

21/12/2017
C76**SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO1**.

MOORABOOL AGRIBUSINESS INDUSTRIAL AREA**1.0 Requirement before a permit is granted**21/12/2017
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A permit may be granted to alter, extend or modify an existing development or use before a development plan is approved if the responsible authority is satisfied that the permit will not prejudice the integrated future use and development of the land in accordance with the concept plan in Clause 4.0.

2.0 Conditions and requirements for permits21/12/2017
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The following requirements apply to a permit for subdivision:

A plan of subdivision must show:

- A minimum of 90% of lots with an area of at least 0.2 hectare; and
- A minimum of 20% of lots with an area of at least 0.4 hectare; and
- A minimum of 10% of lots with an area of at least 0.6 hectare.

A permit to subdivide land must include conditions which address the following matters, where appropriate:

- Landscaping generally consistent with the Landscape Masterplan, to enhance the site and minimise any adverse effects on the visual amenity of the area.
- A **Habitat Zone Management Plan** for Bingham's Swamp, identified as Habitat Zone 3 in the concept plan in Clause 4.0, and for any other Habitat Zones to be retained, consistent with the recommendations of the Ecological Assessment Report. A Habitat Zone Management Plan must include management actions for each Habitat Zone and the associated buffer area to mitigate risks to ecological values during subdivision and construction and from the industrial use of the balance of the land.
- The provision of road infrastructure improvements generally consistent with the Integrated Traffic Management Plan.
- The provision of outfall drainage works incorporating water sensitive urban design features, generally consistent with the Integrated Water Management Plan and the Infrastructure Servicing Plan.
- The provision of drainage easements over land described as PC362391, generally consistent with the Integrated Water Management Plan.

3.0 Requirements for development plan21/12/2017
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A development plan must apply to all the land described as Lots 1 and 2 TP188461 and must be generally in accordance with the concept plan in Clause 4.0..

The development plan must include:

- An Urban Design Masterplan that includes:
 - The subdivision layout including roads, drainage reserves, habitat conservation areas/reserves, distribution of land uses and interface treatments.
 - The distribution of uses, including the location of uses which require a larger separation distance from sensitive uses or food production/processing activities centrally within the site with buffers to the meet the requirements of Western Water and the Environment Protection Authority.

- Buffer areas to minimise air emissions beyond the curtilage of the land, to meet the requirements of Western Water and the Environment Protection Authority.
- Details of a buffer area around the Parwan Recycled Water Plant, to meet the requirements of Western Water and the Environment Protection Authority requirements for separation distances for both the current and future expected populations.
- Landscaping consistent with the Landscape Masterplan.
- A staging plan of the subdivision, buildings and works.
- Provision for integrated water management, consistent with the Integrated Water Management Plan recommendations.
- The retention of Bingham's Swamp (identified as Habitat Zone 3) and a buffer area to the future industrial use and development, consistent with the recommendations of the Ecological Assessment Report.
- The retention of any other Habitat Zones recommended in the Ecological Assessment Report required by this Schedule.
- Buffer areas and procedures to protect any site of Aboriginal Cultural Heritage in accordance with the recommendations and contingency plans of an approved Cultural Heritage Management Plan.
- The configuration of any obstacle limitation surface protection area (OLSPA) applicable to the environs of the Bacchus Marsh Aerodrome, consistent with the Bacchus Marsh Aerodrome Impact Assessment Report.
- Recommended maximum heights for buildings and landscaping located within the OLSPA, to ensure the obstacle limitation surface (OLS) is not penetrated, as recommended in the Bacchus Marsh Aerodrome Impact Assessment Report.
- Internal pedestrian connectivity.
- A **Site Analysis Plan** that shows the orientation, boundaries, dimensions of the site; easements; surrounding land use and developments, contours and levels of the site; provision of services to the land; and the surrounding movement network.
- An **Ecological Assessment Report** prepared in consultation with the Department of Environment, Land, Water and Planning that includes:
 - A targeted site assessment for threatened flora and fauna species and threatened ecological communities listed under the *Environment Protection and Biodiversity Conservation Act 1999*, within the areas identified as Habitat Zones 1, 2, 3 and 4 in the concept plan in Clause 4.0.
 - Assessment of the flight path and habitat requirements of fauna species that use Bingham's Swamp.
 - Identification of risks to the ecological values of each Habitat Zone, during and post development of the land for industrial use.
 - Recommendations for:
 - Whether Habitat Zones 1, 2 and 4 should be retained and if retained how these zones should be managed for biodiversity conservation.
 - A buffer area between Bingham's Swamp and industrial uses based on the flight path directions and habitat requirements of fauna species that use the swamp.
 - The maintenance and management of each Habitat Zone and the buffer area associated with Habitat Zone 3.
 - Retaining scattered native trees, considering the ecological and landscape value and tree health.

- Tree protection zones around scattered trees and native vegetation patches.
- **A Bacchus Marsh Aerodrome Impact Assessment Report** prepared in consultation with the aerodrome manager and Moorabool Shire Council, that is consistent with the National Airports Safeguarding Framework and includes:
 - The configuration and details of any obstacle limitation surface protection area (OLSPA) applicable to the environs of the aerodrome.
 - Details and dimensions of any obstacle limitation surfaces (OLS) applicable to the OLSPA.
 - Recommended maximum heights for buildings and landscaping located within the OLSPA, to ensure the OLS is not penetrated.
- **An Integrated Water Management Plan** prepared in consultation with Melbourne Water, Western Water, the Environment Protection Authority and Moorabool Shire Council that includes:
 - A concept design for an integrated water management system, with particular emphasis on:
 - The treatment, discharge, storage and reuse of stormwater.
 - The storage and reuse of treated wastewater.
 - Details of any stormwater detention basins, including the location, sections, and approximate volume and surface area.
 - Details of any storage basins associated with the harvesting and reuse of stormwater and treated wastewater, including the location, sections, and approximate volume and surface area.
 - Water sensitive urban design (WSUD) stormwater management measures to maintain water quality and environmental flows to Bingham's Swamp and downstream waterways.
 - Details of how the harvesting and reuse of stormwater and treated wastewater will be appropriately managed in accordance with the requirements of State Environment Protection Policies ('Waters of Victoria' and 'Groundwaters of Victoria'), the Environment Protection Authority, Melbourne Water and Western Water.
 - Future ownership and responsibility for the long term maintenance and management of stormwater and wastewater storage and reuse infrastructure.
 - The approximate configuration and dimensions of proposed drainage easements over land described as PC362391.
- **A Landscape Masterplan** that includes:
 - Details, including dimensions, species selection and planting densities, of a landscape buffer area around the perimeter of the land at the interface between the site and neighbouring land uses, including all perimeter road frontages.
 - Landscaping that compliments and does not adversely impact on the conservation requirements of the retained Habitat Zones, including Bingham's Swamp.
 - Details of vegetation to be retained.
 - Landscape treatments for internal roads, including planting themes and species.
 - Details of tree and shrub species suitable for planting within any obstacle limitation surface protection area applicable to the environs of the Bacchus Marsh Aerodrome, such that the anticipated mature height of plants must not exceed the height of any applicable obstacle limitation surfaces.

- An **Integrated Transport Management Plan**, prepared in consultation with the Department of Economic Development, Jobs, Transport and Resources, VicRoads and Moorabool Shire Council that includes:
 - An existing conditions assessment.
 - The road layout.
 - Site access points, including details of appropriate intersection treatments.
 - Traffic distribution diagrams for the following scenarios:
 - Full development of the site, assuming the completion of Halletts Way, O'Leary Way and associated east-facing freeway ramps; and
 - Full development of the site, assuming the completion of Halletts Way, O'Leary Way and associated east-facing freeway ramps, together with the completion of a north-south arterial bypass road to the east of Bacchus Marsh with associated freeway interchange
 - The road infrastructure improvements necessary to accommodate traffic generated by industrial development of the site, and to mitigate any adverse impacts on the existing wider road network, for the following scenarios:
 - Existing conditions, assuming the completion of Halletts Way, O'Leary Way and associated east-facing freeway ramps; and
 - Post completion of a north-south arterial bypass road to the east of Bacchus Marsh with associated freeway interchange
 - Pedestrian networks.
 - Public transport options.
 - The trigger points for implementing intersection treatments, road upgrades and other traffic infrastructure works, linked to stages of development.
 - Proposed road capacities and cross-sections.
- An **Infrastructure Servicing Plan**, prepared in consultation with relevant agencies and Moorabool Shire Council, including:
 - The provision, staging and timing of stormwater drainage works (linked to stages of development), both internal and external to the site, in accordance with the approved Integrated Water Management Plan.
 - The provision, staging and timing of reticulated water, sewerage, gas and any other infrastructure, linked to stages of development.
 - Identification of any agency or person responsible for provision of particular items of infrastructure.

4.0 Moorabool Agribusiness Industrial Area Concept Plan

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