

28/03/2013
C58**SCHEDULE 11 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO11**.

HILLS ROAD, BATESFORD – LOW DENSITY RESIDENTIAL NODE

This Schedule applies to land north of the Midland Highway, on the eastern side of Hills Road in Batesford and sloping down to the Moorabool River to the east. The land is generally zoned Low Density Residential Zone and the Development Plan is required to ensure a number of site specific requirements have been met.

1.0 Requirement before a permit is granted09/07/2009
C44

Before a permit is granted a development plan must be approved, except where the permit is to construct a single dwelling and associated outbuildings on any lot existing at the approval date, provided it is the only dwelling on the lot.

2.0 Conditions and requirements for permits09/07/2009
C44

A permit to subdivide the land must include the following conditions:

- All residential development must be serviced with sealed roads.
- A concrete footpath to the satisfaction of the responsible authority must be provided along at least one side of each proposed road within the subdivision and the entire extent of Hills Road.
- Hills Road must be upgraded to a 6.2 metre seal width with appropriately designed shoulders, drains and responsive to the roadside native vegetation along Hills Road to the satisfaction of the responsible authority.
- A Section 173 Agreement to apply to all lots ensuring that no further subdivision is permitted.

3.0 Requirements for development plan09/07/2009
C44

The Development Plan must include:

- A Land Capability Assessment undertaken in accordance with the Environment Protection Authority Publication 746.1 Land Capability Assessment for Onsite Domestic Wastewater Management 2003 and Council's specific requirements which demonstrates that wastewater can be treated and retained within each proposed allotment of the subdivision successfully. The additional key considerations of the assessment are to:
 - Provide a site map showing variations in land capability based on variations in slope, site drainage, flood potential, seasonal watertable depth, and soil profile characteristics.
 - Recommended areas suitable for higher and lower density development (i.e. larger lots in areas with poorer land capability), in order to minimise environmental impacts, including risks to catchment water quality.
- A minimum lot size of 1 hectare in areas with a land capability rating of 'poor' or 'very poor' for effluent disposal as determined by the Land Capability Assessment.
- A minimum lot size of 1 hectare for all lots abutting the Moorabool River.

- A Stormwater Management Plan detailing how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater, with particular emphasis on the removal of sediment, prevention of erosion, mitigation of flows and ultimately the protection of the Moorabool River to the satisfaction of the responsible authority. Water sensitive urban design techniques should be considered.
- A detailed flooding impact assessment for the entire site including a detailed survey of the site and bathymetric survey of the Moorabool River. The assessment must also address the following requirements of the Corangamite Catchment Management Authority
 - Peak flood levels are not increased for the 5 year ARI to 100 year ARI design events;
 - Flood flow paths are not adversely affected by the proposed development;
 - Flood storage volumes are maintained under the full range of design flood events; and
 - Existing vegetation function on the floodplain is maintained.

The assessment must also identify the Land Subject to Inundation as a result of any proposed works to the Moorabool River system.

- A Traffic Impact Assessment

A traffic impact assessment report which considers the impact of traffic movements to and from the subject land on the Midland Highway. The assessment shall consider the impacts of traffic generated by the subject land in addition to pre-existing traffic.

The assessment shall identify an access point from the subject land to the Midland Highway that is acceptable to VicRoads and the Responsible Authority, and should consider:

- Sight distances along Midland Highway from the new intersection location (sight lines to the east are restricted by a crest on the highway);
- Integration with the adjacent Blackall Road intersection;
- Closure or truncation of Hills Road (because there are no turning lanes, traffic entering Hills Road from the highway should be limited);
- Access arrangements for future residential development of land to the west of Hills Road.

The assessment should identify projected traffic volumes, the impacts of the increased traffic and the necessary treatments to mitigate these impacts (such as turning lanes). The assessment shall also consider relocation of existing bus stops if required by the intersection treatment and pedestrian and cycle access to the bus stops.

The traffic impact assessment should consider the upgrade of Hills Road and the impact on native vegetation.

The traffic impact assessment report and mitigating works must be completed to the satisfaction of VicRoads and the Responsible Authority. All works must be carried out at no cost to VicRoads or the Responsible Authority.

- A Cultural Heritage Management Plan is required to be completed under the Aboriginal Heritage Act 2006 and should be submitted with the Development Plan.
- A detailed flora and fauna assessment report prepared by a suitably qualified ecological specialist. The report must include the following, in accordance with 'Victoria's Native Vegetation Management – a Framework for Action' (Government of Victoria 2002):
 - Identification of Ecological Vegetation Classes (EVC's).

- Identification of any large old trees and medium old trees.
- Recommendations for avoidance of any vegetation of ‘very high’ conservation significance, preferably by means of protection within reserves wherever feasible.
- Recommendations for avoidance of any large old trees and medium old trees, preferably by means of protection within reserves wherever feasible.
- Recommendations for avoiding and minimising clearing of any other native vegetation.
- A Flora and Fauna Management Plan that:
 - Identifies remaining stands of mature indigenous trees to be protected and specify management prescriptions necessary to enhance the health of existing stands and promote the recruitment of new plants;
 - Considers potentially threatening processes, as identified within the Flora and Fauna Guarantee Act 1988 and recommend how they should be mitigated or managed. In particular, consideration should be given to mature trees which provide valuable hollows used by native fauna for habitat;
 - Provides a plan guiding the installation of utility infrastructure such as roads and reticulated services. This plan builds on the identification of mature stands of trees to be protected and illustrates the three (3) metre exclusion zone radiating from the tree drip line (extent of crown) where the provision of infrastructure is discouraged from locating within.
- A Landscaping Plan including recommendations of the Flora and Fauna Management Plan and the location of and species of proposed vegetation. Proposed species are to be matched to the existing and pre-existing Ecological Vegetation Class (EVC) and be of local provenance. The Plan must show a plantation reserve along the southern boundary of the subject site abutting the Midland Highway. The Landscaping plan must include a specific design response to the area to be provided as public open space.
- An open space plan which identifies land to be transferred to Golden Plains Shire Council for the purposes of public open space.
- A management plan for the area of land to be provided as Public Open Space which:
 - ensures all regionally prohibited and regionally controlled weeds are eradicated and thereafter managed;
 - ensures the control of pest animals prior to the hand over of the public open space to Council;
 - ensures the retention of natural drainage corridors by providing vegetated buffer zones at least 30m wide along waterways.
- All services including reticulated water, phone, power are to be provided underground.
- Building and effluent envelopes are required for lots in the floodway and lots on the ridge at the north eastern corner of the site. The envelopes must ensure appropriate setback requirements are met in relation to the yabby ponds and the drainage line as identified in the concept plan.
- An audit of the entire site must be completed by an environmental professional to determine if the land is contaminated. The land to be developed was previously used for agricultural purposes and therefore this land may be contaminated as a result of chemical storage, chemicals applied to the land or as a result of other farming practices.
- Suitable road, cycle and pedestrian linkages between the site, recreation/open space and the central Batesford township area.
- The staging and anticipated timing of development.

- An overall design response that incorporates all of the appropriate elements listed above into a single plan demonstrating how the subdivision has responded to the requirements of the Development Plan. The overall design response with respect to the Land Capability Assessment, and the Flora and Fauna Management Plan must be developed in consultation with the Department of Sustainability and Environment (DSE).