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SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5**.

BACCHUS MARSH ACTIVITY CENTRE LINK

The Bacchus Marsh Activity Centre Link will provide for a north-south pedestrian-cycle path separated from local roads, linking Main Street and the Werribee River, which is well connected with adjacent neighbourhoods.

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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 for the following:

- Construction of buildings and works associated with an alteration or addition to an existing dwelling.
- Agriculture and any buildings or works in association with the use of the land for agricultural purposes.

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Conditions and requirements for permits

A permit must contain conditions or requirements which give effect to the provisions and requirements of the approved Development Plan.

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Requirements for development plan

The Development Plan

A development plan must show or include the following:

- A detailed analysis of the natural, cultural, and strategic context of the site, identifying any sites of conservation, heritage and archaeological significance and the means by which they will be managed.
- 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.
- A stormwater management plan which provides for: protection of natural systems; integration of stormwater treatment into the landscape; protection of water quality; and reduction of run-off and peak flows, including the removal of sediment litter and other urban wastes from stormwater prior to discharge utilising best practice water sensitive urban design.
- A traffic management plan addressing the impact of the proposed development on the arterial and local road network and addressing mitigation works required on the road network in addition to funding responsibilities.
- An environmental report 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.
- A through road to connect Waddell and Simpson Streets.

Requirements applicable to the Commercial Land

A development plan must:

- Demonstrate the integration of the development with the surrounding area;

- Provide a development layout which includes a safe, attractive linkage connecting Waddell and Main Streets through the commercially zoned land, and which connects to the linkage through the residential land to the south, and provides separation between pedestrians/cyclists and vehicles in a safe speed environment.

Requirements applicable to the Residential Land

A development plan must:

- Provide a development layout which includes a safe, attractive and direct linkage connecting the railway station with Waddell Street, and which connects to the linkage through the commercial land to the north, to provide a movement network including:
 - a pedestrian/cycle path as part of a local access road that separates pedestrian and cycling movements from vehicle traffic; and
 - provision of good passive surveillance from dwellings.
- Identify the location of any open space.
- Provide passive surveillance of the Werribee River Corridor.

Supporting Information Requirements

The Development Plan must be supported by the following reports:

Planning Report

The report must demonstrate how the development plan:

- Provides safe, attractive and direct linkage connecting the railway station with Main Street;
- Responds to the Activity Centre Design Guidelines (Department of Sustainability and Environment 2005) and the Safer Design Guidelines for Victoria (Crime Prevention Victoria and Department of Sustainability and Environment 2005).
- Will satisfy the objectives (where relevant) of Clauses 54, 55 and 56 of the Moorabool Planning Scheme.

Detailed Road Alignment and construction report

The report must:

- Include road alignment details.
- Include the location of any intersections.

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Decision Guidelines

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

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The Activity Centre Design Guidelines (Department of Sustainability and Environment 2005).
- The Safer Design Guidelines for Victoria (Crime Prevention Victoria and Department of Sustainability and Environment 2005).
- The views of all relevant service authorities.