PART 2 – PLANNING STRATEGY

OBJECTIVE

- To provide an overall plan for the area.
- To encourage quality development whilst being sympathetic to the natural environment.

SPECIFIC STRATEGIES

Economic Sustainability
- A minimum dwelling yield of 1,686; an additional 4,558 people.
- Water is to be supplied by extending the existing water main network.
- Sewerage reticulation and pump stations are to be constructed by developers, and connected to the Moonee Water Reclamation Plant.
- Retail and commercial development is to provide district business services.
- Developers are to forward fund any works required ahead of Council’s servicing plans.

Social Sustainability
- A new multi purpose hall is to be provided in stages to reflect development progress.
- School facilities and fire station are to be provided in timely manner by State Government.
- Pedestrian paths and cycleways are to be constructed by the developer.
- A pedestrian and cycleway bridge is to be constructed over the Pacific Highway connecting residential areas to the school and sports facilities, through developer contributions.
- The collector road system will be provided through developer contributions paying for widening of local roads.
- The northern collector road will be funded through a local contribution applying to the properties it serves.
- Bus shelters to be provided so that all residential areas are no further than 400m from the nearest shelter.
- Playing fields are to be provided in Hoys Road adjacent to the proposed school.
- Children’s play areas are to be provided so that all residential areas are no further than 500m from the nearest facility.
- A neighbourhood park to be provided adjacent to the shopping precinct.

ENVIRONMENTAL SUSTAINABILITY

- Identified buffer areas for water quality protection shown on the Masterplan are to be dedicated as development occurs.
- Perimeter roads shall be provided that separate urban development from protected areas.
- The provision for bushfire asset protection zones shall not involve the clearing of native vegetation within conservation areas.
- Development is to demonstrate achievement of water quality targets specified in Council’s Urban Stormwater Management Plan.
- Acoustic design will ensure highway traffic noise does not exceed acceptable levels within dwellings.
- A landscaped buffer is to be provided between the highway and residential areas, designed to incorporate essential service corridors, and associated access.