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## **SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO6**.

### **Underbank Farm**

#### **1.0 Development Plan Overlay Objectives**

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The objective of this Development Plan Overlay is to stage a master-planned development to ensure:

- Planning for residential and associated development in a logical, cost effective and sequential manner;
- Efficient use of infrastructure, and land, and management of any impacts on the environment and amenity;
- Identification and effective management of sites of environmental, heritage and landscape significance;
- Co-ordinated provision of utility services and drainage;
- Co-ordinated provision of physical and 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 Underbank Farm Concept Plan shown in Clause 5.0 of this Schedule.

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

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The responsible authority may grant a permit for subdivision, for a public purpose or buildings and works or a fence before approval of a development plan provided that the responsible authority is satisfied that the subdivision, use or development is generally consistent with the Underbank Farm Concept Plan.

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

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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. A condition must be provided requiring the payment of the

development contribution in accordance with an agreement made with Moorabool Shire Council under section 173 of the Planning and Environment Act 1987.

#### 4.0 Requirements for development plan

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A development plan must be prepared for the site as a whole and generally be in accordance with the Underbank Farm Concept Plan.

The development plan must comprise:

- A design response that is based on the results of the site analysis process, and is generally consistent with the Underbank Farm Concept Plan, and
- A written report and plans addressing the objectives described in this Schedule.

##### Site Analysis

- A development plan must include a detailed site analysis and design response that includes the following items to the satisfaction of the responsible authority:
  - Contours of land at 1.0 metre intervals and shading of land in 5 degree slope class intervals;
  - Identification of sites of potential geotechnical instability;
  - An environmental assessment of the flora, fauna and habitat significance of the land which includes recommended actions for management, revegetation and restoration of any identified conservation and vegetation protection areas, where relevant. The assessment must also make recommendations with regard to management of noxious weeds as identified by the *Catchment and Land Protection Act 1994*;
  - An arboriculture assessment of all existing trees / groups of trees on the land which provides a description of the condition, health and integrity of all trees. The assessment must include recommendations for the long term preservation of tree(s), having regard to the proposed open space or development in the neighbourhood context. The arboriculture assessment must include a plan showing the location of all vegetation nominated for removal and retention and surveyed locations of the trunk, canopy and tree protection zone of all vegetation nominated for retention;
  - An archaeological survey and heritage assessment which includes recommendations for the protection, restoration and interpretation of significant sites, and where appropriate, design measures to sensitively integrate sites. The assessment must also identify areas where a Cultural Heritage Management Plan is required by the *Aboriginal Heritage Act 2006*;
  - A landscape assessment that defines any important landscape views or vistas and any landscape features;
  - An environmental assessment identifying any potential environmental hazards or contamination on the land and proposed treatments, if any; or a qualified statement indicating the absence of such hazards or contamination; and
  - A review of sight distance constraints at Rosehill Drive / Ascot Drive intersection.
- A waterway assessment that:
  - Identifies the top bank of the Werribee River, Koruperrimul Creek and its tributaries to inform setback requirements for development; and
  - Identifies any geotechnical issues that may arise from development proposed on land abutting waterways where there is potential for instability and bank erosion.
- A Drainage and Stormwater Management Strategy for the land to the satisfaction of Melbourne Water that shows:

- The catchment area, drainage outfall locations, new drainage works, existing drainage infrastructure and details of flow levels and flood levels for the 100 year ARI storm event as a result of development;
- How the subdivision of land will cater for flooding and waterway enhancement works, including setbacks from waterways; and
- How it is intended to deal with the existing waterways, flood levels and flows that run through the land.

### **Design Response**

#### Neighbourhood and Density Objectives

To provide a series of internal neighbourhoods that:

- Are diverse in landscape, streetscape and built form character, each with a neighbourhood 'core' consisting of a feature (open space, streetscape, heritage place, community space etc);
- Are clearly defined by streetscape features and are connected through use of local streets and open space areas;
- Provide diversity in lot sizes and housing styles, with smaller lots in key, high amenity locations around open space and activity areas and larger lots on slopes greater than 15%;
- Contain, where appropriate, designated areas that are potentially suitable for medium and higher density housing types based upon accessibility to transport, open space and services and facilities;
- Describe indicative density patterns including proposed lot densities in each area, indicative lot layout for initial stages, road and movement networks, open space networks, integration between new and existing development, and location of reticulated water, sewerage and drainage, road and footpath networks;
- Provide opportunity for some larger lots for single dwellings on flatter land so as to achieve a diversity of lot sizes with little or no slope;
- Provide opportunity that for land generally above the 125 metre contour line (as shown in the concept plan), the minimum lot size should be generally in the order of 700sqm, except where the land has a gradient of less than approximately 1:10;
- Provide opportunity that for land generally below the 125 metre contour line, the minimum lot size should be generally in the order of 400sqm, except where the land is in close proximity to the proposed neighbourhood centre;
- Include a number of diverse streetscape cross sections which incorporate existing vegetation and create distinct 'naturalised' open space to provide a content for diverse housing outcomes and high amenity character;
- Facilitate lot width and configurations that are designed to accommodate landscaping in front setbacks and avoid excessive areas of paving. Battleaxe style lots should be avoided; and
- Ensure that lots adjoining open space are designed to facilitate positive interfaces and passive surveillance. Blank walls and tall impermeable fences should be avoided;

To ensure development, where appropriate, responds to locational issues, by including:

- An appropriate housing and fencing interface to adjoining rural lands, and vehicle and pedestrian connections to adjoining residential land;
- Design guidelines for interface areas that encourage active frontages along higher order roads;

- Adequate setbacks from the escarpment to prevent visual intrusion and landslip hazard, and to provide both front access to lots and maintenance access to the escarpment;
- A street layout which ensures passive surveillance of the escarpment and gullies. Where an access way cannot form the boundary to a lineal reserve houses should be located to provide passive surveillance of the space and to allow access by management and emergency service vehicles;
- Lots designed with an appropriate interface either side of waterways. Waterway corridors should typically be defined with a continuous edge formed by public road or open space area;
- Development with setbacks from waterways which are in accordance with Melbourne Water's Waterway Corridor Guidelines for Greenfield Development;
- Minimal built form on hilltops and ridgelines, in order to preserve high quality landscapes with building envelopes to be provided for on the lower parts of each block;
- Identification of how development and development density on land between 15 – 25 degree slope will be undertaken to minimise potential for mass wasting;
- Demonstration as to how the development plan responds to Clause 52.47 Bushfire Protection : Planning Requirements;
- Noise attenuation measures, particularly within 50 metres of the Western Highway property boundary; and
- The requirement that no new allotment is to be created such that there is insufficient space below the 63 db(A) or greater at 1 metre from the most exposed façade of any residential dwelling.

### **Traffic and Movement Networks**

Prior to any development of the site and approval of the development plan, a Traffic Impact Assessment must be submitted to the satisfaction of the responsible authority, VicRoads and Public Transport Victoria. The Traffic Impact Assessment must include:

- The level of development that can occur prior to road network upgrades. At a minimum this should:
  - review internal and external traffic and movement network impacts and identify costs for Developer Contributions where the impact is outside the developable area;
  - respond to the site analysis work undertaken for the Rosehill Drive / Ascot Drive intersection and identify the most appropriate intersection configuration;
  - Determine the number of lots which can be approved prior to the completion of the Halletts Way extension; and
  - Determine the number of lots which can be approved prior to the completion of the Halletts Way on ramps.
- The future road network and traffic management works showing an internal road network;
- A transportation network that provides a high level of access within the development for all vehicular and non-vehicular traffic, responds to the topography of the land and provides opportunities for public transport. The information provided is to include:
  - A road hierarchy plan displaying trunk collector, collector and local access roads referencing the cross-sectional dimensions between property lines of all roads, clearly displaying parking, traffic and bicycle lanes/paths, central medians, kerb and channel, footpaths, nature strips and services reflecting the requirements and specifications of the Infrastructure Design Manual – Moorabool Shire Council

(IDM); Verge widths shall be a minimum of 4.5 metres, unless stated as higher in the IDM. The corresponding minimum road reserve width for Access Place is 16.0 metres, Access Street is 18 metres and Residential Court Bowl is 30 metres. All other Minimum Reserve Widths are as per the IDM;

- A plan that assigns a traffic volume range to each road and identifies measures to ensure roads do not exceed the traffic volume range commensurate with their position in the road hierarchy -intersection treatments and traffic management controls (e.g. roundabouts) for the internal road network and identifies appropriate landscaping and entry/exit points that ensure maximum casual surveillance and public safety;
  - Potential bus routes connecting to the existing public transport network and location of bus stopping areas (in collaboration with Public Transport Victoria);
  - An integrated and connective system of bicycle and pedestrian paths incorporated into the road and public open space system. Paths proposed along waterway corridors must meet Melbourne Water's *Shared Pathways Guidelines*; and
  - Roads parallel to and adjoining the boundary of the public open space being provided along open space / escarpment areas.
- A road layout that maximises solar efficiency to most lots;
  - Type of street light pole and luminaire (Powercor approved); and
  - Details of any new bridge crossing locations. The design and location of any new crossing must be approved by Melbourne Water and must be designed in accordance with Melbourne Water's *Constructed Waterway Crossing Guidelines*.

#### **Utilities and Drainage**

- A development sequencing plan that identifies the likely sequence of development, the staging and provision of infrastructure, drainage, roads and other key facilities and evidence that reticulated water supply and sewerage services can be provided to the land in a timely and efficient manner.
- An overall land budget that calculates the area for each category of land use shown on the plan. The land budget must specifically identify land that will be set aside for infrastructure and open space.
- Demonstrate how infrastructure including water supply, sewerage, drainage, power, telecommunications and broadband, public transport, and roads will be cost-effectively provided.
- Ensure that the lot layout and street network is designed to include infrastructure for broadband and the rollout of Fibre to the Premises on a sub terrestrial basis. Evidence of collaboration with appropriate providers is required within the development plan.
- A Water-sensitive Drainage Masterplan must be prepared and demonstrate the implementation of appropriate water sensitive urban design techniques to minimise inappropriate drainage and runoff impacts. Reference should be made to Urban Stormwater: Best Practice Environmental Management Guidelines; Infrastructure Design Manual and Melbourne water requirements. It should provide for:
  - A detailed description and concept plans of the proposed system of stormwater drainage measures including water retention basins and water quality treatments including siting;
  - A restriction on embankment slopes so that they are no steeper than 8:1 where maintenance access is required and 5:1 elsewhere; in accordance with the IDM;
  - A maximum of 5 metres in the depth of fill (as measured from natural ground level) to be placed in the gullies, whether for retarding basins or road crossings, unless there are compelling engineering reasons for exceeding this figure;

- A costed construction, management and maintenance implementation plan including appropriate water quality treatment measures for approval, along with associated maintenance and capital costs; and
- Innovative wastewater management strategies that maximise opportunities for waste recycling and or storm water harvesting and reuse must be developed to the satisfaction of the responsible authority.
- The proposed stormwater quality treatment measures shall be reviewed using the MUSIC (Model for Urban Stormwater Improvement Conceptualisation) program to determine the benefits of the proposed works and the outcomes incorporated into the Drainage Masterplan.
- The Water-sensitive Drainage Masterplan must meet the requirements and specifications of the Infrastructure Design Manual – Moorabool Shire Council and Melbourne Water requirements.

#### **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**

Preparation of an Open Space and Landscaping Masterplan and report that:

- Identifies encumbered open space, passive open space, land suitable for active open space, and any additional open space required to perform a streetscape function or to link open space areas;
- Identifies a preferred character/theme for each open space area and a street tree theme for streets and boulevards, including nomination of suitable species and provides consistent whole of precinct landscaping details, along main roads, open spaces, and pedestrians/bicycle pavements;
- Identifies a key arterial / collector road which features a double row canopy tree boulevard as a formal gateway entry into the Underbank Estate and specifies the species and planting spacing to achieve the desired outcome;
- Details any vegetation to be preserved on site, vegetation to be removed and any revegetation works required in accordance with the recommendations of the flora and fauna assessment;
- Includes details of fencing treatments proposed for land abutting open space, including land abutting the floodplain;
- Uses indigenous and drought tolerant vegetation for landscaping and retention of existing indigenous vegetation wherever possible;
- Ensures that at least 4% of the land shall be set aside for public open space purposes within the site and 1% payment made for embellishment of regional open space. Without prior agreement of council, the following areas will be excluded from the calculation of land set aside for public open space contributions:
  - Areas identified as non-developable on the Underbank Farm Concept Plan;
  - Areas of environmental significance due to the presence of cultural heritage, indigenous heritage or significant flora and fauna species;

- Drainage reserves; and
- Land with a slope in excess of 15%.
- Details how the open space interacts with and embellishes the waterways (Korkuperrimul Creek and Werribee River) and water infrastructure (channels and pipes);
- Ownership and maintenance responsibility for all open space will be retained by the developer until developed to the satisfaction of the responsible authority; and
- Details on how stormwater harvested from the development can be stored and utilised for watering open space areas.

### **Environmental Considerations**

An environmental plan to be prepared for the site that:

- Demonstrates 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.
- Includes measures to avoid and minimise potential environmental impacts including but not limited to:
  - Flora and fauna - Native vegetation removal must be avoided or minimized in accordance with Clause 52.17 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 and gullies;
  - Land degradation - minimisation of topsoil disturbance;
  - Erosion - 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;
  - Flood risks – as required;
  - Hydraulics - A Hydraulic report must be prepared to demonstrate that there will be no adverse impacts on the floodplain. It must include:
    - Computations that detail impacts upon flows, velocities, flows storage and flood levels for the 100 year ARI flood event, and
    - Proposed drainage outfalls.
- European and cultural heritage - Conservation and protection of significant Aboriginal and European cultural heritage places. An archaeological survey and heritage assessment must be submitted which includes recommendations for the protection, restoration and interpretation of significant individual sites and, where appropriate, design measures to sensitively integrate sites into the open space network;
- Specific recommendations on the enhancement and preservation of the Pharlap Tree; and
- Weed invasion – staged weed management program.

The environment plan must be to the satisfaction of Melbourne Water and the responsible authority.

### **Escarpment Management**

Noting that escarpment land is too steep for development and that it may only be suitable as a landscape/scenic backdrop, a Management Plan must be prepared and land identified as ‘escarpment’ on the Underbank Farm Concept Plan’ shown in Clause 5.0 of this Schedule. The Management Plan will address:

- A geotechnical assessment of the stability of the area and the impact of any proposed uses and management regimes;
- What works are required to remediate the site and create a steady state including landscaping and rehabilitation and/or stabilisation works including environmental weed removal and replanting;
- Maintenance requirements, machinery requirements, and access arrangements;
- Information on surface runoff and drainage and possible impacts on the escarpment;
- 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 implemented in conjunction with appropriate bodies such as Grow West, Port Phillip & Westernport Catchment Management Authority, Melbourne Water, and Southern Rural Water and the responsible authority;
- 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 unauthorized areas, designed to blend in with the environment;
- A management and implementation plan which outlines any works necessary to maintain and manage the site (including fire management), the timing of the works, indicative costs and how this is to be resourced (including indicative timing); and
- Future ownership and responsibility for the long term maintenance and management of the site.

**Decision Guidelines**

Before approving a development plan, the responsible authority must consider, as appropriate:

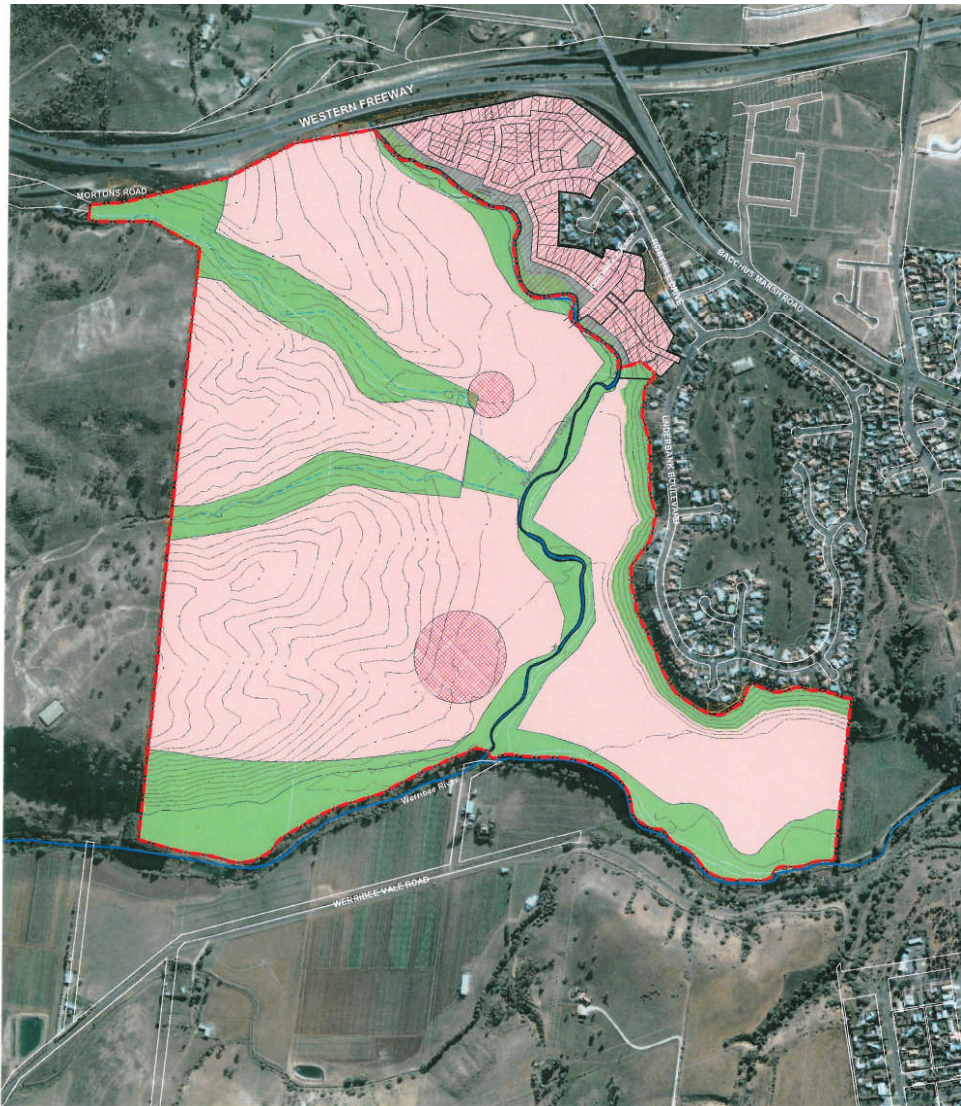
- The views of all relevant service authorities.
- Consistency with the Underbank Farm Concept Plan.



5.0

Underbank Farm Concept Plan

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LEGEND

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|--|---|--|
| PRECINCT BOUNDARY  | MAJOR DRAINAGE LINES<br>Protect and retain drainage function              | EXISTING RESIDENTIAL 1 ZONE<br>Not part of Planning Scheme Amendment |
| ENCUMBERED OPEN SPACE<br>Gullies, Creeks, River flats and Escarpment | POSSIBLE NEIGHBOURHOOD<br>ACTIVITY CENTRE AND<br>COMMUNITY INFRASTRUCTURE |  |
| DEVELOPABLE AREA   |   |  |