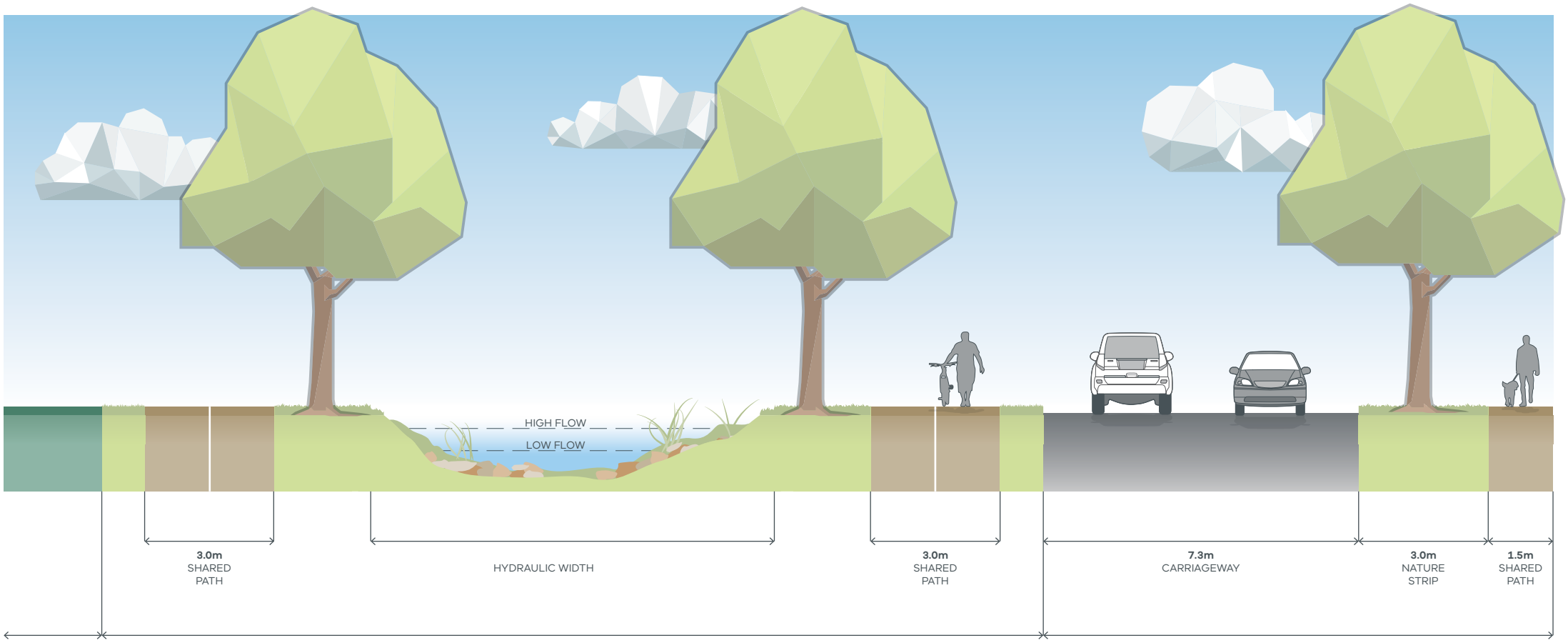


NOTES

- Frontage along the reserve may be a combination of dwellings directly fronting onto the reserve, frontage roads or open space (refer Concept Plan – McGibbonys Road Interface).
- Road crossings should be made at natural breaks in the tree reserve.
- Bollards to be provided to prevent car access.
- Vegetation at ground level should managed to ensure sight lines through the reserve to provide safety and passive surveillance.

12 Waterway & wetland interface

VPA Standard Cross Section

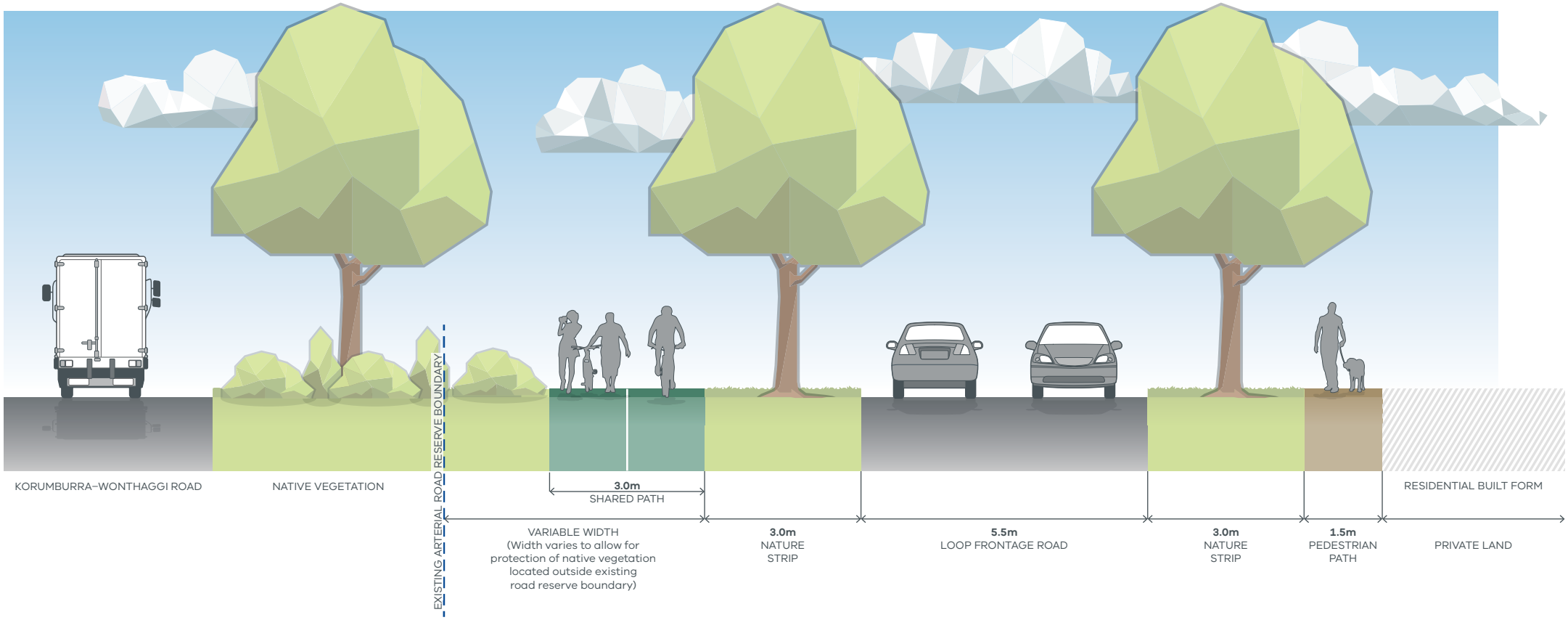


NOTES:

- Waterway widths subject to approval by the responsible authority.
- Shared path placement is shown for both sports field and local access street interfaces for indicative purposes. The shared path network is shown on Plan 9.
- Minimum street tree mature size height 12 metres.
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority and relevant service authority.
- Road reserve width required is variable dependent on the fire risk and the design response required to ensure bushfire defendable space and building setback distance standards are met
- Waterway corridor widths proposed for the PSP assumes an active road edge alongside the proposed corridors.
- The waterway corridor width includes the core riparian zone (CRZ) and the vegetated buffer (VB) as per Melbourne Water Waterway Corridor Guidelines.
- The infrastructure within the drainage reserve (i.e. channel, embankment, paths, maintenance tracks, etc) can be incorporated within defendable space and bushfire setbacks.

13 **Korumburra–Wonthaggi Road** – Residential frontage

VPA Standard Cross Section



APPENDIX 5 Precinct infrastructure table

Table 8 Precinct infrastructure

CATEGORY	PROJECT NUMBER	TITLE & DESCRIPTION	LEAD AGENCY	COMPONENT IN ICP		TIMING*	APPORTIONMENT FUNDING SOURCE	APPORTIONMENT
				ULTIMATE LAND	INTERIM CONSTRUCTION			
ROAD PROJECTS								
Road	RD-01	**Heslop Road (Fuller Road to Korumburra–Wonthaggi Road) 2,400m** Construction of a 2-lane connector road (rural seal)	Bass Coast Shire Council	No	Yes	M–L	N/A	100%
Road	RD-02	**McGibbonys Road** Construction of connecting section of local access street	Bass Coast Shire Council	No	Yes	S	N/A	100%
INTERSECTION PROJECTS								
Intersection	IN-01	**Heslop Road and Fuller Road** Construction of T-intersection	Bass Coast Shire Council	No	Yes	M–L	N/A	100%
Intersection	IN-02	**Heslop Road and boulevard connector road** Land and construction of T-intersection	Bass Coast Shire Council	Yes	Yes	M–L	N/A	100%
Intersection	IN-03	**Heslop Road and Korumburra–Wonthaggi Road** Construction of T-intersection	Bass Coast Shire Council	No	Yes	M–L	N/A	100%
Intersection	IN-04	**Korumburra–Wonthaggi Road and boulevard connector** Land and construction for a roundabout (arterial road to boulevard connector road)	Bass Coast Shire Council	Yes	Yes	M–L	N/A	100%
Intersection	IN-05	**Bass Highway and Carneys Road** Land and construction for a roundabout (arterial road to connector road)	Bass Coast Shire Council	Yes	Yes	S–M	N/A	100%
Intersection	IN-06	**Bass Highway and boulevard connector** Land and construction for a roundabout (arterial road to boulevard connector road)	Bass Coast Shire Council	Yes	Yes	S–M	N/A	100%
Intersection	IN-07	**McGibbonys Road and Korumburra–Wonthaggi Road** Construction of turn lanes (arterial road to connector road)	Bass Coast Shire Council	No	Yes	N/A	Already constructed	100%
Intersection	IN-08	**Bass Highway and John Street** Land and construction for a roundabout (Bass Highway and John Street access road)	Bass Coast Shire Council	Yes	Yes	S–M	N/A	100%
Intersection	IN-09	**Korumburra–Wonthaggi Road and connector road** Construction of a 3-leg roundabout (Korumburra–Wonthaggi Road and connector road) (Designed to accommodate potential proponent funded western leg, if required)	Bass Coast Shire Council	Yes	Yes	S	N/A	100%

CATEGORY	PROJECT NUMBER	TITLE & DESCRIPTION	LEAD AGENCY	COMPONENT IN ICP		TIMING*	APPORTIONMENT FUNDING SOURCE	APPORTIONMENT
				ULTIMATE LAND	INTERIM CONSTRUCTION			
COMMUNITY INFRASTRUCTURE PROJECTS								
Community infrastructure	CI-01	**Community facility with Village Hub** Purchase of land and construction of community centre to include foyer, reception office and auxiliary spaces, outdoor space, multi-purpose space, early years/ kindergarten spaces, maternal and child health and childcare facilities	Bass Coast Shire Council	Yes	Yes	M–L	N/A	100%
Community infrastructure	CI-02	**Land for community facility co-located with north-west local convenience centre** Purchase of land for a small community facility	Bass Coast Shire Council	Yes	No	M–L	N/A	100%
Community infrastructure	CI-02c	**Construction of community facility co-located with north-west local convenience centre** Construction of community hall/community meeting rooms	Bass Coast Shire Council	No	Yes	M–L	N/A	100%
School	N/A	**Wonthaggi Waterways Proposed P–6 (interim name)** Purchase of land for the potential government primary school	Bass Coast Shire Council	No	No	M–L	N/A	N/A
RECREATION PROJECTS								
Sporting Reserve	SR-01	**Sports fields** Purchase of land for 6 hectares multipurpose sporting reserve, construction of pitches and facilities	Bass Coast Shire Council	Yes	Yes	M–L	N/A	100%
Sporting Reserve	SR-01p	**Sports fields** Construction of sporting pavilions for the sports reserve	Bass Coast Shire Council	No	Yes	M–L	N/A	100%
Local Park	LP-01	**Passive open space** Provision of land for a local park	Bass Coast Shire Council	Yes	No	M	N/A	100%
Local Park	LP-02	**Passive open space** Provision of land for a local park	Bass Coast Shire Council	Yes	No	M	N/A	100%
Local Park	LP-03	**Passive open space** Provision of land for a local park	Bass Coast Shire Council	Yes	No	M	N/A	100%
Local Park	LP-04	**Passive open space** Provision of land for a local park	Bass Coast Shire Council	Yes	No	S	N/A	100%
Local Park	LP-05	**Passive open space** Provision of land for a local park	Bass Coast Shire Council	Yes	No	S	N/A	100%
Local Park	LP-06	**Passive open space** Provision of land for a local park	Bass Coast Shire Council	Yes	No	L	N/A	100%
Local Park	LP-07	**Passive open space** Provision of land for a local park	Bass Coast Shire Council	Yes	No	S	N/A	100%
Local Park	LP-08	**Passive open space** Provision of land for a local park	Bass Coast Shire Council	Yes	No	S	N/A	100%
Local Park	LP-09	**Passive open space** Provision of land for a local park	Bass Coast Shire Council	Yes	No	M	N/A	100%

CATEGORY	PROJECT NUMBER	TITLE & DESCRIPTION	LEAD AGENCY	COMPONENT IN ICP		TIMING*	APPORTIONMENT FUNDING SOURCE	APPORTIONMENT
				ULTIMATE LAND	INTERIM CONSTRUCTION			
Local Park	LP-10	**Passive open space** Provision of land for a local park	Bass Coast Shire Council	Yes	No	L	N/A	100%
Local Park	LP-11	**Passive open space** Provision of land for a local park	Bass Coast Shire Council	Yes	No	S	N/A	100%
Local Park	LP-12	**Passive open space** Provision of land for a local park	Bass Coast Shire Council	Yes	No	S	N/A	100%
Local Park	LP-13	**Passive open space** Provision of land for a local park	Bass Coast Shire Council	Yes	No	M	N/A	100%
Local Park	LP-14	**Passive open space** Provision of land for a local park	Bass Coast Shire Council	Yes	No	L	N/A	100%
Local Park	LP-15	**Passive open space** Provision of land for a local park	Bass Coast Shire Council	Yes	No	M	N/A	100%
INTEGRATED WATER MANAGEMENT PROJECTS								
Culvert	CU-01	**Culvert** Culvert at Bass Coast Highway (west)	Bass Coast Shire Council	No	Yes	S	N/A	100%
Culvert	CU-02	**Culvert** Culvert at Bass Coast Highway (east)	Bass Coast Shire Council	No	Yes	M–L	N/A	100%
Culvert	CU-03	**Culvert** Culvert at McGibbonys Road (west)	Bass Coast Shire Council	No	Yes	S	N/A	100%
Culvert	CU-04	**Culvert** Culvert at Korumburra–Wonthaggi Road embankment	Bass Coast Shire Council	No	Yes	S–M	N/A	100%
Culvert	CU-05	**Culvert** Culvert at Heslop Road downstream of WL-02	Bass Coast Shire Council	No	Yes	M–L	N/A	100%
Culvert	CU-06	**Culvert** Culvert at Heslop Road downstream of WL-03	Bass Coast Shire Council	No	Yes	M–L	N/A	100%
Culvert	CU-07	**Culvert** Culvert at Heslop Road	Bass Coast Shire Council	No	Yes	S–M	N/A	100%
Culvert	CU-08	**Outfall culvert** Culvert at outfall waterway	Bass Coast Shire Council	No	Yes	S	N/A	100%
Culvert	CU-09	**Outfall culvert** Culvert at outfall waterway	Bass Coast Shire Council	No	Yes	S	N/A	100%
Culvert	CU-10	**Outfall culvert** Culvert at outfall waterway	Bass Coast Shire Council	No	Yes	S	N/A	100%
Culvert	CU-11	**Culvert** Korumburra–Wonthaggi Road high flow outlet	Bass Coast Shire Council	No	Yes	S	N/A	100%
Waterway	DR-01	**Western waterway** Land and construction of western constructed waterway	Bass Coast Shire Council	Yes	Yes	S–M	N/A	100%

CATEGORY	PROJECT NUMBER	TITLE & DESCRIPTION	LEAD AGENCY	COMPONENT IN ICP		TIMING*	APPORTIONMENT FUNDING SOURCE	APPORTIONMENT
				ULTIMATE LAND	INTERIM CONSTRUCTION			
Waterway	DR-02	**Eastern waterway** Land and construction of eastern constructed waterway	Bass Coast Shire Council	Yes	Yes	M–L	N/A	100%
Outfall Waterway	DR-03	**Outfall waterway** Construction of main outfall to Powlett River	Bass Coast Shire Council	No	Yes	S	N/A	100%
Drainage Pipe	PIPE	**Underground local drainage pipe assets** Drainage pipe assets	Bass Coast Shire Council	No	Yes	S–M	N/A	100%
Sedimentation Basin	SB-01	**Sedimentation basin** Land and construction of sedimentation basin	Bass Coast Shire Council	Yes	Yes	S–M	N/A	100%
Sedimentation Basin	SB-02	**Sedimentation basin** Land and construction of sedimentation basin	Bass Coast Shire Council	Yes	Yes	S–M	N/A	100%
Sedimentation Basin	SB-03	**Sedimentation basin** Land and construction of sedimentation basin	Bass Coast Shire Council	Yes	Yes	M–L	N/A	100%
Sedimentation Basin	SB-04	**Sedimentation basin** Land and construction of sedimentation basin	Bass Coast Shire Council	Yes	Yes	M–L	N/A	100%
Sedimentation Basin	SB-05	**Sedimentation basin** Land and construction of sedimentation basin	Bass Coast Shire Council	Yes	Yes	S–M	N/A	100%
Wetland	WL-01	**Wetland** Land and construction of wetland	Bass Coast Shire Council	Yes	Yes	S–M	N/A	100%
Wetland	WL-02	**Wetland** Land and construction of wetland	Bass Coast Shire Council	Yes	Yes	S–M	N/A	100%
Wetland	WL-03	**Wetland** Land and construction of wetland	Bass Coast Shire Council	Yes	Yes	S–M	N/A	100%
Wetland	WL-04	**Wetland** Land and construction of wetland	Bass Coast Shire Council	Yes	Yes	S	N/A	100%

* TIMING: **S** Short (0–5 years)
M Medium (5–15 years)
L Long (15 years and beyond)

Note: Wonthaggi Waterways proposed P–6 (interim name) to be delivered with co-located community facility, timeframes are not binding and indicative only.

Inserted by C172basc

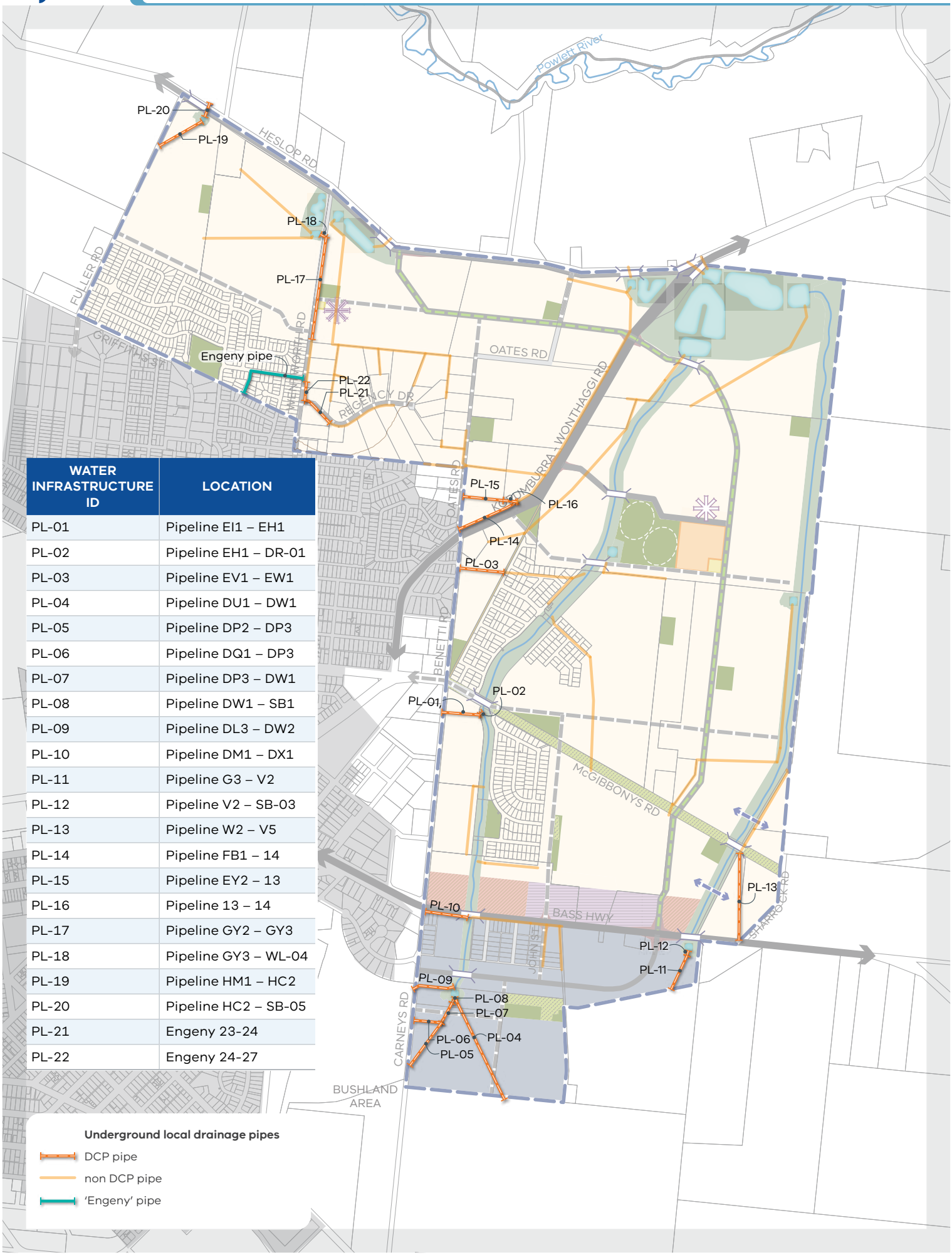
Plan 15 Pipe Location Plan

Wonthaggi North East Precinct Structure Plan

Scale 1:20,000 @ A4

0 200 400 600 800 1,000m

N



WATER INFRASTRUCTURE ID	LOCATION
PL-01	Pipeline EI1 – EH1
PL-02	Pipeline EH1 – DR-01
PL-03	Pipeline EV1 – EW1
PL-04	Pipeline DU1 – DW1
PL-05	Pipeline DP2 – DP3
PL-06	Pipeline DQ1 – DP3
PL-07	Pipeline DP3 – DW1
PL-08	Pipeline DW1 – SB1
PL-09	Pipeline DL3 – DW2
PL-10	Pipeline DM1 – DX1
PL-11	Pipeline G3 – V2
PL-12	Pipeline V2 – SB-03
PL-13	Pipeline W2 – V5
PL-14	Pipeline FB1 – 14
PL-15	Pipeline EY2 – 13
PL-16	Pipeline 13 – 14
PL-17	Pipeline GY2 – GY3
PL-18	Pipeline GY3 – WL-04
PL-19	Pipeline HM1 – HC2
PL-20	Pipeline HC2 – SB-05
PL-21	Engeny 23-24
PL-22	Engeny 24-27

Underground local drainage pipes

- DCP pipe
- non DCP pipe
- 'Engeny' pipe

Wonthaggi North East Precinct Structure Plan

Victorian Planning Authority March 2025