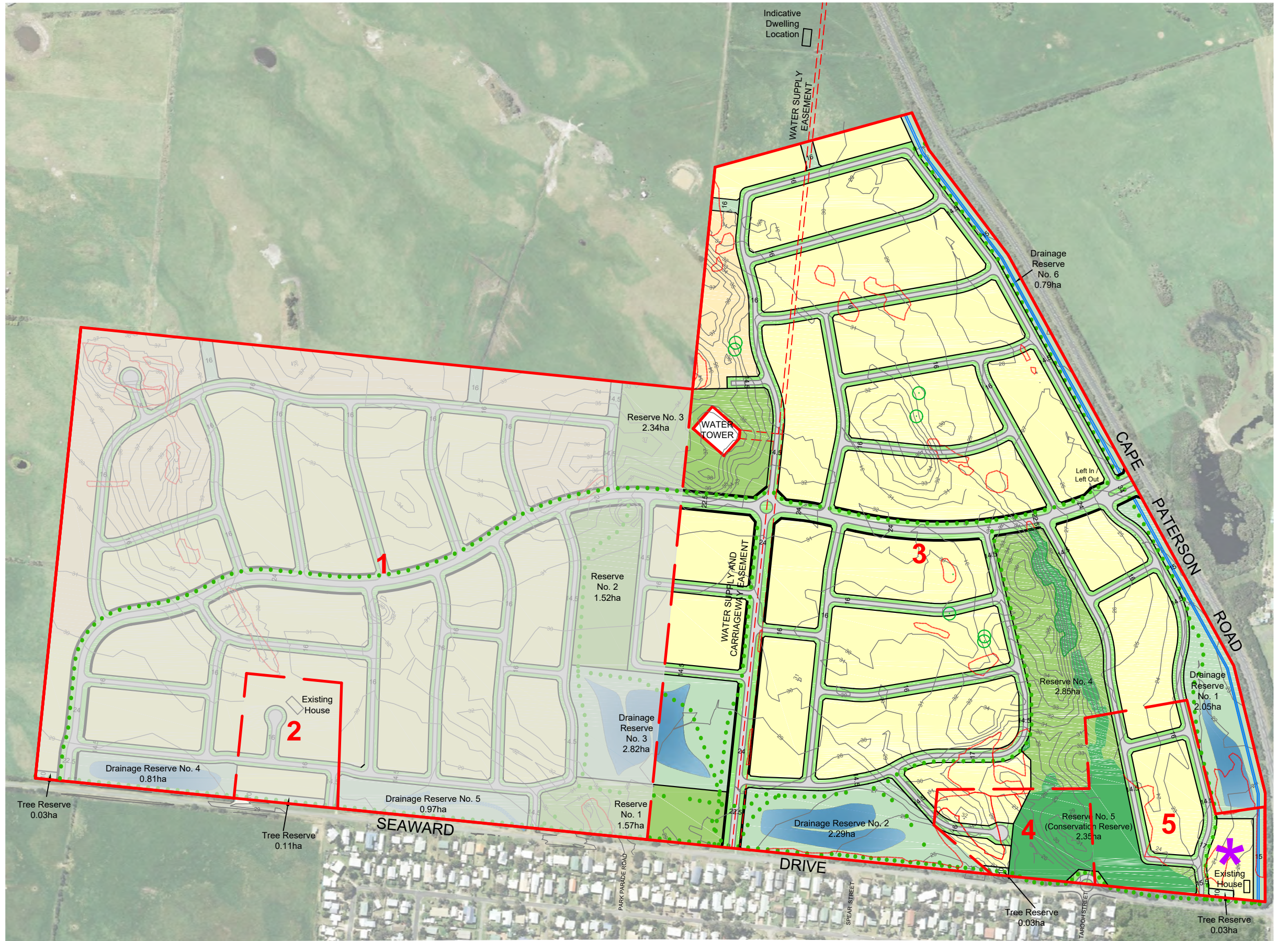


**LEGEND**

- Site boundary
- Easement
- Internal Title Boundary
- Existing contours (1m interval)
- Lots (sizes to respond to slope)
- Standard Density Lots <1000m<sup>2</sup>
- Encumbered Open Space - Drainage reserve
- Indicative wetland/retarding basin
- Indicative vegetated swale - 15m width
- Unencumbered public open space
- Native vegetation to be retained
- Native Vegetation to be removed
- Scattered trees
- Tree Reserve
- Naturestrip
- Road pavement (Indicative)
- Collector street
- Shared path
- Community/commercial investigation area



- Notes**
- All dimensions and areas are subject to survey and final computations
  - Title boundaries are indicative only
  - This plan has yet to take into consideration native fauna or Aboriginal cultural heritage, which may require further investigation
  - Wetland / Drainage areas are preliminarily sized and subject to detailed engineering design
  - Access/egress to the site is subject to Council / Vic Roads approval
  - The title containing the water tower is excluded from the Cape Paterson North Precinct Structure Plan
  - Roads are subject to CFA approval

# Cape Paterson North Development Plan

## Seaward Drive, Cape Paterson

Plan 9

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Version	Date	Description
02	12.09.17	Roads, lots and reserves amended
01	21.06.16	Initial Issue

Drawn By: T.GUY  
Checked By: 3927 ISP  
Drawing Ref: 01  
Sheet: 02  
Version No: 12.09.2017  
Date:  
Scale (A1): 1:2500  
(A3): 1:5000

# Assessment against the Bass Coast Planning Scheme (March 2018)

## State Planning Policy Framework

The State Planning Policy Framework sets out to guide sustainable development principles and to ensure that future development sites are respectful and responsive to both the site and the surrounding area.

### Clause 11.02-1 Supply of urban land

Councils are required to plan for projected population growth over at least a 15 year period. This is considered over a municipal wide basis, rather than town by town. The subject site is currently identified as within the township boundary for Cape Paterson and identified for the short and long term growth of the town. The most recent land supply assessment for Bass Coast based on 2015 data, found that Council has between 17 and 20 years of land available.

### Clause 11.02-3 Planning for Growth Areas

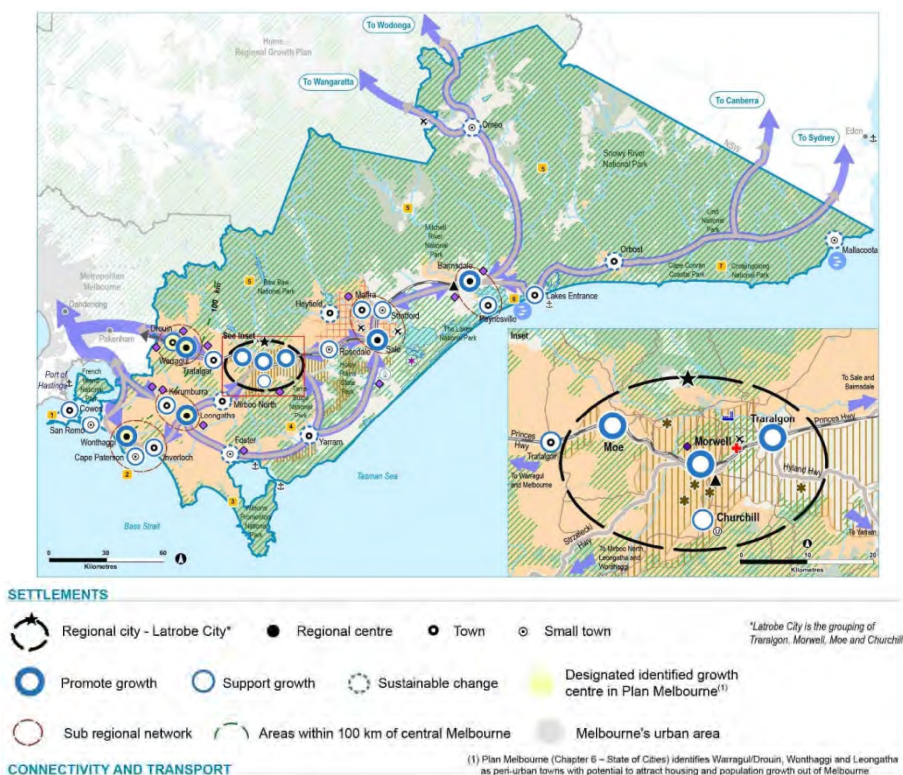
Growth Area planning supports the growth of townships like Cape Paterson within existing settlement boundaries. The site has been previously identified in Planning Scheme Amendments which have been supported by the Minister for Planning. The site is therefore considered to be an appropriate location for residential growth.

### Clause 11.04 Open Space Planning

This Clause seeks to assist the creation of a network of open spaces which will meet the needs of the community. A proposed development plan has been submitted with the amendment application which indicates movement corridors and open spaces to meet leisure and recreational needs.

### Clause 11.10-3 - Sustainable Communities

The Regional Growth Plan for Gippsland supports growth in Cape Paterson. Whilst Wonthaggi is identified as the major growth area for Bass Coast Shire, Cape Paterson is considered to be suitable to provide a secondary growth area. The growth of the town is further supported by the Cape Paterson Eco-village. The below map demonstrates the role Cape Paterson plays in supporting Wonthaggi.



#### Clause 11.05-1 Coastal Settlement

This Clause seeks to plan for sustainable coastal development.

A key strategy of this Clause is to support a diverse range of housing types within settlements. Cape Paterson has limited land supply within the existing settlement boundary, with approximately 40 lots available for development. The Cape Paterson Eco-Village does offer significant land supply; however, that development promotes a form of energy efficient living that lends itself to a dwelling design and form that may not suit all.

The site abuts the existing extent of housing at present and is within the township boundary. The subject site is set away from the coast line (approximately 1 kilometre) and therefore is not likely to significantly impact on sensitive coastal flora and fauna habitats.

#### Clause 12.01-1 Protection of Biodiversity

As part of the development plan the applicant is required to demonstrate that the natural environment will be protected with the development of residential lots on the land. The subject site has few remnant patches of vegetation which will be protected through open space areas and reserves. This further provides the applicants opportunity to enhance the biodiversity of the site by planting out waterways and drainage reserves.

#### Clause 14.02-1 Catchment Planning and Management

As part of the development an integrated drainage strategy will be provided to cater for stormwater and to manage peak flows generated by the development. The catchment design has been subject of initial discussions with West Gippsland Catchment Management Authority and Councils Engineers, whom considered the proposed concept layout to be suitable, subject to detailed investigation.

#### Clause 15.03-2 Aboriginal Cultural Heritage

The applicant has provided preliminary assessment in regards to Aboriginal Cultural Heritage. The detailed design will need to address any areas of significance to protect the values of the site.

### **Local Planning Policy Framework**

The Local Planning Policy Framework includes the Municipal Strategic Statement (MSS) and local planning policies for Council. The MSS sets out the key strategic planning direction and the intent for policy.

#### Clause 21.02-1 Growth of Towns

Cape Paterson is identified as a settlement where growth should be encouraged in existing urban locations on appropriate land, within the settlement boundary. The subject site is within the existing town boundary and therefore fits in with the policy direction for the town's expansion. The site directly abuts the extent of the existing town presently; therefore infrastructure connections will be able to be established.

#### Clause 21.02-2 Housing

This Clause has the objectives of promoting diversity of housing types and to ensure that new residential developments contribute to new and upgraded infrastructure. The application will contribute to the existing town in regards to provisions of footpaths through movement corridors and upgrades to key road connections, and will ensure that measures are implemented through the development plan that encourage diversity in the built form.

#### Clause 21.04-3 Biodiversity Conservation and Habitat Protection

The decline of indigenous vegetation and therefore loss of biodiversity in Bass Coast requires applicants to manage developments to ensure important areas for biodiversity are retained. The applicant is seeking to introduce a development plan that would ensure areas of the highest value would be retained in reserves.

### Clause 21.05-5 New Urban Subdivision

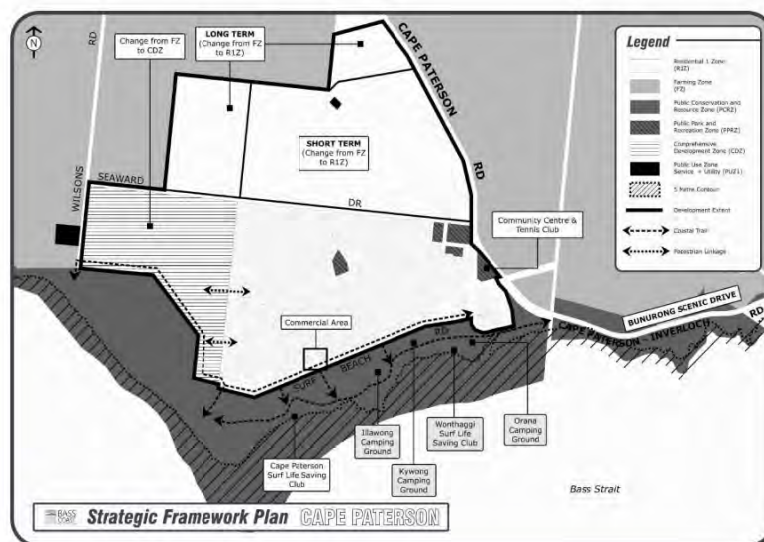
This Clause seeks to ensure new developments will integrate with the surrounding areas and recognises the character and context of the township. The subject site has a direct proximity to the township being opposite the existing residential area. The site has been considered the logical extension to the town for a number of years, having first been suggested in the Bass Coast Strategic Framework Plan 2005.

### Clause 21.06 Infrastructure

The subject site abuts Seaward Drive which at present marks the northern extent of the Cape Paterson township. As such the site immediately abuts an area already serviced for residential development and therefore connections to the existing infrastructure services will be achievable. The applicant will need to demonstrate opportunities for community facilities as well as servicing needs. The proposed development plan has indicated the road connections.

### Clause 21.09-7 Cape Paterson

Cape Paterson is identified as a low growth settlement within the local planning policy for Bass Coast. The map below has been taken from this policy clause and illustrates the intended strategic direction for growth of the township. As mentioned previously, the subject site is within the settlement boundary for the town and as such the site has been identified for the short and long term residential growth of Cape Paterson.



### Particular Provisions

#### Clause 52.01 Public Open Space Contribution and Subdivision

The Schedule to Clause 52.01 requires a 5% contribution to public open space for subdivisions of 3 or more lots (this can be land, monetary or a combination of both). The proposed Development Plan identifies locations suitable for public open space, with the means of securing this contribution to be address at planning permit stage, should Council proceed with the amendment.