SCHEDULE 24 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO24.

LANCENE谪IELD DEVELOPMENT PLAN AREAS

1.0

Objectives
To ensure development responds to the established character and rural setting of Lancefield.
To ensure land is developed in a coordinated manner that respects the established grid street pattern of the original settlement and allows for vehicle and pedestrian connectivity.
To provide for a range of lot sizes that respond to and manage site features, location and constraints.
To provide for a holistic approach to stormwater management.

2.0

Requirement before a permit is granted
A permit may be granted to construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority for:

- An extension, addition or modification to an existing dwelling.
- Minor buildings and works associated with an existing use or development.

This does not apply if the responsible authority is not satisfied that the proposed buildings or works will not prejudice the preparation and approval of a development plan or the future use and development of the land in an integrated manner.

3.0

Conditions and requirements for permits
The following conditions and/or requirements apply to permits:

Application requirements
All applications must be accompanied by the following reports, unless otherwise agreed with the responsible authority:

- Where there is no approved development plan, a report demonstrating that the proposal will not prejudice the preparation and approval of a development plan or the integrated future development of the land.
- An infrastructure report that reviews the capacity of existing infrastructure to service the development which is proposed and what, if any, new infrastructure such as roads, intersections or drainage infrastructure is reasonably required in order to develop the land. The report must detail all proposed sewerage infrastructure located within any identified potable water well buffer and must demonstrate how any adverse impacts on existing private potable water wells will be mitigated. The report must be consistent with the infrastructure delivery and staging plan forming part of the approved development plan.
- Demonstration of how the infrastructure that is identified as required is to be delivered, including by what stage, in the course of the development.
- The arrangements for coordination between landowners for the reasonable cost sharing of infrastructure delivery.

Permit conditions
- All lots must be connected to reticulated sewerage.
- Lots that share an interface with a reserve, street or are located at sensitive interfaces, identified on Figure 1 to this schedule, must provide an active address (buildings must front these treatments) to ensure a quality design, surveillance and permeable outcome.
The location of outbuildings and service areas (e.g. hot water service, gas meters etc.) must be located to minimise their visibility from the reserve, street or other sensitive interface.

Before the issue of a statement of compliance, the following works must be delivered in accordance with an infrastructure delivery and staging plan to the satisfaction of and at no cost to the responsible authority:

- Connector streets and local streets, upgraded and delivered in accordance with road cross section plans included in the approved development plan.
- Landscaping of the connector streets and local streets in accordance with the requirements of the responsible authority.
- Any intersection works and traffic management measures where required along arterial roads, connector streets and local streets.
- Fencing and landscaping of public open space.
- Pedestrian and bicycle paths along connector streets, access streets and within local parks.
- Appropriately scaled lighting along all roads, pedestrian and shared paths, and public open space.
- Improvements to local parks/open space including levelling, grassing, tree planting and local paths consistent with the requirements of the responsible authority.
- Local drainage systems and associated pedestrian path crossings of waterways.
- Infrastructure as required by utility service providers, including water, sewerage, drainage, electricity, gas and telecommunications.
- Water sensitive urban design measures.

Requirements for development plan

One or two development plans may be approved for the area shown as Area 1 on Figure 1 (the Lancefield Development Plan Areas - Indicative Development Pattern Concept Plan) forming part of this schedule. The development plans may be approved separately from each other.

One or two development plans may be approved for the area shown as Area 2 on Figure 1 to this schedule. For two development plans to be approved, one of the development plans must include all of the land within Area 2 located on the eastern side of Raglan Street and the other development plan must include all of the land within Area 2 on the western side of Raglan Street. At least one development plan must incorporate Raglan Street. The development plans may be approved separately from each other.

Only one development plan may be approved for the area shown as Area 3 on Figure 1.

A development plan must include the following requirements:

General

- A detailed site and context analysis plan for each of Areas 1, 2 and 3, as identified on Figure 1 to this schedule, prepared by a suitably qualified person, that shows:
  - Topographical features.
  - Landscape features.
  - Views to and from the area.
  - Significant heritage assets in the area, and on adjoining sites.
  - Existing buildings and infrastructure.
The relationship of uses and development proposed on the land to existing and proposed uses and development on adjoining land.

Any relevant elements or features of the land and its surrounds.

Bushfire protection measures in the layout and development of these areas, including a fuel modified buffer in the outer perimeter of Areas 1 and 2, as identified on Figure 1 forming part of this schedule, via the use of managed open space/reserves/front gardens in conjunction with the road reserve.

That the development in Areas 1, 2 and 3 has or will on completion have, no more than a BAL-12.5 rating under AS3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).

For each of Areas 1, 2 and 3, as identified on Figure 1 forming part of this schedule, an explanation of how the information in background reports required by this schedule are incorporated into and addressed by the development plan.

How, in relation to potential site contamination, the recommendations of any preliminary environmental site assessment are to be addressed.

Subdivision layout plan

A subdivision layout plan generally in accordance with Figure 1 to this schedule. An accompanying report must be prepared that addresses:

- How the subdivision layout responds to the natural topography of the land and integrates with the surrounding established Lancefield Township and rural landscape.
- How key view lines and corridors to the surrounding landscape have been considered.
- The provision of a variety of lot sizes across the development area. Where trees are identified for protection, larger lots may be required to facilitate their retention.
- The transition in lot sizes between larger lots in the General Residential Zone and land in rural zones.
- Interface treatments between proposed development areas and rural zoned land.
- Appropriate interface treatments between areas identified for development and areas identified as environmentally sensitive in the fauna and flora report, including waterways.
- The appropriate lot yield, staging of subdivision and infrastructure delivery.

Movement network plan

A traffic impact assessment report prepared by a suitably qualified person addressing the impact of the development on the arterial and local road network, including mitigation works required on the existing road network. The plan must show typical road cross sections and integration of existing and proposed roads, and bicycle and pedestrian networks.

A report addressing the provision, staging and timing of road works internal and external to the land.

A movement network that:

- Generally responds to the indicative road network as shown on Figure 1 to schedule.
- Indicates a plan for vehicle and pedestrian connectivity, avoids cul-de-sacs and respects the established grid street pattern of the original Lancefield Township settlement area.
- Provides for rural collector streets (Showlers Land and McMasters Lane) accommodating a 7 metre carriageway and 11.5 metre verge widths to allow for swales and a shared footpath on the subdivision side of the road as shown on Figure 2 to the schedule.


- Provides for internal local road reserve widths measuring a minimum of 20 metres, accommodating a 7.5 metre carriageway and 6.2 metre verge widths to allow for landscaping and footpaths, and kerb and channel, in keeping with the existing rural character as shown on Figure 3 to this schedule.

- Provides for rural connector streets (Raglan, Foy and part of Park Streets) accommodating a 6.6 metre carriageway and 11.7 metre verge widths to allow for swales on both sides, landscaping and a footpath on one side of the road, in keeping with the existing rural character as shown on Figure 4 to this schedule.

- Allows only one new road connection onto the arterial roads of Melbourne-Lancefield Road and Kilmore-Lancefield Road respectively, and minimises the number of road connections onto High Street.

- Provides for east-west and north-south connections to allow for future integration with surrounding areas.

- Provides a road alignment that is designed to allow for overland flows and stormwater runoff to be directed to identified storage and discharge areas.

**Infrastructure delivery and staging plan**

- An infrastructure report that:
  - Reviews the capacity of existing infrastructure to service the development and what, if any, new infrastructure such as roads, intersections, drainage or water supply (for fire fighting purposes) infrastructure is reasonably required in order to develop the land.
  - Includes recommendations on how the cost of the infrastructure is to be borne or shared between landowners including whether any of the infrastructure should be the subject of a monetary contribution in lieu of direct provision.

- An infrastructure delivery and staging plan prepared by a suitably qualified person that builds upon the infrastructure report and addresses:
  - Arrangements for the provision and staging of infrastructure including utilities and roadworks, both internal and external to the development plan area.
  - The provision of drainage and earthworks.
  - The provision and details of landscaping on public land.
  - The delivery and staging of other incidental works.
  - The location of infrastructure easements or installations, including the identification of alignments required to make allowance for sufficient space for sewer assets within the respective areas.
  - Arrangements for coordination between landowners and a formal agreement outlining cost sharing and timing of infrastructure provision.

**Stormwater and drainage plan**

- A stormwater and drainage plan prepared by a suitably qualified person that:
  - Provides for a 1 per cent annual exceedance probability flood event and average recurrence interval events.
  - Designates all floodways or areas subject to inundation.
  - Shows the location of major drainage lines, water features, proposed stormwater outfalls and proposed retarding basins.
  - Provides requirements for development in or adjacent to a floodplain.
  - Provides for the staging and timing of stormwater drainage works.
Integrates water sensitive urban design treatments.

Provides for requirements for stormwater retardation and treatment.

Protects natural systems and water quality.

Designates a setback of 20 metres from the top bank of both sides of the waterway to be developed as wetland, floodway, drainage and stormwater quality management subject to the agreement of Melbourne Water.

Provides for shared pathways along existing waterways to allow for community access subject to the agreement of Melbourne Water.

Open space plan

- An open space plan which shows a proposed public open space network that:
  - Provides links to existing or proposed open space areas.
  - Integrates with areas and corridors of habitat significance, where possible.
  - Incorporates passive and active recreation opportunities, including shared pedestrian/bicycle paths.
  - Is fronted by roads or lots to enhance passive surveillance of the area.
  - Includes large establish trees within pocket parks to protect the landscape character of Lancefield.

Landscape concept plan

- A landscape concept plan that:
  - Demonstrates how significant view corridors and vegetation have been considered.
  - Identifies significant vegetation to be protected and retained in the public and/or private realm.
  - Shows how avenue trees within the Melbourne-Lancefield Road, Kilmore-Lancefield Road, and High Street reservations will be protected and retained.
  - Shows how public open space landscaping, including landscaping of roads, streets, waterways and retarding basins will be planned to create landscape corridors that contribute to Lancefield's rural setting.
  - Identifies any necessary arrangements for the preservation or regeneration of native vegetation, including a tree protection strategy to protect retained trees during subdivision and/or development and after the subdivision and/or development is completed.
  - Identifies areas of new planting and planting themes, including a list of preferred plant species based on existing vegetation themes and locally indigenous plants, appropriate to site characteristics.
  - Demonstrates an overall scheme of landscaping that complements the setting of the surrounding area.
  - Identifies details of staging and timing of all landscape works.

Image and character report

- An image and character report that:
  - Explains how the development plan responds to the established character and rural setting of Lancefield as described in Clause 21.13-8.
  - Explains how key site features are integrated into the development plan.
  - Includes design guidelines for building siting, design (including materials and colours) and height controls for future development in order to address local character considerations.
and provides for variation to building forms across the area and explains how the design guidelines are to be given effect.

- Shows boundary fence treatments, including height, within the Low Density Residential Zone to address local character considerations.

**Area 1 specific requirements**

- A development plan that:
  - Maximises lot width frontage onto High Street, with lots providing a minimum frontage width of 20 metres and an area of at least 700 square metres.
  - Minimises additional road connections to High Street.
  - Provides lots fronting High Street with a minimum front setback of 6 metres to any building to integrate with the existing character of the township.
  - Provides lots fronting High Street with a front fence no higher that 1.2 metres, which is visually permeable.
  - Designs and locates shared crossovers to minimise the visual impact on High Street and avoid the removal of the existing vegetation within the road reservation.
  - Provides for lots of at least 1,000 square metres along McMasters Lane to provide a transition between the General Residential Zone and the Farming Zone.
  - Incorporates the same avenue tree planting as other streets within the township in Park Street, McMasters Lane and Showlers Lane.

**Area 2 specific requirements**

- A development plan that:
  - Incorporates the same avenue tree planting as other streets within the township in Showlers Lane, Raglan Street and Noel Street.

**Area 3 specific requirements**

- A development plan that:
  - Delivers a north-south road connection in accordance with Figure 1 below to provide an alternate route to Melbourne-Lancefield Road for local traffic.
  - Delivers an eastern and southern connection to allow for future integration with surrounding areas.
  - Sets aside land that falls within the 1 per cent annual exceedance probability flood area as a drainage reserve to assist with mitigating flood events.
  - Shows a shared path to be constructed along the waterway to enable the future connection of Area 3 to the town and to allow the community to utilise the waterway for passive recreation purposes.
  - Provides for a parallel service road, if identified by a traffic impact assessment report, to ensure the ability of existing landowners to access their properties from the Melbourne-Lancefield Road.
  - Shows the location of roads, which avoid the removal of trees located within the Melbourne-Lancefield Road reservation, in particular the avenue trees.
  - Provides for a rural style boundary fence, including the opportunity for buffer landscaping with native trees and vegetation, to the eastern boundary of Area 3 to ameliorate the transition between the rural areas and the town.
. Identifies the existing wells on adjoining properties on the Melbourne-Lancefield Road.
. Identifies and maps any appropriate protection buffers for existing private access to the potable water wells.

**Biodiversity assessment**

. A flora and fauna report and a net gain assessment prepared by a suitably qualified person showing the habitat values and the location of existing vegetation and how these have been considered and addressed in the design and layout of the development plan.

**Contamination report**

. A preliminary site assessment undertaken by a suitably qualified person of the potential contamination on land at 82 (Crown Allotment 71, Township of Lancefield) and 114 High Street (Crown Allotments 74, 75 and 76, Township of Lancefield and Lots 3 and 4, TP667676), Lancefield.

**Arborist report**

An arborist report of all trees by a suitably qualified person detailing as a minimum:

. The species, height, girth, canopy width and approximate age of the trees.
. A statement on the health, structure and vigour of the trees.
. Comments on the future health of the trees as a result of future development.
. The trees to be retained, and how these trees are to be retained.
. How the recommendations influence the development plan.

**Figure 1 to Schedule 24 to Clause 43.04**
Figure 2 to Schedule 24 to Clause 43.04

Figure 3 to Schedule 24 to Clause 43.04
Figure 4 to Schedule 24 to Clause 43.04

MACEDON RANGES PLANNING SCHEME

FIG. 4 CROSS SECTIONS