

--/--  
Proposed C99moor

## **SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO8**.

### **HALLETTS WAY AND ADELONG WAY INTERSECTION AREA, BACCHUS MARSH**

#### **1.0**

--/--  
Proposed C99moor

#### **Objectives**

To integrate development with the emerging and desired streetscape character and development pattern of the abutting neighbourhood.

To provide activated frontages to Halletts Way, Adelong Way and public reserves, with adequate setbacks for landscaping, fencing, open space and passive surveillance.

To protect and enhance the Werribee River corridor.

#### **2.0**

--/--  
Proposed C99moor

#### **Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority to:

- Construct or carry out works relating to:
  - the maintenance or demolition of existing buildings;
  - rehabilitation works to the creek corridor;
  - minor works;
  - revegetation and landscaping works on Lots C and E, including any interpretation signage, water refill station, and public seating required to complete all landscaping works.
- Subdivide the land to realign property boundaries, or to create or remove easements or restrictions.
- Subdivide the land into 5 lots, and undertake necessary works generally in accordance with the planning permit PA2020242.

Any application for a permit lodged before a development plan has been prepared must be accompanied by a report demonstrating that approval will not prejudice against the long-term use and development of the land as set out in Map 1 and will be constructed in accordance with the Environmental Management Plan prepared in accordance with this schedule.

#### **3.0**

--/--  
Proposed C99moor

#### **Conditions and requirements for permits**

The following conditions and/or requirements apply to permits, where applicable:

- All proposals to subdivide land, or construct or carry out works before a development plan has been prepared must not prejudice against the long-term use and development of the land as set out in Map 1, to the satisfaction of the responsible authority.
- All building setbacks must be generally in accordance with those setbacks defined on Map 1.
- Rockfall fencing to be constructed in accordance with the Development Plan prior to the issue of a certificate of occupancy or commencement of any use of the land.
- All proposals to subdivide land, or construct or carry out works, which discharge surface and storm water from the subject land directly or indirectly into Melbourne Water's drainage systems and waterways, must enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.
- An Environmental Management Plan that includes:

- Soil erosion and sediment control provisions to protect existing local stormwater infrastructure, surrounding escarpments and the Werribee River from erosion products and sediment, particularly measures to minimise erosion during work.
- Hydraulics and hydrology provisions to protect and improve the floodplain, manage water quality and quantity, and protect the habitat value of the Werribee River (measures used should include the installation of a perimeter fence to protect the waterway prior to the commencement of works).
- Protection measures to ensure that disturbance to native flora and fauna habitat is avoided in the first instance, or minimised where avoidance is not possible with appropriate contingencies incorporated.
- Dust suppression measures to be provided during works to minimise dust impact to the surrounding area.
- Measures to prevent construction fill encroaching on or being placed within the flood prone area on the site, or the Werribee River, and surrounding residential areas.
- A Traffic Management Plan for the site identifying the location of the proposed vehicle access point(s) and detailing the measures to ensure amenity of the adjoining areas is not impacted by the movement of vehicles (cars, trucks and construction machinery) associated with construction activities on the site.

### 4.0

---  
Proposed C99moor

#### Requirements for development plan

A development plan must include the following requirements:

- There must be only one development plan to apply to the whole of the area covered by this schedule.
- A Masterplan that illustrates land uses (including open space), interface treatments, and an indicative road layout across the site.
- A Landscaping and Open Space Plan that shows the landscape design concept for the site, including all streetscapes and open spaces (including any natural areas, public realm, passive recreation).
- An Integrated Water Management Plan that addresses holistic water management within the site and those water-related interfaces beyond the site.
- An Integrated Transport Management Plan that addresses access and movement within, and to and from the site.
- A Bushfire Management Plan that addresses all relevant areas of fire management and risk reduction.

The development plan must be generally in accordance with the Concept Plan, included as Map 1, to the satisfaction of the responsible authority.

#### Masterplan

The Masterplan must include:

- An existing site and surrounds analysis plan which includes (but is not limited to) the following:
  - 1 metre contours
  - Features of the surrounding area on all sides, including residential built form, escarpment slopes, vegetation, open space and infrastructure.
  - Land subject to Inundation/Flooding and Environmental Significance.

## MOORABOOL PLANNING SCHEME

- Existing vegetation, and areas of biodiversity value.
- Identification of interfaces subject to bushfire, landslide or flooding risk.
- Details reflecting all elements relating to infrastructure, open spaces, access and fencing.
- A description of indicative siting, lot configuration and potential land uses (including open spaces), generally in accordance with Map 1.
- Function and cross sections of the movement network and access, including shared paths to existing connections.
- A description of the distribution of height and massing of built form across the site, generally in accordance with Map 1.
- Building envelopes with setbacks considerate of the relevant requirements of this Clause including, neighbourhood character, landscaping, built form, bushfire management, and rockfall risk.
- Details of the interface treatments along all boundaries of Lots A, B, C, D and E generally in accordance with Map 1.
- Location and details of proposed rock fall fencing.
- Details of lot size, orientation and the location of any future, road access, car parking and landscape buffers; including fencing requirements.
- Activated frontages and passive surveillance opportunities towards Halletts Way, Adelong Way and any areas identified as open space.
- Details of the road network, pedestrian and bicycle network, open space and drainage reserves.
- Annotation for Lots C and E to be transferred to Council, and/or land to be transferred to other authorities.
- An analysis of amenity impacts of the development on adjoining land with regards to the following:
  - Land uses, built form, landscaping, traffic management, access and vehicle crossings, car parking locations and associated features.

### Landscaping and Open Space

The Landscape and Open Space Plan must include:

- An overall landscape masterplan for the sites, including the types and species of plants and details of the treatment of the proposed interface between the development and abutting public land and drainage reserve.
- A maintenance plan for the proposed reserves and any other vegetation. This should include Tree Protection Zones (TPZs) and fencing, tree pruning, maintenance, weed control, shared paths.
- An Arborist report for all trees within the proposed reserves i.e. Lots C and E as identified on Map 1.
- Revegetation of Lots C and E, identified on Map 1, with indigenous vegetation corresponding to the relevant Ecological Vegetation Classes –Stream Bank Shrub land and Red Gum Swamp (Bioregion Central Victorian Uplands), to the satisfaction of Melbourne Water and the Responsible Authority.
- Details of key landscape design principles and species selected along the site’s key external interfaces, and within reserves. Planting themes should enhance the local habitat values and demonstrate compatibility with Water Sensitive Urban Design objectives.

## MOORABOOL PLANNING SCHEME

- The creation of links with the adjacent residential developments and existing and proposed open space areas.
- At least one interpretive artistic or landscape feature along the reserve referencing local features such as the Werribee River, Bacchus Marsh Irrigation District or rare vegetation like the cluster of *Casuarina cunninghamiana*.
- Appropriate fencing and/or vegetated barriers between development areas and public reserves.
- Details of the road network, pedestrian and bicycle network, open space and drainage reserves.
- Identify all areas of Redgum Swamp (292) Ecological Vegetation Class.

### **Integrated Water Management**

The Integrated Water Management Plan must include:

- Details of how the proposed development will accommodate a 1 in 100 year ARI storm event.
- Major drainage lines, water features, proposed retarding basins and floodways, the means by which they will be managed, and the water quality maintained.
- Details of how the proposed development will limit avulsion to minimise the risk of:
  - erosion of the creek channel or floodplain;
  - transportation of sediment downstream;
  - damage to or destruction of natural habitat and stream ecology;
  - damage to or destruction of built assets; and
  - changes in the course of the any waterways.
- A statement that:
  - all surface water (up to the 1 in 100 year ARI storm event) and underground drainage will be directed away from the reserves; and
  - any works and filling on the site must have no detrimental effect on the flood levels and drainage paths.
- A Biodiversity Assessment which assesses the fauna present in the area and the Werribee River and demonstrates that the future development of the land will not negatively impact these species, which include platypus.
- Demonstrate how stormwater from the development will be treated to best practice standards, and ensures that river health, which also supports platypus population is maintained or improved.
- Demonstrate that any new development/subdivision does not reduce or impact floodwater storage and conveyance capacity.

### **Integrated Transport Management Plan**

The Integrated Transport Management Plan must include:

- An assessment of the expected impact of traffic generated by the development on the existing and future road network and any mitigation measures required to address identified issues to the satisfaction of the responsible authority.
- Details and cross sections of shared paths and road reserves. Shared paths should be identified on the plans to allow for pedestrian and cycle connectivity between and within public reserves in the proposed lots and to surrounding areas.

## MOORABOOL PLANNING SCHEME

- The location of safe vehicle access points from Halletts Way and Adelong Way to proposed lots and/or developments.
- A notation that no access is to be provided from Lot A and Lot B to Halletts Way.
- Maintenance vehicle access and pedestrian access to Lot C and E.
- The design and locations of loading and unloading facilities, the location of rubbish storage and collection areas, etc to minimise potential impact on the amenity of nearby residential areas.
- Road and pedestrian infrastructure required for the future delivery of public transport services along Adelong and Halletts Way.

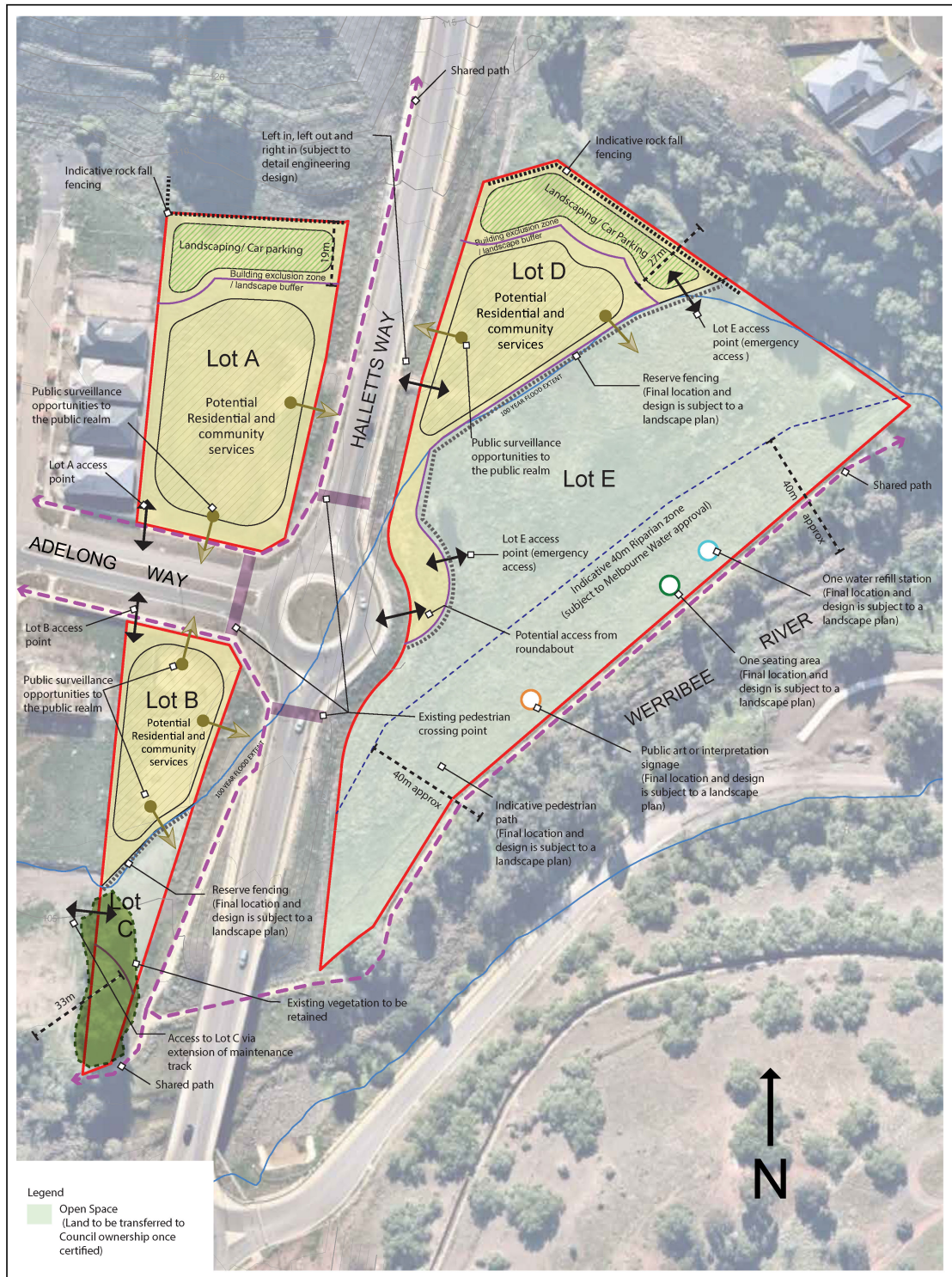
### **Bushfire Management Plan**

The Bushfire Management Plan must include:

- A description of the fire risk for the area.
- A road design that allows for appropriate emergency service vehicles.
- Notation that planting, landscape and vegetation management within landscape buffers, easements and areas of open space should not increase the risk of fire, including allowing for appropriate emergency service vehicle access.
- The provision of reticulated and/or static water supply and hard stand access for fire fighting in strategically located areas, including in the reserves.
- The identification of setbacks for the purposes of defendable space to ensure future development is exposed to radiant heat of no greater than 12.5kW/m<sup>2</sup> in accordance with Table 5 and shown in Map 4 of the Bushfire Report i.e.:
  - 19 metres from the grassland vegetation to the north,
  - 27 metres from the scrub vegetation to the north east, and
  - 33 metres from the woodland vegetation to the south and south west.
- Requirements for vegetation in setbacks required for the purposes of defendable space, including the landscaping within the proposed car parking at Lots A and D, to be managed and maintained.
- Methods to ensure that the proposed reserves within Lot C and Lot E that will be to a low threat state and low risk. (ie: vegetation management, defendable space, etc).
- Requirements to ensure that the management of revegetation along the riparian corridor of the Werribee River won't result in an increase in bushfire risk over time.

Any Bushfire Management Plan submitted to council must be to the satisfaction of the CFA

Map 1 to Schedule 8 to Clause 43.04 - Halletts Way and Adelong Way Intersection Area Concept Plan



HALLETT'S WAY AND ADELONG WAY INTERSECTION AREA CONCEPT PLAN