

04/07/2013  
C88**SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO3**.

**RESIDENTIAL DEVELOPMENT 100 BULN BULN ROAD, DROUIN****1.0****Design objectives**04/07/2013  
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Residential subdivision is required to meet the following design objectives:

- To ensure that a suitable access network is provided which includes vehicular, cycling and pedestrian traffic links to and between key locations.
- To ensure that the size, density and location of residential lots is responsive to the natural topography of the land to allow for design of buildings and works which will not adversely impact on the amenity of residents and neighbouring residents.
- To ensure that waterways are protected and enhanced having regard to the need to improve water quality, reduce the risk of flooding, improve ecological values and provide open space linkages.
- To ensure that any significant identified ecological or Aboriginal cultural heritage features on the land are suitably protected.
- To ensure that public open space areas are provided in locations which are useable and accessible.
- To ensure that residential amenity is protected from potential traffic noise from the Princes Freeway.

**2.0****Subdivision**04/07/2013  
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Any proposal to subdivide the land shall address the following matters in addition to those required to be addressed in clause 56 - Residential subdivision.

**Access management**

Subdivision must be designed to include:

- A collector road link between Waterside Drive and Buln Buln Road.
- An intersection of the collector road at Buln Buln Road, with the preferred intersection location being at the roundabout opposite Walker Drive.
- Safe pedestrian and bicycle connections to and along the linear public open space links shown on the Drouin Structure Plan.

**Vehicle crossovers and driveways**

- Gradients of vehicle crossovers are to be designed in accordance with Baw Baw Shire Council standards.
- Gradients of internal vehicle driveways are to be designed in accordance with *AS 2890.1 Parking facilities*.

**Infrastructure**

- Design and construction standards for relevant infrastructure shall be in accordance with the Infrastructure Design Manual.

**Lot sizes and slope gradients**

- Lot sizes and dimensions shall have regard to the physical characteristics of the land, including slope gradients. The following lot sizes are considered appropriate for the various slope gradient categories:

- Greater than 800 square meters where the slope gradient exceeds 10%
- Between 300 and 799 square meters where the slope gradient is less than 10%
- Lots containing 2 or more dwellings and lots with an area less than 300 square meters are encouraged on land with a slope gradient less than 10%.
- Lots shall be designed to contain an adequate sized and dimensioned building envelope, taking into account the ground level changes of the site and adjoining lots and the need to protect solar access for future dwellings. Lots 600 square metres or greater should be able to contain a rectangle measuring 15 metres by 20 metres. For lots less than 600 metres the requirements of clause 56.04-2 apply.
- Lots shall be designed to ensure residential amenity is protected, taking into account the ground level changes of the site and adjoining lots.

### **Waterway protection**

Subdivision must be designed to include:

- A buffer zone, with a minimum of 30 metres each side of waterways designated under the Water Act 1989, or a buffer based on a flood study which identifies the 100 year flood extent, whichever is greater, unless a reduced buffer is approved by Melbourne Water.
- The buffers must be set aside for both ecological waterway protection purposes and pedestrian/cycling links and should include a minimum 10 metre core vegetation zone closest to the creek with the remaining buffer zone containing complementary vegetated and open space land uses such as wetlands and pathways. This requirement may be varied if approved by Melbourne Water.

### **Flora and Fauna**

- A flora and fauna assessment is required to be prepared by a suitably qualified expert.  
Where required, species surveys are to be prepared, in consultation with the Department of Sustainability and Environment, for Giant Gippsland Earthworm (*Megascolides australis*), Growling Grass Frog (*Litoria rainformis*), Warragul Burrowing Crayfish (*Engaewa sternalis*) and Dwarf Galaxias (*Galaxiella pusilla*), and measures required to protect the species identified in the survey.
- The area of remnant vegetation on the south side of Lot 15 LP 5440 as shown on the attached map is required to be retained. A management plan shall be prepared to the satisfaction of Baw Baw Shire Council to ensure its protection and enhancement.

### **Open Space**

Subdivision must be designed to include:

- A neighbourhood park, approximately 4 hectares in area, located in the southwest area of the property.
- Integration of the neighbourhood park with the linear links shown on the Drouin Structure Plan, the stand of remnant native vegetation in the southwest area of the property and provision of links to new residential areas.

### **Noise attenuation**

- In consultation with VicRoads, an acoustic report is required to be prepared by a suitably qualified expert to determine the noise barrier requirements along the boundary abutting Princes Freeway.
- Noise attenuation measures which address the findings of the acoustic report shall be provided along the boundary with the Princes Freeway to the satisfaction of VicRoads and the responsible authority.

- A landscaping plan is required to be prepared and submitted showing how the visual impact of any noise barrier will be minimised both internally and when viewed from the Princes Freeway.

**Reference documents**

- Infrastructure Design Manual
- Design Guidelines for Development on Sloping Land, Baw Baw Shire Council

Remnant Vegetation to be retained on 100 Buln Buln Road, Drouin

