

~~1-120-1~~  
C367**SCHEDULE 43 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO43**.

**MOLLERS LANE LEOPOLD****1.0 Design objectives**~~1-120-1~~  
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To facilitate the orderly and integrated residential development of the area.

To create a safe and integrated road network that establishes Mollers Lane as a connector road and provides two east-west connector roads between Mollers Lane and Ash Road.

To provide a shared pathway network and on-road bicycle links that establish safe and interconnected walking and cycling routes.

To ensure local parks are conveniently connected to linear open space adjoining the two waterways.

To ensure best practice stormwater management and water quality treatment to prevent any adverse impact on downstream areas, in particular on Lake Connewarre.

**2.0 Buildings and works**~~1-120-1~~  
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A permit is not required to construct a building, to construct or carry out works or construct a fence.

**3.0 Subdivision**~~1-120-1~~  
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A permit to subdivide land must meet the following requirements:

## General

- Subdivision must not result in the further fragmentation of land where it would prevent orderly development in accordance with the objectives and requirements of this schedule.
- Subdivision should be generally in accordance with the map in this schedule unless otherwise agreed by the Responsible Authority.
- Subdivision sequencing must generally support the efficient delivery of service infrastructure and road connections.
- Subdivision must demonstrate future integration opportunities to allow the orderly development of land to the west, known as the Ash Road East land.

## Urban Design

- Subdivision design should provide a range of lot sizes and densities to encourage a variety of housing types.
- Subdivision design should provide a pedestrian/cycle network that encourages safe walking and bicycle access.
- Subdivision design should incorporate the reinstatement of the two creek systems as key environmental and open space features.
- Open space and drainage reserves should be interfaced by roads on at least three sides.
- Subdivision should provide for the retention, where possible, of trees of high arboricultural value in future road reserves or open space reserves to provide landscape, amenity and biodiversity value to the area.

## Stormwater Management

- Subdivision must set aside land for drainage purposes to meet peak discharge limits and water sensitive urban design elements in accordance with performance

objectives of Urban Stormwater: Best Practice Environmental Management Guidelines (CSIRO,1999), Infrastructure Design Manual, and CoGG Design Notes.

- The design of retarding basins must have sufficient land area set aside for heavy vehicle access and sediment drying; as well as measures to mitigate mosquito breeding in accordance with best practice guidelines.
- Easement creation, widening and/or realignment as necessary to ensure adequate provision for pipe-laying and maintenance, and identify overland flow paths, both within the development area, and to external affected land.
- A stormwater management system must be designed to ensure that:
  - peak discharge rates and pollutant loads of all stormwater leaving the site post development are regulated to integrate with downstream infrastructure, at no greater than pre-development rates.
  - no adverse impacts to any surrounding land, upstream or downstream including to Lake Connewarre.

#### Traffic and Pedestrian Movements

- Subdivision design should provide a movement network that:
  - promotes a high degree of safe internal permeability for a variety of transport modes, including the provision of two east/west connector roads; one generally located in the north and one across the south of the area. The northern most connector road should generally align with the existing Barwon Water pipeline easement. The southern connector road must connect with the intersection of Ash Road and Walkers Road.
  - provides an integrated and continuous network of safe and convenient footpaths and shared paths.
  - enables integration of the road, pedestrian and cycle network to the west into the area known as the Ash Road East .

#### Public Open Space

- Subdivision should provide an open space contribution (in cash or land or a combination of both) to a minimum of 10% of the developable residential land.
- Subdivision should provide open space adjoining the reinstated waterways including local parks.
- Subdivision should provide for linear open space corridors and parks located generally as shown in the map in this schedule.
- Shared pathways of 2.5 metres width should be provided within the linear open space reserves adjacent to the reinstated waterways to facilitate future pedestrian/cycle connections between Mollers Lane and Ash Road.

#### Environmental Management

- Subdivision must include the reinstatement of the two creek networks within the extent of the 1 in 100 year flood event to operate as ecological corridors. The reinstated creeks should be designed to incorporate habitat features to encourage native flora and fauna species. Some passive recreation use shall be provided without imposing on the ecological values of the corridor.

#### 4.0

#### Advertising signs

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None specified.

#### 5.0

#### Decision guidelines

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The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the subdivision design is generally in accordance with the Mollers Lane Outline Development Plan 2019.

