

WISTERIA DEVELOPMENT PLAN

AUGUST 1998
As revised by RPDC 14/10/99

1. BACKGROUND

F.1 Wisteria Development Plan

The *Wisteria Development Plan* applies to the Madonian Subdivision proposed for some 10.3 ha of land located between Cremorne Avenue and Wisteria Avenue, Cremorne.

The subdivision and subsequent use/development is proposed to encompass land on the urban edge of the Cremorne township which is within the Eastern Shore (Area 2) Planning Scheme 1986 and is zoned for Village and in part Open Space/Non Urban. This land is subject to an application under Section 43A of the Land Use Planning and Approvals Act 1993 to regularise the zoning.

The *Wisteria Development Plan* provides requirements for development of a low density residential precinct in a form which integrates it with the existing development of the township and the nearby Pipeclay Lagoon.

The *Wisteria Development Plan* has been prepared to satisfy the requirements of a proposed amendment to the Planning Scheme and to establish the parameters for the longer term subdivision of the subject land. In its approved form the performance criteria have been prepared as a Development Plan to enable appropriate administration under the Eastern Shore (Area 2) Planning Scheme 1986.

The need for an overall approach to this site was also recognised by the Resource Management and Planning Appeal Tribunal in the Appeal 9/97 relative to the need to regularise the current scheme zonings.

2. APPLICATION OF THE WISTERIA DEVELOPMENT PLAN

2.1 Development Plan

As indicated the Development Plan is to be introduced by way of an amendment to the Planning Scheme to enable formulation of specific Planning Principles which will apply to the subdivision of the land.

In terms of the usage of the land restrictions are to be applied through the provisions of the Development Plan to ensure land management controls and performance are applied at appropriate levels.

Owners applying for planning approval for the use of any of the lots created through the Development Plan will be required to comply with all provisions of the Planning Scheme including this Plan.

The Planning Scheme applies to all matters not covered by the Development Plan.

Other Council requirements, Building requirements and By-Laws will apply to use and development.

2.2 Scope

The Development Plan addresses a number of issues all of which do not necessarily apply to an individual use or development. The following controls are to be applied:

1. Use/Development Control
2. Location of Houses, Other Structures
3. Low Visual Prominence
4. Lot Size and Design
5. Access
6. Infrastructure Services
7. All Works: Significant Earthworks
8. Stormwater / Effluent Quality

3. PRINCIPLES FOR SUSTAINABLE DEVELOPMENT

Principles of the Resource Management System require consideration of a range of a range of ecological sustainable, objectives in particular the fair, orderly and sustainable use of the land and infrastructure co-ordination.

The principles for each of the elements are stated as follows:-

3.1 ECOLOGICAL SUSTAINABILITY

Ecological sustainability is an element which has both local and district responsibility and requires:-

- Control and monitoring of both surface and ground water having regard to the relationship with Pipeclay Lagoon.
- Ensuring no pollutants by sediments or nutrients are traced to Pipeclay Lagoon.
- Maintaining a high level of on-site controls for all run-off and waste waters.

3.2 FAIR, ORDERLY AND SUSTAINABLE USE

The relationship to existing development to the east, south and west of the site within the village together with the land capability forms the basis for a sustainable approach to the subdivision. Rather than small lots new development is to be in a form which provides a high level of performance within each lot.

The acceptance that within the Development Plan the underlying zoning is replaced with a uniform set of performance criteria will enable an overall approach to be maintained.

3.3 URBAN DESIGN MANAGEMENT

It is intended to establish within the framework of the Development Plan criteria to guide the form and finish of development within the subdivision. Retention of the open nature of the area and the integration of any final building into the visual appearance of the township will be an essential component of the final development form.

4. WISTERIA DEVELOPMENT FRAMEWORK

4.1 LAND USE CONTROLS

Application:

Use and development within the area of the Development Plan shall be subject to the provisions of the Eastern Shore (Area 2) Planning Scheme 1986 as they apply through the zoning. Additional controls on land uses and development are introduced by the Development Plan and will need to be complied with through any future planning application.

Design Guidelines

Principles for use and development as established within the District 22 - Pipe Clay Lagoon apply.

Within the Development Plan the only permitted 'P' use in accordance with Clause 2.2.3 of the Planning Scheme shall be a single dwelling on any one lot.

Within the Development Plan the only discretionary 'D' uses in accordance with Clause 2.2.4 of the Planning Scheme shall be Ancillary Dwelling, Guest House, Holiday Village, Public Utility.

Uses which do not fall within the above Use Classes are to be prohibited within the area of the Development Plan.

4.2 LOCATION OF HOUSES, OTHER STRUCTURES

Application:

Structures, buildings and sheds are to be located to minimise visual impacts and ensure effluent and stormwater management are effectively designed.

Design Guidelines

Clearing of vegetation is to be prohibited without the express written consent of the Responsible Authority whilst re-vegetation is to be encouraged.

Housing setbacks are to comply with "Schedule 3 - Siting" of the Planning Scheme to ensure spatial openness is maintained. Boundary walls will be discouraged.

Development of a relationship between house locations and the strict disposal of stormwater to lagoon systems will be a basic determinant of the environmental qualities of designated lots. Additionally the disposal of effluent has been maintained with a minimum of 2500 m² to ensure that effluent disposal can be adequately contained within lot boundaries and will not constitute a potential environmental risk relative to the catchment of Pipeclay Lagoon.

4.3 LOW VISUAL PROMINENCE

Application

Erection of buildings, structures to maintain a profile of low visual prominence within the overall context of the Cremorne township setting.

Design Guidelines

The following guidelines will apply to development on elevated allotments.

- a maximum height of 7.5 metres shall apply to all buildings unless Council approves of a greater height provided such application is dealt with as a discretionary development pursuant to Clause 2.2.4 of the Planning Scheme
- reflective surfaces are to be avoided
- applications are to include a materials colour schedule to demonstrate the visual compatibility with the surrounds

4.4 LOT SIZE AND DESIGN

Application

The subdivision on the subject land is to be closely controlled to enable integration with surrounding land uses.

Design Guidelines

Within the area of the Development Plan the following subdivisions guidelines shall apply:

- a minimum lot size of 2500m²
- lots where possible are to be created to establish an energy efficient building site
- a minimum building envelope of 10 metres x 15 metres is to be capable of being identified within each lot
- lots are to be of sufficient size to enable the disposal of all effluent within the lot bounds
- provision of open space is to be in the form of a 5% cash in lieu contribution which will provide for the continued development of the Cremorne area.

Layout for the overall development of the land is to be generally in accordance with the Plan 5163-01E and may only be altered by application to Council and subsequent approval for such alteration.

No further subdivision of the lots approved by this Development Plan shall be permitted.

4.5 ACCESS

Applications

Access to lots will be the subject of these provisions.

Design Guidelines

- access to all lots is to be provided in accordance with detailed engineering designs approved by Council
- construction of any road is to include a bitumen seal with table drains in accordance with the requirements of Council's Road By-Law.
- all access points are to be designed to drain to an approved point of discharge within the overall stormwater system

Access points will either be directly to Wisteria or Cremorne Avenues or to the new internal access road to be constricted. In each instance the final location for access will be at Council's discretion given the need to maintain safe sight distances and trafficable standards.

Roads shall be designed and constructed in accordance with Council's By-laws and shall be drained to the sites of the respective stormwater ponds.

4.6 INFRASTRUCTURE SERVICES

Application

The level of services to each lot is to be established in a manner which will not be a source of environmental harm.

Design Guideline

- Each dwelling is to be provided with a water storage supply of a minimum of 30,000 litres of which not less than 5,000 litres shall be reserved for fire fighting purposes and readily identified and accessible to fire fighting vehicles
- All lots are to have an effluent disposal system approved by Council.
- Septic Systems are to be designed and installed by a suitably accredited professional and shall indemnify Council of such system.
- Each lot owner is to be responsible for drainage management of that lot and the upkeep of that system over time.
- All stormwater collection areas are to be designed by a qualified engineer to a 1 in 20 year return. The system shall be maintained to ensure that the retention qualities are within estimated size requirements.

4.7 ALL WORKS: SIGNIFICANT EARTHWORKS

Application

The aim is to minimise impacts of development by controlling earthworks and ensuring any earthworks are undertaken using an appropriate method of sedimentation and erosion control.

Design Guidelines

- Earthworks which are visually prominent due to the extent of disturbance and visual contrast of tone or colour shall be prohibited.
- Approval of Council shall be required where disturbance from earthworks is greater in height than 1 metre.
- Earthworks which are temporary shall not remain visible for more than 3 months, there will be a requirement to rehabilitate such earthworks within that period.
- Stormwater from any works is to be dispersed to create a comparable impact on surface flow and ground water to that prior to construction.
- Controls on erosion, sedimentation and pollution will be required to be specified where any earthworks are proposed to ensure best practice environmental standards are maintained.

4.8 STORMWATER/EFFLUENT QUALITY

Application

The aim is to ensure that all future use/development of lots created within the Development Plan can satisfy the requirements of the State Water Quality Policy and ensure that Pipeclay Lagoon is not subject to serious environmental harm sourced from such use/development.

Design Guidelines

- In areas of lower lying ground within lots where modified septic tanks are not operable a suitable AWTS system or similar shall be installed as approved by Council.
- Stormwater which may be sourced from any use or development approved by Council on any lot shall be disposed of to the approved stormwater lagoons identified in the Development Plan.
- On-going monitoring and management of the stormwater lagoons will form the responsibility of lot owners within the Development Plan and Council .