

## **799 & 815 Hendy Main Road Moriac**

### **Development Plan**

**August, 2016**

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## CONTENTS

1. INTRODUCTION
2. BACKGROUND
3. SCHEDULED 14 TO THE DEVELOPMENT PLAN OVERLAY

## ATTACHMENTS

URBAN DESIGN MASTERPLAN -	Attachment 1
<ul style="list-style-type: none"><li>• Road Network and Traffic Management Plan</li><li>• Road safety Audit</li><li>• ESR Response</li></ul>	
GENERAL SUBDIVISION PLAN -	Attachment 2
BARWON WATER ADVICE -	Attachment 3
AN INTEGRATED STORMWATER MANAGEMENT PLAN -	Attachment 4
AN URBAN SERVICES REPORT -	Attachment 5
A LANDSCAPE MASTERPLAN -	Attachment 6
A CONSTRUCTION MANAGEMENT PLAN -	Attachment 7
DEVELOPMENT PLAN -	Attachment 8

PLANNING ENVIRONMENT ACT 1987  
SURF COAST PLANNING SCHEME

THE DEVELOPMENT/<sup>PLAN</sup>USE IS DEEMED SATISFACTORY  
PURSUANT TO <sup>OPD 14</sup>.....OF THE SCHEME

Signed [Signature]  
for and on behalf of the Council of the Surf Coast Shire

Date: 26 9 / 2016 Sheet No. ....of .....sheets.

## 1. Introduction

The following Development Plan has been prepared in response to Schedule 14 to the Development Plan Overlay of the Surf Coast Planning Scheme for land at 799 & 815 Hendy Main Road Moriac.

The Development Plan provides the following plans and reports that validates the overall subdivision design concept and demonstrates the develop ability of the land:

- An Urban Design Masterplan
- An Integrated Stormwater Management Plan
- An Urban Services Report
- A Landscape Plan
- A Construction Management Plan

The urban design concept was previously considered as part of Planning Scheme Amendment C100 which also included a number of reports that supported the rezoning, road network and the overall provision of the Low Density Residential Zone at this site.

The subdivision and development of this land is seen as a key outcome for the growth of Moriac Community which has had virtually no growth opportunities for well over ten years.

The following Development Plan provides an overall subdivision design which is supported by a number of reports that demonstrate that the land is able to be subdivided in an orderly manner to achieve a high amenity low density residential development.

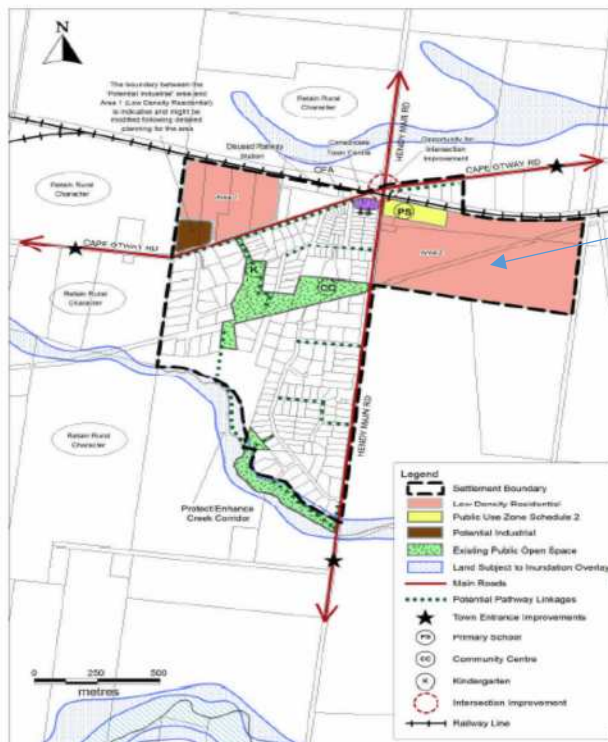
## 2. Background

Land at 799 & 815 – Hendy Main Road is one of two growth areas identified in Map 1 to Clause 21.13 Moriac Framework Plan in the defined settlement boundary.

Clause 21.13 -1 lists the key issues and influences facing Moriac in terms of Settlement and Built Environment which are:

- Moriac has a minimal supply of residential lots and without further growth or the release of additional lots the township will approach capacity. The *G21 Regional Growth Plan, 2013* does not envisage major residential growth in Moriac but acknowledges that the township, similar to other rural and coastal settlements in the region, will continue to experience modest growth limited to identified structure plan settlement boundaries.
- The railway provides a physical barrier to growth north of the town. The area to the north of the town is also in a different drainage catchment and to facilitate economical servicing, there is a need to ensure future development occurs in the same drainage basin as the existing township and along the likely route of any future sewer main.
- There is opportunity to accommodate population growth through limited residential infill development and through provision of additional land for future residential development.
- The need to ensure future development does not detract from the town's rural character.

Map 1 to Clause 21.13 Moriac Framework Plan



Subject land

This Strategies identified to respond to these key issues and influences as they relate too this land are to:

- Contain urban development within the defined settlement boundary as defined in Map 1 to Clause 21.13 Moriac Framework Plan to avoid sprawl of the township.
- Support a modest township growth by the provision of potential low density residential development north-west of Cape Otway Road (Area 1) and to the north-east of Hendy Main Road (Area 2) as shown in Map 1 to Clause 21.13 Moriac Framework Plan.
- Provide for suitable lot sizes that reflect the rural township character and standard for containment and treatment of wastewater.

*Response: The land is identified in the Moriac Framework Plan as Area 2 within the defined settlement boundary for the creation of a low density residential estate. The establishment of a low density residential estate will provide a growth opportunity for Moriac and will enhance the rural character of the town. A land capability report included in this Development Plan response has assessed that lot sizes of .4 hectare or over have the capacity to manage and contain domestic waste water on-site.*

### 3. Schedule 14 to the Development Plan Overlay

The land is over 30 hectares in area and was rezoned from the Farming Zone to the Low Density Residential Zone in September 2015 as part of Planning Scheme Amendment C100. The amendment also included the introduction of Schedule 14 to the Development Plan Overlay to the Surf Coast Planning Scheme.

This Development Plan has been prepared consistent 3.0 Requirements for development plan of Schedule 14 and the Strategies Clause 21.13.

#### **SCHEDULE 14 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO14**.

#### **799 & 815 - HENDY MAIN ROAD, MORIAC**

#### **3.0 Requirements for development plan**

A development plan must be prepared for the whole site but may be implemented in stages to the satisfaction of the Responsible Authority.

The development plan may consist of a plan and associated planning and technical reports and other documents. The development plan must include:

### **4. Urban Design Masterplan that includes:**

#### **A Road Network and Traffic Management Plan**

Includes:

- An internal road network that provides a high level of access within the development for all vehicular and non-vehicular traffic and which responds to the topography of the site;
- The identification of upgrades to the external road network to the satisfaction of the responsible authority;
- A Road Safety Audit prepared by an appropriately qualified person and must address any safety issues raised by the Audit;
- A functional layout of road network that integrates with the rest of the township and provides access to each lot. This includes typical cross-sections of roads and road reserves and a footpath along one side of the road reserve with connections along Hendy Main Road to the existing pathway along the frontage of the Primary School;
- A network designed to reduce traffic speeds and promote community interaction.
- The location of all proposed uses.

*Response: Attachment 1 provides an Urban Design Masterplan that incorporates the following:*

#### **A Road Network Plan which illustrates the following:**

- The proposed internal road network and design
- Identifies external road upgrades
- Road cross sections of the proposed functional design.
- Location of all proposed uses

*Response: A Road Safety Audit by Road Safety Audits PYT LTD and response from Drew Mathews of ESR.*

#### **A general subdivision pattern that:**

- Includes the location and general distribution of lots showing a variety of lot sizes (minimum 0.4 hectares) and densities to encourage a diversity of housing lots.
- Optimises solar access to as many lots as possible.
- Includes a staging plan.

- The resolution of the use of the 20 metres Barwon Water reserve/easement that traverses the subject land as a potential pedestrian link. Should the Barwon Water reserve/easement not be utilised as a pedestrian link, a shared path should be provided (minimum 2.5 wide for bike/pedestrian use) on the northern most access road for the full length (east west) and along the Hendy Main Road frontage north to the school and south to connect with the existing open space parcel to the west.

*Response: Attachment 2 provides a General Subdivision Design that illustrates the distribution and variety of lots. Also illustrates that the majority of lots will be orientated north/south to optimise solar access and are of sufficient size to ensure that future dwellings will have this opportunity. Includes an indicative staging plan which logically commences adjoining Hendy Main Road.*

*Attachment 3 provides advice from Barwon Water regarding the use of their reserve for potential access which we understand was ultimately rejected by the Surf Coast Shire. Thus in its absence a 2.5 metre wide shared path with proposed along the northern most east west road and along Hendy Main Road will be developed and is illustrated in the Landscape Masterplan.*

### **An Integrated Stormwater Management Plan**

That includes basic MUSIC modelling for evaluation of the required areas for stormwater management facilities in accordance with Clause 56 should be designed with reference to the wider catchment, and incorporates:

- Areas for treatment and retardation.
- A point of storm water discharge from each lot to the provision of underground drainage.
- Water sensitive urban design features.
- Best practice stormwater management initiatives.
- Opportunities for re-use for immediate or future implementation.

*Response: Attachment 4 contains a comprehensive Stormwater Management Plan based on best management WSUD principles for stormwater management and discharge. The Plan includes two recommended detention basin and treatment locations to appropriately manage stormwater exiting the land.*

### **An Urban Services Report**

That details how physical infrastructure will be provided. As reticulated sewerage is not provided in Moriac, minimum requirements as to how each lot shall treat and retain wastewater on site in accordance with existing regulatory requirements should be documented.

*Response: Attachment 5 provides that Urban Services Report which includes a land capability assessment that demonstrates that each proposed lot can appropriately manage waste water. The reports also provides servicing advice regarding power supply and reticulated water supply.*

### **A Landscape Masterplan that includes:**

- A landscape street tree treatment to provide an attractive subdivision using local indigenous species.
- An illustration of pedestrian connectivity and integration within and external to the proposed subdivision.

- The potential retention of the existing trees on the subject land wherever possible.
- A plant species list and proposed location of each species.

*Response: Attachment 6 provides a Landscape Masterplan for the proposed plan of subdivision and includes an indigenous plant species list for street tree and reserve landscaping, illustration of the main pedestrian access points and recommended landscaping cross sections.*

### **A Construction Management Plan**

That includes measures to:

- Protect any significant vegetation on the site.
- Minimise the impact of construction on neighbouring properties and uses.
- Protect council assets, including access roads
- Manage the removal, stockpiling, respreading and/or disposal of soil.

*Response: Attachment 7 includes a comprehensive management strategy to ensure no detrimental off-site impacts will occur during the construction of the subdivision*