

10/09/2015
C100**SCHEDULE 14 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO14**.

799 & 815 - HENDY MAIN ROAD, MORIAC**1.0**10/09/2015
C100**Requirement before a permit is granted**

Before granting a permit the Responsible Authority must be satisfied that the permit will not prejudice the future use and development of the land in an integrated and orderly manner.

A permit may be granted before a development plan has been prepared for the following:

- Agriculture, and any building or works in association with the use of the land for agricultural purposes.
- Two dwellings on an existing lot, including outbuildings.
- Minor extensions, alterations or modification to an existing use or development.

2.010/09/2015
C100**Conditions and requirements for permits**

An application made before the development plan has been prepared must be accompanied by a report demonstrating that the proposal will not prejudice the future use and development of the land for low density residential purposes.

3.010/09/2015
C100**Requirements for development plan**

A development plan must be prepared for the whole site but may be implemented in stages to the satisfaction of the Responsible Authority.

The development plan may consist of a plan and associated planning and technical reports and other documents. The development plan must include:

An Urban Design Masterplan that includes:

- A Road Network and Traffic Management Plan that includes:
 - an internal road network that provides a high level of access within the development for all vehicular and non-vehicular traffic and which responds to the topography of the site;
 - the identification of upgrades to the external road network to the satisfaction of the responsible authority;
 - a Road Safety Audit prepared by an appropriately qualified person and must address any safety issues raised by the Audit;
 - a functional layout of road network that integrates with the rest of the township and provides access to each lot. This includes typical cross-sections of roads and road reserves and a footpath along one side of the road reserve with connections along Hendy Main Road to the existing pathway along the frontage of the Primary School;
 - a network designed to reduce traffic speeds and promote community interaction.
- The location of all proposed uses.
- A general subdivision pattern that:

- includes the location and general distribution of lots showing a variety of lot sizes (minimum 0.4 hectares) and densities to encourage a diversity of housing lots.
- optimises solar access to as many lots as possible.
- includes a staging plan.
- The resolution of the use of the 20 metres Barwon Water reserve/easement that traverses the subject land as a potential pedestrian link. Should the Barwon Water reserve/easement not be utilised as a pedestrian link, a shared path should be provided (minimum 2.5 wide for bike/pedestrian use) on the northern most access road for the full length (east west) and along the Hendy Main Road frontage north to the school and south to connect with the existing open space parcel to the west.

An Integrated Stormwater Management Plan that includes basic MUSIC modelling for evaluation of the required areas for stormwater management facilities in accordance with Clause 56 should be designed with reference to the wider catchment, and incorporates:

- Areas for treatment and retardation.
- A point of storm water discharge from each lot to the provision of underground drainage.
- Water sensitive urban design features.
- Best practice stormwater management initiatives.
- Opportunities for re-use for immediate or future implementation.

An Urban Services Report that details how physical infrastructure will be provided. As reticulated sewerage is not provided in Moriac, minimum requirements as to how each lot shall treat and retain wastewater on site in accordance with existing regulatory requirements should be documented.

A Landscape Masterplan that includes:

- A landscape street tree treatment to provide an attractive subdivision using local indigenous species.
- An illustration of pedestrian connectivity and integration within and external to the proposed subdivision.
- The potential retention of the existing trees on the subject land wherever possible.
- A plant species list and proposed location of each species.

A Construction Management Plan that includes measures to:

- Protect any significant vegetation on the site.
- Minimise the impact of construction on neighbouring properties and uses.
- Protect council assets, including access roads
- Manage the removal, stockpiling, respreading and/or disposal of soil.