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Proposed C103moor

SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO7**.

HOPETOUN PARK NORTH GROWTH AREA

1.0 Objectives

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To guide and facilitate a staged master-planned development of the land.

To ensure the identification and effective management of areas of environmental, heritage and landscape significance.

To provide an appropriate transition between the new residential growth area and the existing low density residential development at Hopetoun Park.

To enhance the amenity, safety and liveability of the existing development at Hopetoun Park, through increased services and infrastructure delivered in the growth area.

To implement measures to mitigate potential noise, environmental and bushfire impacts.

2.0 Requirement before a permit is granted

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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, for:

- Realignment or consolidation of lots.
- Removal, variation or creation of easements or restrictions.
- Agriculture, and any buildings or works in association with the use of the land for agricultural purposes.
- Extensions, additions, or modifications to existing buildings, works or development.

All proposals to use or subdivide land, construct a building or construct and carry out works, before a development plan has been prepared, must be accompanied by a report demonstrating that the proposal will not prejudice the long term future development of the land for residential purposes or unreasonably impact residential amenity.

3.0 Conditions and requirements for permits

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The following conditions and/or requirements apply to permits:

- Except for a permit issued under Clause 2.0, any permit for subdivision must include a condition requiring the payment of development contributions in accordance with an agreement made with Moorabool Shire Council under Section 173 of the Planning and Environment Act 1987. The costs of preparation and registration of the Section 173 agreement are to be borne by the landowner.

4.0 Requirements for development plan

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A development plan must include the following requirements:

The development plan must be generally in accordance with the Hopetoun Park North Concept Plan (the Concept Plan) included as Map 1, to the satisfaction of the responsible authority.

The development plan must comprise, to the satisfaction of the responsible authority:

- A design response that is based on the outcomes of the site analysis process, and is generally consistent with the Concept Plan.
- A written report addressing the requirements outlined in this Schedule.

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- A Masterplan that illustrates land uses (including open space), interface treatments, and an indicative road layout across the site.
- A Landscape Masterplan that shows the landscape design concept for the site, including all streetscapes and open space (active and passive recreation areas, natural areas, other public realm).
- An Integrated Transport Management Plan that addressed access and movement within and to and from the site.
- An Integrated Water Management Plan that addresses wholistic stormwater management within the site, and those water-related interfaces beyond the site.
- A Bushfire Mitigation and Management Plan that addresses fire hazard, emergency vehicle road design, the provision of reticulated or static water supply and access for fire fighting.

Masterplan

The Masterplan must include:

- Contours of land at 1.0 metre intervals.
- Details of the likely staging of land-use and development.
- Key climatic conditions (i.e. solar orientation arc and prevailing wind arrows).
- Residential lots with a minimum area of 1500 square metres, and a minimum frontage width of 30 metres, in Areas A and B, as defined on the Concept Plan.
- Residential lots with a minimum area of 800 square metres and a minimum frontage width of 20 metres for Area C, as defined on the Concept Plan.
- Local roads separating all residential lots from the western escarpments and escarpment reserves.
- Layout of street networks to provide lots oriented east-west, and north-south neighbourhood streets, wherever possible.
- A perimeter road along the northern interface with the Western Freeway reservation.
- A report on the results of targeted surveys undertaken for Striped Legless Lizard and Tussock Skink across all areas of Plains Grassland and Open Woodland.
- A report on the results of a habitat assessment for the Victorian Grassland Earless Dragon undertaken within the areas of the DPO7 mapped as 'Plains Grassland – Low-rainfall (EVC 132_63)', 'Plains Woodland (EVC 803)' and 'Escarpment Shrubland (EVC 895)' in the Hopetoun Park North, Northwestern Section Flora and Fauna Assessment by Nature Advisory [August 2023] and Addendum to Flora and Fauna Assessment Report by Nature Advisory [July 2024].
- Details of how the development will provide innovative sustainable development practices including measures to reduce greenhouse gas emissions, energy use, water consumption and waste generation.
- Measures to avoid and minimise potential environmental impacts, including but not limited to:
 - Land degradation - minimisation of topsoil disturbance;
 - Preservation and enhancement of the environmental attributes of the area.
- Provision for community facilities on a minimum 4300 square metres site, in an appropriate location generally in accordance with the Concept Plan, to the satisfaction of the responsible authority.
- Provision for a Local Convenience Centre of a minimum 540 square metres floor area that comprises commercial/retail facilities in an appropriate location abutting Hopetoun Park Road, to the satisfaction of the responsible authority.

- Local Convenience Centre interfaces which are designed to activate frontages and implement Crime Prevention Through Environmental Design principles.
- Details of unencumbered and 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, generally in accordance with the Open Space and Landscape Report by Weir and Co [August 2023].
- Details of the infrastructure and sporting facilities to be provided on site.
- Details of how ecological values will be protected on land set aside for conservation purposes.
- A western escarpment interface abutting the western site boundary, comprised of a linear reserve of a minimum 20 metres in width which incorporates a 2.5m shared path for pedestrian and cyclist access and a 5 metre revegetation strip.
- 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.
- Demonstration of how infrastructure including water supply, sewerage, drainage, telecommunications, public transport and roads will be cost effectively provided.
- Incorporate the outcomes and requirements of the Landscape, Integrated Transport Management, Integrated Water Management and Bushfire Mitigation and Management Plans.

Landscape Masterplan

The Landscape Masterplan must include:

- Linear reserves, a minimum 20 metres in width, abutting the edge of the western escarpment area (Area A) with local roads abutting the linear reserves.
- Details of landscaping within the linear reserves consistent with the recommendations of the Open Space and Landscape Report by Weir & Co [August 2023], and Landscape and Visual Amenity Assessment Supplementary Report by Hansen Partnership [April 2023], including large canopy vegetation to provide visual screening of built form when viewed from Bacchus Marsh and the Western Freeway.
- Key recommendations of the Hopetoun Park North, Northwestern Section Flora and Fauna Assessment by Nature Advisory [August 2023] and Addendum to Flora and Fauna Assessment Report by Nature Advisory [July 2024] including the preparation of a Land Management Plan to incorporate recommended actions for retention, management, revegetation and restoration of conservation areas as shown indicatively on the Concept Plan, and their integration with adjoining open space reserves, as appropriate. If the habitat assessment undertaken for the Victorian Grassland Earless Dragon confirms there is potential habitat for that species, the Land Management Plan should incorporate management measures specific to the Victorian Grassland Earless Dragon, if required. It should also include assessment, including consideration of potential vegetation offset requirements, of any areas of native vegetation where removal is proposed to facilitate future development. The assessment should also make recommendations with regard to management of noxious weeds as identified by the *Catchment and Land Protection Act 1994*.
- A report on the results of targeted surveys undertaken for Striped Legless Lizard and Tussock Skink across all areas of Plains Grassland and Open Woodland.
- An arboriculture assessment of 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 all tree(s) identified to be retained, having regards to any proposed open space or development in proximity to the vegetation. The arboriculture assessment must include a plan showing the location of all vegetation proposed for removal and retention.

- Details of any vegetation to be preserved on site, vegetation to be removed and any revegetation works required in accordance with the recommendations of relevant flora and fauna and/or arboricultural assessment.
- Details of EVC appropriate native/indigenous and drought tolerant vegetation for landscaping, and retention of existing indigenous vegetation wherever possible.
- Measures to limit weed invasion.
- Management plan for the escarpment areas within 10 metres of the linear open space reserves (located adjacent to the escarpments) including revegetation (if required), litter and weed management.
- A character/theme for each open space area and a street tree theme for streets incorporating EVC appropriate native/indigenous plantings.
- Integration of Urban Heat Island cooling objectives with corresponding tree canopy targets and areas of cool retreat.
- Details of fencing treatments proposed for private land abutting open space.
- Retention of existing large trees and patches within Active Open Space, where appropriate.
- Integration of the pedestrian and cycle path plan.

Integrated Transport Management Plan

The Integrated Transport Management Plan must include:

- The distribution, hierarchy and characteristics of vehicular and pedestrian circulation networks including access place roads.
- Connector roads with a minimum reserve width of 24 metres.
- Access streets with a minimum reserve width of 17.3 metres.
- A Traffic Impact Assessment that adopts the internal and external traffic and movement network impacts outlined in the Salt Traffic Engineering Report [December 2022 and Addendum April 2023].
- A pedestrian and cycle path plan which is generally in accordance with the Open Space and Landscape Report by Weir and Co [August 2023] and which identifies:
 - Connections through open space, pathways and street networks.
 - Pathway and road reserve design to satisfy Infrastructure Design Manual requirements.
 - Connections to the existing perimeter path that extends around the development at Hopetoun Park.
 - A shared path connection to Cowans Road.
 - Safe crossings of Hopetoun Park Road.
- Details of the likely staging of infrastructure.

Integrated Water Management Plan

The Integrated Water Management Plan must be generally in accordance with the Stormwater Management Plan by Afflux Consulting [May 2023] and must include:

- Allowance for water quality assets and land to the satisfaction of the relevant authority.
- Provision of appropriate retention storage to service land to the west of Hopetoun Park Road, to the satisfaction of the relevant authority.
- Details of maintenance requirements, machinery requirements and access arrangements, including specific reference to the escarpment areas and maintenance responsibilities for any drainage areas/wetlands.

- Details of measures that mitigate the steep outfall conditions for individual asset design, to the satisfaction of the relevant authority.
- Stormwater discharge flow and outlet designs, to the satisfaction of the relevant authority.
- The requirement for best practice stormwater management as part of planning approvals in accordance with the Infrastructure Design Manual.
- Provision for the implementation of appropriate Water Sensitive Urban Design techniques to minimise inappropriate drainage and runoff impacts, support Blue Green infrastructure in streets and open space where possible, and address possible impacts to the escarpments.
- Details of minimisation of sediment loads within stormwater, as caused by sodic and dispersive soils.
- Provision for innovative wastewater management strategies that maximise opportunities for waste recycling or stormwater harvesting.

Bushfire Mitigation and Management Plan

The Bushfire Mitigation and Management Plan must be generally in accordance with the Bushfire Risk Assessment by South Coast Bushfire Consultants [August 2023] and must include:

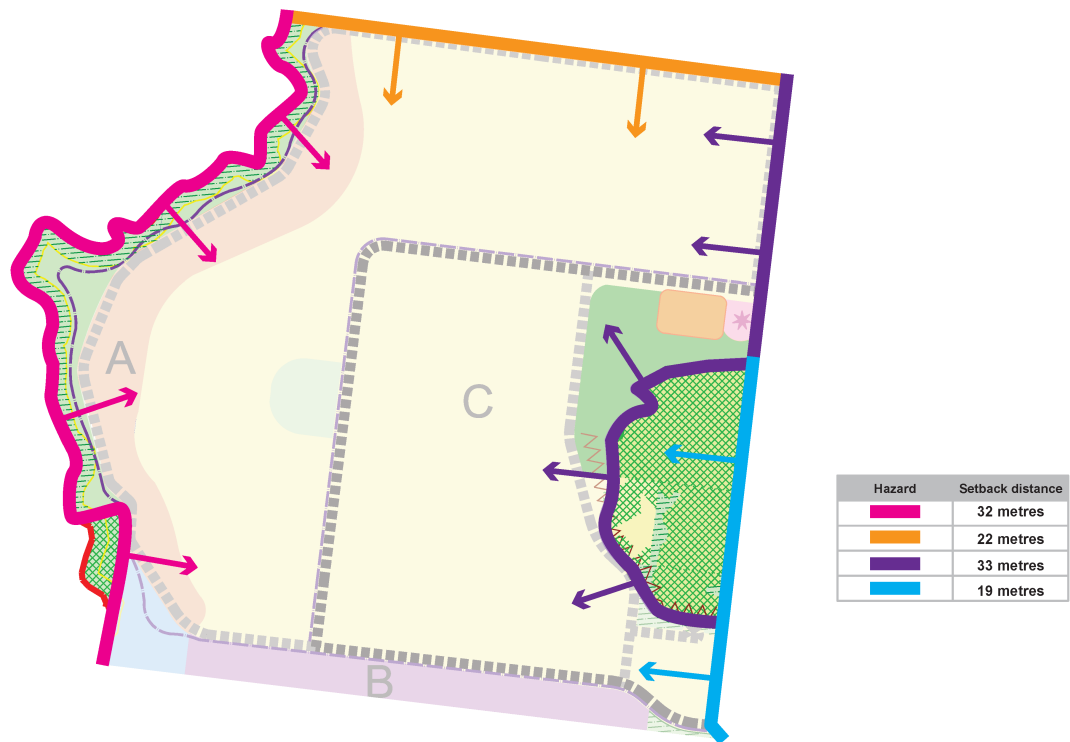
- The requirement for the completed subdivision of the growth area, as well as any stage of the subdivision, to include a design that meets the requirements of Clause 13.02-1S such that no future development will be exposed to a radiant heat load greater than 12.5kW/m².
- The requirement for a perimeter road abutting the northern interface of the growth area, adjacent to the Western Freeway reserve.
- The requirement for a perimeter road in proximity to the western escarpment, abutting the east side of the linear open space reserve.
- The requirement for a perimeter road abutting the woodland conservation reserve located on the west side of Hopetoun Park Road, in locations where the woodland conservation reserve would otherwise abut residential development to the west and south.
- The requirement for a perimeter road abutting the woodland conservation reserve located on the west side of Hopetoun Park Road, in locations where the reserve would otherwise abut residential development to the west and south.
- The design of the road and lot layout to ensure that the setback requirements in the following table and figure are met:

Table 1: Bushfire Setback Requirements

Hazard identified	Area relevant	Setback required from hazard to building façade*
Grassland, escarpment vegetation and revegetation buffer	A	32 metres
Grassland beyond northern boundary	A, C	22 metres
Woodlands east of Hopetoun Park Road, and Grey Box conservation woodlands within site	C	33 metres
Grassland east of Hopetoun Park Road	B, C	19 metres

*The setbacks can include road reserves and open space areas if they are managed to a low threat state. Some areas of Hopetoun Park Road with conservation values may not be managed to this standard.

Figure 1: Areas A, B and C, hazard interfaces and relevant bushfire setbacks



- In the setback distances specified above, the requirement for landscaping to be planted and managed in accordance with the defendable space requirements as outlined at Clause 53.02-5 Table 6 Vegetation management requirement (as appropriate) if located in:
 - The setbacks to dwellings.
 - The perimeter road reserves.
 - Public open space areas.
- The design of a road network and access and egress points that address interim hazards for each anticipated stage of subdivision, as well as the final layout, to minimise bushfire risks for all vehicles in an emergency.
- The design of a road and lot layout that ensures the ability to provide areas of BAL LOW for each stage, as well as the final layout..

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Map 1 to Schedule 7 to Clause 43.04

Hopetoun Park North Concept Plan

