

23/06/32016
C51**SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO4**.

Taverner Residential Development Area

The Taverner Residential Development Area has an opportunity to provide housing choices within a five minute walk to the Bacchus Marsh Railway Station. The overall design of the site needs to incorporate the important site features including the locally significant Osage Orange Avenue and Windbreak, and the Werribee River.

1.023/06/32016
C51**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 buildings and works associated with an alteration or addition to an existing dwelling.

2.023/06/32016
C51**Conditions and requirements for permits**

Any permit for subdivision must include the following conditions:

Prior to any works commencing on the land a "Construction Management Plan" (CMP) must be prepared to the satisfaction and approval of the Responsible Authority, detailing how the developer will manage the environmental and construction issues associated with the development. The plan must address, but not be limited to the following:

- How the land is to be accessed during the construction period;
- All measures to be introduced to ensure that construction on the land does not impact on any vegetation to be retained;
- All measures to be introduced to minimise soil erosion and runoff;
- Details relating to the storage of all plant and equipment during the construction period; and
- Measures to be implemented to ensure the containment of dust, dirt and mud within the site and method and frequency of clean up procedures in the event of build up of matter outside of the site.

Easements in favour of Southern Rural Water must be maintained and no buildings are to be constructed within those easements without the consent of Southern Rural Water.

Where vehicle access is provided onto land from Boyes Close, de-commissioning and replacement of irrigation infrastructure will be required.

The construction of a road along the Werribee River environs must be carried out by the developers of the land to the following standards:

- 10.1 metre – wide sealed pavement.
- Concrete footpath and kerb and channel on the northern side of the road.
- 2.3 metre – wide indented parking bays on the southern side of the road.
- Any additional traffic management measures required by the responsible authority.

3.023/06/32016
C51**Requirements for development plan**

A development plan may consist of plans or other documents and must show or include the following:

- The location, dimension and areas of all lots.
- The location of major drainage lines, water features, proposed retarding basins and floodways and the means by which they will be managed.
- The location of infrastructure easements or installations and the means by which they will be maintained and managed.
- The transition between the proposed development and the rural lots on the eastern side of Fisken Street and how this will be managed.
- Provision of an internal road layout that follows a basic grid pattern and includes a pedestrian and bicycle network along the Werribee River frontage.
- The provision of a road to follow the Werribee River alignment between Fisken Street and Boyes Close.
- The internal road network should be designed to have minimal impact on the Osage Orange Avenue and Windbreak, including no more than one break in the Avenue and Windbreak.
- An assessment of any tree removal against the considerations of the relevant Heritage Overlay.
- Provision of a variety of dwelling types, including medium density, particularly on those allotments facing Boyes Close and to the east of the Osage Orange Avenue and Windbreak.
- The indicative stages, if any, in which the land is to be developed.
- The availability of major physical infrastructure to accommodate the development including the provision of water, sewerage, drainage, electricity, gas and telecommunication services including broadband.
- Details of the access connections between the land and the surrounding area including the proposed link roads or roadworks, vehicle access points, vehicle turning circles, traffic management and control methods, car parking areas, and bicycle and pedestrian path connections.
- Location of any common open space provided for in the development.
- Identification of any sites of conservation, heritage or archaeological significance and the means by which they will be managed, including the preparation of a Cultural Heritage Management Plan where required.

Supporting Information Requirements

The Development Plan must be supported by, and be consistent with, the following reports:

A Planning Assessment report

The report must include an analysis of how the proposed Development Plan will satisfy the objectives (where relevant) of Clauses 54, 55 and 56 of the Moorabool Planning Scheme.

Infrastructure and servicing report

The report must:

- Demonstrate how infrastructure including water supply, sewerage, drainage, telecommunications and broadband, public transport, and roads will be cost effectively provided.

- Demonstrate how irrigation infrastructure can be maintained or replaced to ensure ongoing supply to the Bacchus Marsh Irrigation District.
- Identify appropriate methods of integrating telecommunications infrastructure including broadband networking capacity to the subdivision, to a standard that would be capable of accommodating the rollout of Fibre to the Premises (FTTP) on a sub-terrestrial basis.
- Include a management plan that shows maintenance requirements, machinery requirements, and access arrangements, including specific reference to the Werribee River environs and maintenance responsibilities for any drainage areas/wetlands.
- Demonstrate how all development will apply best practice stormwater management in accordance with the Moorabool Shire Council Stormwater Management Plan (2001).
- Include a drainage report which demonstrates the implementation of appropriate water sensitive urban design techniques to minimise inappropriate drainage and runoff impacts and in particular address possible impacts on the Werribee River and any flood management implications for the land.
- Include innovative wastewater management strategies that maximise opportunities for waste recycling and or storm water harvesting must be developed to the satisfaction of the Responsible Authority.

Siting and Design Guidelines

The report must:

- Demonstrate how the lot layout and movement network will respond to and enhance the significance of the Osage Orange Avenue and Windbreak.
- Include density patterns including lot layout, road and movement networks, open space networks, integration between new and existing development, location of reticulated water, sewerage and drainage, road and footpath networks.
- Demonstrate how lots are to address Boyes Close, Taverner Street, Fiskin Street, and the Werribee River.
- Demonstrate how the interface areas along Fiskin Street are to be designed to provide a sensitive transition between residential development and the agricultural land uses to the east of the Taverner Development Area.

Environmentally Sustainable Design and Construction Guidelines.

These guidelines must be based upon the following principles, and provide actions and targets which demonstrate best practice of environmental sustainability throughout the development:

- Energy efficiency;
- Water conservation (including potential Water Sensitive Urban Design techniques employed on the site);
- Building materials conservation; and
- Sustainability in demolition and construction works.

Environment Assessment Report

The report must:

- Include a detailed site analysis of the natural, cultural and strategic context of the site.
- Include an environmental survey of the land, involving a flora and fauna survey, which identifies existing vegetation (including grasses) and natural drainage lines required to be protected and enhanced in the subdivision design. Where significant vegetation is identified a management plan is required to aid in the protection and management of any identified environmental assets to the satisfaction of the responsible authority.

- Have a focus on the protection and enhancement of native vegetation and ecological processes whilst providing for public use which is sympathetic to these objectives.
- Address how remnant vegetation will be protected from informal access which may be detrimental to the long term survival of that vegetation.
- Specify how a 'net gain' outcome, as defined in Victoria's Native Vegetation Management Framework, can be implemented where native vegetation is to be removed.
- Include an environmental audit that identifies any environmental hazards or contamination on the land and proposed treatment, if any, or a qualified statement indicating the absence of such hazards or contamination.

Traffic Management and Road Construction Report

The report must be prepared by a suitability qualified person(s) providing details relating to:

- Traffic management, traffic control works and road works considered necessary on the land, including the vehicular, bicycle and pedestrian requirements necessary to the use of buildings and works on the land;
- Traffic management, traffic control works and road works (including new road works) considered necessary in adjoining and nearby areas;
- Location of vehicle access points to the site;
- Bicycle and pedestrian networks;
- Bicycle and pedestrian works in adjoining and nearby areas considered necessary to integrate development of the land to local destinations (e.g., Werribee River, Bacchus Marsh Commercial Area);
- The proposed staging and timing of works required;
- The contribution by the owner/developer or relevant authorities to the reasonable cost of works made necessary by the development; and
- The timing, method and security for payment of any contribution.

Open Space and Landscaping report

The report must:

- Provide consistent whole of precinct landscaping details, along main roads, open spaces, and pedestrians/bicycle pavements.
- Show the use of indigenous and drought tolerant vegetation for landscaping and retention of existing indigenous vegetation wherever possible.
- Show where land will be set aside for public open space purposes. The following areas will be excluded as public open space contributions:
 - Areas of Environmental Sensitivity; and
 - Drainage Reserves, unless these are consistent with the local trails strategy which provide direct access routes to core community infrastructure.
- Demonstrate that the provision of public open space:
 - Includes provision of landscaping and appropriate facilities for public use, car parking, playground equipment, other furniture, fencing, bollards, and lighting.
 - Provides for fencing, or other appropriate treatment, along any boundaries between public open space (generally to rural standard unless residential standard would be more appropriate).

- Is planned, where possible, to support the retention of remnant vegetation.
- Demonstrate how ownership and maintenance responsibility for all open space will be retained by the developer until developed to the satisfaction of the responsible authority.

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Decision Guidelines

Before approving a Development Plan, the responsible authority must consider, as appropriate:

- Growing Moorabool, Economic Development Strategy, 2006.
- Statement of Significance for the “Osage Orange Avenue and Windbreak”.
- The views of all relevant service authorities.
- The views of all relevant water authorities.