



## Accessibility Compliance

Council recognises documents created prior to 31 December 2015 as Legacy Documents with regard to compliance with the Web Content Accessibility Guidelines (WCAG) 2.0, also commonly referred to as AA Accessibility Guidelines.

Whilst every effort has been made to ensure Council's public documents are accessible and compliant with WCAG 2.0, some documents cannot be converted to completely adhere to these guidelines without undue burden. This may include documents that were not created by Council or directly supplied to Council in an electronic format, as well as any documents that are subject to frequent and substantial changes.

However, Council will upon request convert any Legacy Document to comply with WCAG 2.0 standards. In such cases, Council appreciates your patience, as this process can be lengthy depending on the complexity of the document, and may take some time.

To request conversion of a Legacy Document to comply with WCAG 2.0, you can:

- Email [bawbaw@bawbawshire.vic.gov.au](mailto:bawbaw@bawbawshire.vic.gov.au)
- Send an online enquiry at [www.bawbawshire.vic.gov.au/contact-us](http://www.bawbawshire.vic.gov.au/contact-us)
- Call the Community Information and Service team on 5624 2411
- Visit a Customer Service Centre.

You will need to provide us with the full name and date (if known) of the Legacy Document.

Documents that were created from 1 January 2015 are currently being converted to comply with WCAG 2.0 and will be uploaded in due course.

Additionally, some pages on Council's website include hyperlinks to external/other sites. Council does not accept responsibility or liability for the contents of any information or documents provided by external sites through these links, nor does it assume any legal responsibility for degree of accessibility or the accuracy, completeness, and usefulness of the information in the links.

## BAW BAW PLANNING SCHEME

DD/MM/YYYY  
Proposed C89**SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO7****MCGLONE ROAD DROUIN****1.0 Requirement before a permit is granted**-/-/20-  
C-

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority to use land, construct a building or construct or carry out works.

**2.0 Conditions and requirements for permits**-/-/20-  
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A permit must contain conditions that give effect to the provisions and requirements of the approved development plan.

**Development Contributions**

Where a Development Contributions Plan in respect of the land has not been incorporated into this scheme:

- a Statement of Compliance in respect of subdivision of land must not be issued; and
- the construction of buildings and the carrying out of works whether under a permit or not must not be commenced

unless appropriate arrangements for the provision and funding of necessary physical and social infrastructure reasonably necessary for development to occur are made to the satisfaction of the Responsible Authority.

**3.0 Requirements for development plan**-/-/20-  
C-

A development plan must be prepared to the satisfaction of the Responsible Authority.

The plan must show:

- General accordance with the objectives of the incorporated document *Drouin Precinct Structure Plan, September 2014*.
- The Development Plan prepared under this schedule is to include the whole of the land in DPO7.
- The subdivisional layout provided as part of the Development Plan must be supported by a comprehensive Traffic Impact Assessment showing the impact of the proposed development on the Arterial Road network.
- The Transport Impact Assessment Report (TIAR) should be prepared in accordance with VicRoads "Guidelines for Transport Impact Assessment Reports for Major Use and Development Proposals" and "Austroads Guideline – Guide to Traffic Management Part 12: Traffic Impacts of Development". It must address traffic and access issues arising from the proposed development on this site, predicted traffic generation and the impact of the development on the existing arterial road network in all relevant peak periods, in particular its impact on the intersection with Princes Way and interaction at the intersection of the Princes Freeway ramps, Mcglone Road and Princes Way.
- The report is to be prepared to the satisfaction of the Roads Corporation.
- Subject to the results of the Traffic Impact Assessment Report, concept plans for works on Arterial Road intersections must be prepared in accordance with the relevant Austroads Guidelines, 'Safe System' philosophy, 'Smart Roads' plans, VicRoads Tree Planting Policies, etc to the satisfaction of VicRoads.

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BAW BAW PLANNING SCHEME

- Any works identified requiring the upgrade of any Arterial Roads or intersections are to ensure no loss of service and adequate road safety on the Arterial Road network. These works would be required to be undertaken to the satisfaction and at no cost to VicRoads.
- An implementation plan must be submitted as part of the development plan, indicating the proposed timing and staging of infrastructure provision.
- Planning permit applications for the subdivision or development of the land must be referred to VicRoads.
- How the subdivision addresses the following requirements and guidelines from the incorporated document *-Drouin Precinct Structure Plan, September 2014:*

**R10**

Residential subdivision applications must demonstrate how the subdivision has been designed to minimise adverse amenity impacts on any existing low-density lots directly abutting the development, as appropriate.

**G13**

The design of residential subdivisions abutting existing low-density areas should provide for a sensitive interface to those existing low-density areas by minimising the number of new lots abutting an existing low-density lot and providing sufficient space within new lots to allow screen planting along the interface.

**R39** Subdivision layouts must form a permeable local street network that provides convenient access to local open space and allows for the effective integration with neighbouring properties and wider urban area.

**R53**

Stormwater conveyance and treatment must be designed in accordance with the relevant Development Services Scheme (DSS), to the satisfaction of Melbourne Water. Where a DSS is not in place, development may not proceed without the preparation of an interim drainage strategy that is approved by both Melbourne Water and the responsible authority.

Any other relevant requirement and guideline from the incorporated document *Drouin Precinct Structure Plan, September 2014* to the satisfaction of the Responsible Authority.