

19/11/2009
C49

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO3

WEST MADDINGLEY

1.0

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Development Plan Overlay Objectives

The objectives of this Development Plan Overlay are to stage a master-planned development to ensure:

- Release of land for residential development in a logical, cost effective and sequential manner;
- Efficient use of infrastructure, and land, whilst managing any impacts on the environment and amenity;
- Co-ordinated provision of community infrastructure and public open space that enhances the amenity, safety and liveability of the precinct and surrounds; and
- Preparation of an integrated Development Plan generally in accordance with the West Maddingley Concept Plan shown in Clause 5.0 of this schedule.

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Requirement before a permit is granted

The responsible authority may grant a permit for subdivision, use or development of land before approval of a development plan provided that the responsible authority is satisfied that the subdivision, use or development will not prejudice the future use or development of the land for the purpose of the zone or any other aspect of the Municipal Strategic Statement.

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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.
- Developer contributions are required for the provision of infrastructure on the developable land, and also where the development impacts on infrastructure demand beyond the developable area, including social and road network infrastructure based on

the Community Infrastructure Report and Traffic Impact Assessment Report, and must be provided for within an agreement made with Moorabool Shire Council under Section 173 of The Act.

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Requirements for development plan

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

Staging

- A proposed construction staging program for the whole precinct as shown in the West Maddingley Concept Plan.
- A proposed staging program for delivery of infrastructure including water supply, sewerage, drainage, telecommunications and broadband, public transport and roads.

Infrastructure and Servicing

- Demonstrate how infrastructure including water supply, sewerage, drainage, telecommunications and broadband, public transport, and roads will be cost effectively provided.
- 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.
- A management plan that shows maintenance requirements, machinery requirements, and access arrangements, including specific reference to the escarpment areas and maintenance responsibilities for any drainage areas/wetlands.
- All development must apply best practice stormwater management as part of planning approvals in accordance with the Moorabool Shire Council Stormwater Management Plan (2001).
- A drainage report must be prepared and demonstrate the implementation of appropriate water sensitive urban design techniques to minimise inappropriate drainage and runoff impacts and in particular address possible impacts on the escarpment.
- 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

Neighbourhood Design

- 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.
- Design guidelines for interface areas that encourage active frontages along main roads and facing the escarpment.
- Adequate setbacks, including access place roads, from the escarpment must be provided to prevent visual intrusion and protect against erosion.
- House layout is to be sited to maximise views and ensure houses face the escarpment and gullies.
- Development on hilltops and ridgelines must be minimised in order to preserve high quality landscapes.

Community Facilities and Services

- A community infrastructure report that identifies the need for new services and facilities such as primary schools, secondary schools, community centres, neighbourhood scale activity centres, and district playing fields must be prepared in consultation with relevant agencies and demonstrate that community infrastructure services can be either adequately provided in the development plan area or through the provision of developer contributions outside the area.
- The location of any social and community facilities or features that will be included as part of the development, including neighbourhood scale activity centres.

Open Space and Landscaping

- Provide consistent whole of precinct landscaping details, along main roads, open spaces, and pedestrians/bicycle pavements.
- Use of indigenous and drought tolerant vegetation for landscaping and retention of existing indigenous vegetation wherever possible.
- At least 5% of the land shall be set aside for public open space purposes. The following areas will be excluded as public open space contributions:
 - Areas of Environmental Sensitivity
 - Drainage Reserves, unless these are consistent with the local trails strategy which provide direct access routes to core community infrastructure
 - Designated buffer areas or no development areas shown in the West Maddingley Concept Plan.
- Public open space should be consistent with the Moorabool Shire Recreation and Open Space Strategy (2007) and should:
 - Include provision of landscaping and appropriate facilities for public use, car parking, playground equipment, other furniture, fencing, bollards, and lighting
 - Provide for fencing, or other appropriate treatment, along any boundaries between public open space (generally to rural standard unless residential standard would be more appropriate)
 - Be planned, where possible, to support the retention of remnant vegetation.
- Ownership and maintenance responsibility for all open space will be retained by the developer until developed to the satisfaction of the responsible authority.

Traffic and Movement Networks

- A Traffic Impact Assessment, which reviews internal and external traffic and movement network impacts and identifies costs for Developer Contributions where the impact is outside the developable area.
- The distribution, hierarchy and characteristics of vehicular and pedestrian circulation networks including access place roads.
- A Pedestrian walkways and cycle paths plan which identifies:
 - The interfaces with existing pathways
 - Adequate residential footpath widths to accommodate people in wheelchairs and prams to the satisfaction of the responsible authority
 - Appropriate landscaping and entry/exit points that ensure maximum casual surveillance and public safety.
- Location and type of street signs.

- Traffic and movement networks between the proposed residential areas and the Bacchus Marsh Activity Centre to facilitate both public and private transport.
- The ability to provide sustainable transport facilities such as bus access throughout the precinct that connect to the Bacchus Marsh Activity Centre area (including the Bacchus Marsh railway station) and other key destination nodes.

Environmental Considerations

- Demonstrate innovative sustainable development practices including measures to:
 - Reduce greenhouse gas emissions, water consumption and waste generation, and
 - Preserve and enhance environmental attributes of the area.
- Measures to avoid and minimise potential environmental impacts including but not limited to
 - Flora and fauna
 - Land degradation
 - Salinity
 - Erosion (including the minimisation of topsoil disturbance)
 - Flood risks
 - European and cultural heritage, and
 - Weed invasion.
- Native vegetation removal must be avoided wherever possible. Where vegetation removal cannot be avoided, consideration should be given for any vegetation offset required, to be applied to the rehabilitation of the escarpment.
- Noting that escarpment land is too steep for development and that it may only be suitable as a landscape/scenic backdrop, where any escarpment land is to be either owned and/or managed and maintained by council (at any time in the future) a sub-plan for this open space area is required and shall include:
 - The identification of noxious weeds and pests and a plan to remove them and replace them with appropriate landscape selection
 - Detailing of a rehabilitation and revegetation program which will enable minimum maintenance as well as offering land stabilisation where appropriate to be developed in conjunction with appropriate bodies such as Grow West, Port Phillip & Westernport Catchment Management Authority, Melbourne Water, and Southern Rural Water
 - The control of water runoff to prevent scouring and erosion consistent with sensitive pathway design
 - Appropriate species selection on the basis of minimum fuel load, throughout the lifecycle of the plant growth
 - The provision of appropriate safety barriers to prevent access to unsuitable areas, designed to blend in with the environment
 - Detail how the open space interacts with water infrastructure (channels and pipes), and
 - Provide for landscape treatment of the interface with Werribee Vale Road.
- Development on steep land with a slope greater than 20% is to be avoided and the Development Plan must indicate how escarpment areas will be protected.

Decision Guidelines

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



- The Bacchus Marsh Urban Design Framework and the Growing Moorabool, Economic Development Strategy, 2006.
- The views of all relevant service authorities.

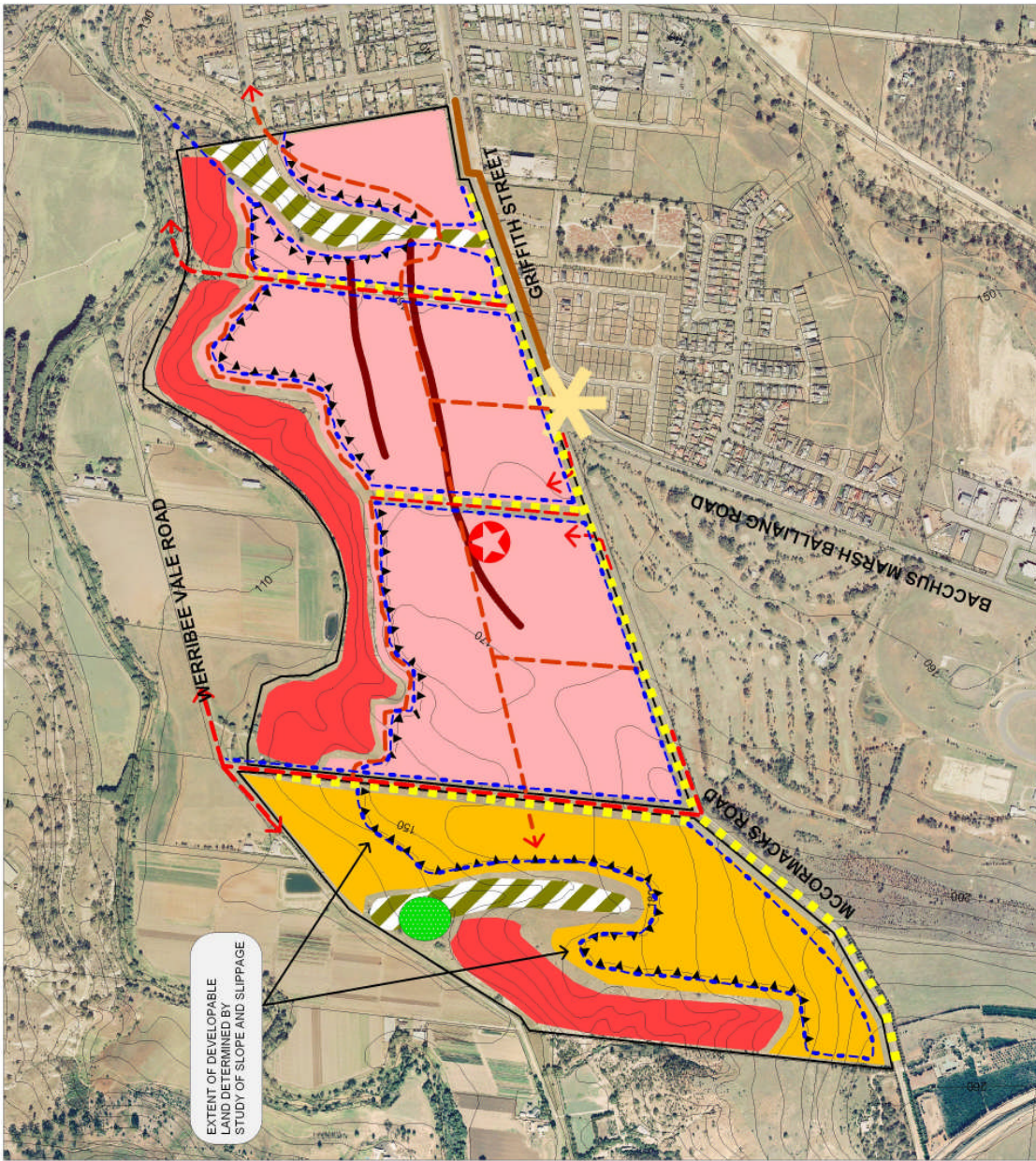
Before approval of a Development Plan, the responsible authority must place the Development Plan on exhibition for comment by interested parties.

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West Maddingley Concept Plan

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-  PRECINCT BOUNDARY
-  NO DEVELOPMENT AREA
Escarpment/ ridge/line Area - to be determined by study of slope and slippage
-  PROTECT GULLY AREA - RETAIN NATURAL DRAINAGE FUNCTION
-  PROVIDE UNIFORM DESIGN GUIDELINES & ADEQUATE SETBACKS FROM ESCARPMENT AND ENVIRONMENTALLY SENSITIVE AREAS
-  FUTURE PEDESTRIAN ROUTE
BICYCLE PATH/OPEN SPACE
RESERVES OR LINKAGES
-  POSSIBLE FUTURE ACCESS ROUTES AND ROAD LINKAGES SUBJECT TO FEASIBILITY AND SLOPE
-  VARIETY OF RESIDENTIAL OPTIONS - BASED ON NEIGHBOURHOOD ACCESSIBILITY PRINCIPLES
Encourage the use of covenants to establish neighbourhood character
-  POSSIBLE NEIGHBOURHOOD ACTIVITY CENTRE OR COMMUNITY INFRASTRUCTURE
-  LARGE LOT RESIDENTIAL
Encourage the use of covenants to establish neighbourhood character
-  INTERSECTION TREATMENT - SUBJECT TO TRAFFIC ANALYSIS OF IMPACT OF CURRENT AND FUTURE USES
-  UNIFORM DESIGN GUIDELINES REQUIRED FOR INTERFACE TO MAIN ROAD TREATMENT
Building and design guidelines to encourage active frontages and passive surveillance
-  WIDEN ROAD TO NORTH SIDE & INCREASE WIDTH OF ROAD RESERVE
-  DEVELOPMENT OPPORTUNITY - HERITAGE VALUES TO BE PRESERVED
-  MAJOR DRAINAGE LINES
PROTECT AND RETAIN DRAINAGE FUNCTION
To be determined in drainage study



WEST MADDINGLEY
CONCEPT PLAN