

GOLDEN PLAINS PLANNING SCHEME

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Proposed C105gpla

SCHEDULE 19 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO19**.

ORMOND STREET AND HARVEY ROAD, BANNOCKBURN**1.0**

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Proposed C105gpla

Objectives

To facilitate the development of the site, including a staged multi-lot subdivision and integration of land along Bruce Creek for predominantly residential purpose.

To facilitate the development of diverse households including affordable housing.

To ensure that the subdivision of the site implements innovative Environmental Sustainable Design (ESD) features.

To ensure the development responds to the environmental and physical features of the site including the management of stormwater discharge, slope stability, floodways, Bruce Creek, native vegetation and First Peoples cultural heritage.

2.0

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Requirement before a permit is granted

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority.

This includes:

- Extensions, additions or modifications to any existing buildings and works or development.
- Earthworks and site preparation works provided the works are carried out in accordance with a Construction Management Plan prepared in accordance with this Schedule.
- Removal or creation of easements or restrictions.

Before granting a permit, the responsible authority must be satisfied that the permit will not prejudice the preparation of a development plan and future use and subdivision of the land in an integrated manner.

The land may be developed in stages.

3.0

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Conditions and requirements for permits

None specified.

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Requirements for development plan

Include requirements for a development plan with the following words: "A development plan must include the following requirements:

- A planning report that includes:
 - A site analysis including natural features, slope, orientation, views, drainage lines, existing native and exotic vegetation, Aboriginal or post contact cultural heritage values, any land subject to contamination and any other relevant features.
 - Identification of important views to be protected and enhanced, including views of the site and views from the site.
 - A context analysis identifying the surrounding area, existing or proposed uses on adjoining land, and other neighbourhood features such as public transport, neighbourhood centres, walking and cycling connections.

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- Demonstrates how the recommendations of the Cultural Heritage Management Plan and ESD Strategy, have been incorporated into the proposed development of the land including providing a site set aside for the reburial of artefacts in consultation with the Wadawurrung Traditional Owners Aboriginal Corporation.
- A subdivision design that identifies a variety of lot sizes and densities to encourage diverse housing types.
- A Bushfire Management Plan that includes:
 - Perimeter road along the south, east and west boundaries, where the land abuts an identified bushfire hazard.
 - Identification of areas of bushfire hazard within 150 metres of the site, including classifiable vegetation and the slope, under AS 3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).
 - Identification of vegetation management requirements for areas of defendable space.
 - Indication of the staging of development and the likely bushfire risks at each stage.
 - Identification of an area of land between the development edge and non-urban areas consistent with the separation distances specified in AS3959-2018, where bushfire risk is managed to enable the development, on completion, to achieve a BAL-12.5 construction standard in accordance with AS3959-2018.
 - Identification of interface treatments between reserves and housing to minimise risk, such as a one sided perimeter road.
 - Provision of adequate access and egress for early subdivisions to maintain vegetation at a safe level.
- A Geotechnical assessment along Bruce Creek that:
 - Determines the extent of the developable area, which must ensure a minimum buffer of 30 meters from the bank of Bruce Creek.
 - Can be used by Council to seek to rezone areas of instability that cannot be developed to Public Park and Recreation Zone.
- A Storm Water Management Plan prepared by a suitably qualified person that includes:
 - An integrated approach to stormwater and drainage management which is designed with reference to the open space reserve.
 - A Drainage Strategy that addresses:
 - Stormwater Quality Management.
 - Peak Discharge Management.
 - Stormwater Volume Management.
 - Functional Peak Flood Level Determination.
 - An integrated approach to flooding, stormwater and drainage management and which is designed with reference to the whole of the catchment including reference to:
 - Clause 56.07 of the Golden Plains Planning Scheme.
 - The Infrastructure Design Manual and associated Design Notes.
 - The Environmental Protection Act, including the general environmental duty to protect downstream effects of stormwater runoff.

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- Identification of all land to be set aside for drainage purposes, detailing the approximate size and location of the drainage reserve and WSUD elements to meet Best Practice Environmental Management Guidelines.
- A stormwater management system that ensures peak discharge rates of all stormwater leaving the site post development are no greater than pre-development and that ensures no adverse impacts to any surrounding area, upstream or downstream for 10% AEP, 5% AEP and 1% AEP rain events.
- Consider staging of development in response to drainage or water management staging. Stormwater harvesting and reuse measures wherever practicable including within the streetscape to provide passive irrigation to trees and shrubs.
- A Road Network and Traffic Management Plan prepared by a suitably qualified person that includes:
 - Estimates of internal and external traffic and movement network impacts for the entire area to which this schedule applies, as well as the impacts of key phases of the development.
 - An internal road network with a high level of access for all vehicular and non-vehicular traffic. This includes direct north-south and east-west bus capable roads, including supporting bus turning movements, to safeguard the ability to provide bus public transport in the future, if required.
 - Safe sight lines to all property access and internal roads.
 - Provision for full and clear access for emergency services vehicles.
 - Any recommended road infrastructure upgrades including the sealing of Ormond Street and provision of active transport infrastructure.
 - A perimeter road must be constructed on the western, southern and eastern boundaries of the development plan area to the satisfaction of the responsible authority.
 - A perimeter road and active transport corridor that links throughout the growth area must be constructed along Bruce Creek.
 - ~~A footpath~~ An active transport link along the length of Harvey Road that fronts the development that supports the Strategic Cycling Corridor (SCC) and will allow connection to the future ~~footpath~~ active transport network.
 - During delivery of the developable area, active transport networks and connections that do not impede development construction are delivered promptly to support early uptake.
- An Arboriculture Assessment that includes:
 - An assessment of all existing trees with a trunk diameter of 300mm at 1.4 m above ground level on the land which provides a description of their condition, health, retention value, and integrity. The assessment must include recommendations for the long term preservation of tree(s), including tree modification measures to ensure that trees do not pose a risk to life or property in a post development scenario.
- A flora and fauna assessment (including a habitat hectare assessment) of the site prepared in consultation with and to the satisfaction of the responsible authority and the Department of Energy, Environment and Climate Action that includes:
 - An assessment of the flora and fauna on site including Ecological Vegetation Classes.
 - An assessment of suitable habitat for threatened species on site.
 - A flora listing of each habitat patch.

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- A targeted survey of threatened species (including but not limited to the Spiny Rice-flower, Golden Sun Moth, Striped Legless Lizard, Growling Grass Frog, Eastern Dwarf Galaxias, Tussock Skink, Melbourne Yellow-gum, Little Galaxias, Clover Glycine, Button Wrinklewort and Large-headed Fireweed) must be prepared where suitable habitat is found on site.
- All suitable habitat for the following Critically Endangered species to be identified in all field assessments: Dwarf Spider Orchid, Swift Parrot and Victorian Grassland Earless Dragon (VGED). Details of what constitutes suitable habitat for these species can be provided by DEECA.
- Assessments to consider all areas that will be impacted by the proposed development; direct, consequential, and assumed loss associated with future activities. This includes roadsides and riparian areas adjacent to the development, areas where, services and utilities will be placed, land will be impacted by hydrological changes, and areas to be affected by the Bushfire Management Overlay regulations.
- Native vegetation planned for retention, including proposed Lots over 0.4ha, are to be displayed in all development maps, with future management options provided.
- An Outline Development Plan that includes:
 - The location of all proposed land uses including, but not restricted to, housing lots, roads, drainage reserves, bushfire management buffers, footpaths, landscaping and other non-residential uses.
 - A layout that ensures all lots have frontage to streets, arterial roads, parks and public open space and avoid the side or rear of lots being oriented to connector streets, arterial roads and open space.
 - A target residential density of 15 dwellings per net developable hectare across the site.
 - Streetscape design, having regard to the Regional Sustainable Subdivision Framework and considering street tree planting and canopy cover.
 - The general sequence by which the development of the land is to proceed, including the staging of the drainage and road infrastructure required linked to a staging plan.
 - A layout that ensures new streets are connected to existing streets and neighbouring areas, that is, no area should be developed as a separate enclave.
 - A layout that ensures connected and integrated walkable streets throughout the site.
 - Buffers are to be applied along all water frontages and bushland reserves to protect water quality, cultural heritage, wildlife, and vegetation.
- A layout that ensures street and public realm design accords with the Street Design section of the Safer Design Guidelines for Victoria which incorporate Crime Prevention Through Environmental Design (CPTED).
- A layout that limits or avoids the design of culs-de-sac as this can lead to isolation, poor safety and a reduction of streets that link neighbourhoods from 'centre to edge'.
- A public open space contribution for passive open space equal to at least 5% of the net developable area. Encumbered land will not be credited as Public Open Space including land required for the future retarding basins, waterway buffers and land within the Bruce Creek Reserve.
- Demonstration that all public open space has a useable size, slope configuration and location and has suitable access by road.
- Differentiation between land proposed to be provided to Council as part of the Public Open Space contribution and other reserves proposed to be provided.
- The predominant use of indigenous plant species throughout the subdivision.

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- Retention of trees assessed as high value in the Arboriculture Assessment as high value in the subdivision of the land where possible.
- How the subdivision interfaces with Bruce Creek.
- Evidence of discussions with the Traditional Owners around design and management of the Bruce Creek corridor.
- Street trees which have been selected in accordance with the Golden Plains Shire Approved Street Tree Guide 2020.
- A 30% canopy tree target projected at 20 year maturity across public streets and higher canopy targets as relevant for other open spaces.
- ~~A footpath along the length of Harvey Road that fronts the development that will allow connection to the future footpath network.~~

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SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

Further strategic work

- Prepare a local policy to protect farming land from inappropriate land uses and to guide dwellings and subdivision in the Farming Zone.
- Prepare a Design and Development Overlay as part of any future rezoning to rezone the area north of Heales Street and adjacent to the Brooke Street in Smythesdale from Township Zone to Commercial 1 Zone to provide for expansion of the commercial area.
- Prepare precinct structure plans in conjunction with rezoning land to facilitate urban development in the south east and south west precincts identified on the *Bannockburn Growth Plan* (Victorian Planning Authority, May 2021).
- Prepare a development plan in conjunction with rezoning land to facilitate urban development in the north west development plan area identified on the *Bannockburn Growth Plan* (Victorian Planning Authority, May 2021).
- Investigate a second east-west arterial road for Bannockburn with the dual purpose of servicing the growth area and re-routing through-freight vehicles out of the town centre.
- Investigate additional crossing points over Bruce's Creek to facilitate east-west movement across Bannockburn.
- Investigate modifications to High Street through the town centre to create a streetscape that is responsive to pedestrian and cycling needs and which discourages through-freight vehicle movements.
- Investigate growth opportunities in Haddon and Cambrian Hill.
- Review the *Smythesdale Urban Design Framework* (Michael Smith and Associates, March 2006).
- Undertake the following assessment work within the Teesdale Future Growth Investigation Area prior to rezoning:
 - Land supply and demand analysis for the township and in the context of the wider municipality,
 - Biodiversity including native vegetation,
 - Bushfire risk,
 - Flooding impact,
 - Drainage infrastructure,
 - Sewer servicing,
 - Community and social infrastructure in the context of the broader region,
 - Landfill buffer requirements.
- Prepare the Bannockburn South East Precinct Structure Plan.
- Prepare the Smythesdale Structure Plan.
- Prepare the Haddon Structure Plan.
- Implement a Development Community Contribution Policy.
- Implement further sustainable building and energy efficient design requirements.
- Prepare a Developer Contributions Policy.
- **Prepare an amendment to rezone the land surrounding Bruce Creek that was rezoned as part of Planning Scheme Amendment C105gpla to Public Park and Recreation Zone in accordance with the requirements of Schedule 19 of the Development Plan Overlay.**