

03/05/2007
C27**SCHEDULE 10 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO10****BANNOCKBURN EAST – LOW DENSITY RESIDENTIAL DEVELOPMENT**

This schedule applies to land at the eastern edge of the Bannockburn Township south of the Midland Highway, north of the Geelong – Ballarat Railway Line and east of the termination of Garonne Drive, Bannockburn. The land is zoned Low Density Residential Zone and the Development Plan is required to ensure a number of site specific requirements have been met.

1.003/05/2007
C27**Requirement before a permit is granted**

A Development Plan must be approved by the responsible authority prior to any planning permit being granted to subdivide the land into two (2) or more allotments or realign/re-subdivide any of the existing allotment boundaries.

2.003/05/2007
C27**Conditions and requirements for permits**

- All residential development must be serviced with sealed roads.
- All allotments must be connected to reticulated water, electricity and telephone services.
- A coloured concrete footpath or approved alternative is to be provided along at least one side of each proposed road within the subdivision to Council's standards to improve pedestrian safety and accessibility.
- The intersection of Garonne Drive and Knights Park Crescent is to be upgraded to accommodate additional traffic created by the development to the satisfaction of the responsible authority.
- The applicant/ developer must enter into a Section 173 Agreement with Council requiring that the purchaser of each lot must install a 22,500 litre (5,000 gallon) rainwater tank plumbed into any dwelling constructed on the lot upon completion of the dwelling.
- Each allotment must be fenced.

3.003/05/2007
C27**Requirements for development plan**

The Development Plan must include:

- An overall design response that incorporates all of the appropriate elements listed below into a single plan demonstrating how the subdivision has responded to the requirements of the Development Plan.
- A Stormwater Management Plan detailing how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater, with particular emphasis on the removal of sediment, prevention of erosion, mitigation of flows and the use of water sensitive urban design techniques.
- Buffers to the rural land to the east and the Midland Highway to the north.
- Provide for a vegetation belt of a width of at least 8 metres, including a pedestrian path along the eastern boundary of the site between the Geelong – Ballarat Railway Line and the Midland Highway to act as the defined boundary of the Bannockburn Township. The vegetation belt is to be designed in accordance with Figures 7 & 8

(Indicative Growth Boundary) of the Bannockburn Urban Design Framework (March 2005) which a reference document of this Scheme.

- The provision of suitable road, cycle and pedestrian linkages and consideration of the wider road and pedestrian network.
- Consideration of how the subdivision design responds to the character and lot pattern of the surrounding neighbourhood.
- Provision of lots that are consistent with the 'Low Density Residential Zone Lot Size Schedule' adopted by Council as a guide for minimum lot size decision in the Low Density Residential Zone.
- Vehicular access to existing lots 1 PS313731P, Parish of Gheringhap and Crown Allotment 62 Section 27, Parish of Gheringhap currently fronting the Midland Highway is to be provided within the subdivision layout so that existing access points to the Highway could be removed. Future subdivision of the Highway fronting allotments must only gain access from internal roads and not the Highway.
- A fire access track is to be provided in consultation with VicRoads, linking the proposed subdivision with the Midland Highway for the use of emergency vehicles only. Access control is to be designed and managed to the satisfaction of the responsible authority and VicRoads.
- An archaeological survey, which will locate, record and assess Aboriginal sites and post – settlement places and objects of cultural and historical significance on the subject land. A qualified Archaeologist must conduct the survey and the recommendations of the survey will guide the subdivision design and layout of the development and set out the management practices required to preserve, protect and enhance the identified sites. The Archaeological Survey is to be completed to the satisfaction of the responsible authority.
- A plan identifying building & effluent envelopes for each lot to be created. Building envelopes must have a setback of at least 10 metres from street frontages and 5 metres to all other boundaries.
- A Landscaping Plan including the location and species of proposed vegetation. Proposed species are to be of local provenance.
- The staging and anticipated timing of development.
- A Land Capability Assessment undertaken in accordance with EPA Publication 746.1 *Land Capability Assessment for Onsite Domestic Wastewater Management 2003* which demonstrates that wastewater can be treated and retained within each proposed allotment of the subdivision successfully.
- A preliminary environmental assessment undertaken to the satisfaction of the responsible authority that demonstrates that the land is not contaminated. If this assessment is not to the satisfaction of the responsible authority, then a Statement of Environmental Audit will be required.