

26/10/2017  
C86**SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO7**.

**J BARRYS ROAD, COLAC INDUSTRIAL AREA****1.0 Requirement before a permit is granted**26/10/2017  
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A permit may be granted for use or to subdivide land or to construct a building or to construct or carry out works that is not in accordance with the incorporated plan.

**2.0 Conditions and requirements for permits**26/10/2017  
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The following conditions and/or requirements apply to permits:

A planning permit may be granted before a development plan has been prepared for the following:

- Agriculture, and any building or works in association with the use of the land for agricultural purposes.
- Minor extensions, alterations or modification to an existing use or development.

Before granting a permit the responsible authority must be satisfied that the permit will not prejudice the future use and development of the land in an integrated and orderly manner.

**Application requirements**

The following information must be provided with any permit application as appropriate:

- An assessment demonstrating that the proposal is generally in accordance with the approved development plan.
- An Environmental Management Plan showing measures proposed to be applied to the new buildings or works to achieve minimal impact on surrounding residential areas. The Environmental Management Plan must include all monitoring, auditing, reporting and mitigation measures that are relevant to the new use and development of the land.

**Conditions for permits**

A planning permit must include conditions or requirements which give effect to the provisions and requirements of the approved Development Plan and the approved Shared Infrastructure Funding Plan which forms part thereof.

**3.0 Requirements for development plan**26/10/2017  
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One development plan must be prepared for the whole of the land to which this schedule applies.

An approved development plan may be amended to the satisfaction of the responsible authority.

A development plan must include the following requirements, to the satisfaction of the responsible authority:

An **Urban Design Masterplan** that includes:

- A site analysis
- The location of all proposed land uses including roads, public open space, drainage reserves, and other known authority reserves
- The general subdivision layout including location and distribution of lots showing a variety of lot sizes with a minimum size of 5 hectares. The layout is to maximise solar efficiency to as many lots as possible
- An appropriate interface to rural living lots located to the west of the site, and any areas of proposed open space

- Details of any relevant separation distances from *EPA Publication 1518 Recommended separation distances for industrial residual air emissions (March 2013)* and any proposed land use restrictions and / or uses allowed within the buffer which respect the residential interface
- Staging of the development of the land and infrastructure requirements needed for each stage.

A **Road Network and Transport Management Plan** that includes:

- Access to the site from the external road network designed to minimise the amenity impact of vehicle movement on surrounding residential uses
- An internal road network that provides for a high level of permeability through, and access within the development, for all vehicular and non-vehicular traffic including pedestrians and cyclists and which responds to the topography of the site
- Identification of upgrades to the external road network to the satisfaction of the responsible authority including:
  - Hearn Street intersection
  - Forest Street.
- Reference to the requirement of the *Infrastructure Design Manual* and associated Design Notes
- Provision of footpaths on both sides of all roads
- Definition of the cross sections, including where relevant, verge widths, naturestrips, kerb and channel, pavement widths and pathways for all identified roads within the development, to meet the traffic needs and be capable of incorporating any drainage elements such as Water Sensitive Urban Design (WSUD).

The Road Network and Transport Management Plan is to address all off-site traffic infrastructure requirements associated with the site to the satisfaction of the responsible authority.

The Road Network and Transport Management Plan must be accompanied by a Road Safety Audit prepared by an appropriately qualified person and must address any safety issues raised by the Audit which arise as a consequence of the development of the land.

An **Integrated Water Management Plan** that takes an integrated approach to stormwater and drainage management, is designed to reference the whole catchment and includes:

- Reference to:
  - *WSUD Engineering Procedures: Stormwater, CSIRO Publishing, 2005*
  - *Clause 56.07 of the Colac Otway Planning Scheme*
  - *The Infrastructure Design Manual and associated Design Notes*
  - *Colac Stormwater Development Strategy, 2016.*
- A Drainage Feasibility Study which analyses the sub-catchment with appropriate hydrological and hydraulic modelling, to determine urban stormwater management strategies to the satisfaction of the responsible authority. Strategies shall be based on limiting flows and runoff volumes to the downstream drainage system, drainage lines, waterways and water bodies to ensure no adverse impact.
- Details of the management and control of stormwater during the construction phase of the development and contingency measures for floodwater treatment where any flooding occurs prior to the connection of all infrastructure.
- Measures to be incorporated into the design and construction of the drainage basins to discourage mosquito breeding.
- A Water Sensitive Urban Design that:

- Demonstrates the methods of collection, treatment and disposal of stormwater runoff in an environmentally acceptable manner including as appropriate, provision of detention and water quality treatment
- Utilises the MUSIC (Model for Stormwater Improvement Conceptualisation) program to measure the benefits and performance outcomes incorporated into the plan
- Provides for the safe overflows paths for the 1% ARI and considers the impact of the >1% ARI event.

The Integrated Water Management Plan is to address all off-site drainage infrastructure requirements associated with the development of the site to the satisfaction of the responsible authority.

An assessment against any relevant **State Environment Protection** Policies.

A **Biodiversity Assessment** which includes the application requirements of Clause 52.17.

An **Open Space and Landscape Masterplan** that includes:

- A landscape street tree treatment to provide an attractive subdivision, including the provision of canopy trees throughout the site to reduce the visual impact of industrial development when viewed from surrounding land, particularly the elevated land to the south
- The potential retention of existing trees wherever possible
- The inclusion of canopy trees within larger allotments
- A plant species list and proposed location of each species
- Details of any proposed landscape setback areas at the interface with the road network, adjoining properties, and internal roadways as required
- The provision of a 20 metre deep landscaped strip along the southern and western boundaries
- Details of any proposed areas of open space
- Reference to *Colac Otway Public Open Space Strategy, October 2011*.

A **Lighting Report** that identifies:

- Nearby land uses which may be sensitive to lighting impacts
- Requirements for external lighting of buildings, car parks and accessways, and street lights
- Relevant lighting guidelines and framework for future detailed lighting design.

A **Services Report** that details how physical infrastructure will be provided to all lots and any external upgrades which may be required.

A **Shared Infrastructure Funding Plan** which guides the delivery of shared infrastructure in the development plan area by:

- Identifying the land parcels which are to be developed and quantifying the area and likely development yield of each parcel
- Identifying shared infrastructure required to support development
- Identifying the specifications, costs and justification for each item
- Apportioning costs to each catchment area in the development plan area, and calculating levies payable to ensure delivery of shared infrastructure
- Identifying any additional infrastructure items that are to be provided by specific landowners
- Describing the mechanisms by which the Shared Infrastructure Funding Plan will be implemented, including collection of levies, delivery of infrastructure, responsibilities for works in-kind and administration of the document (such as indexation)

- Provides clear principles regarding obligation of developers to deliver and/or facilitate works.

An **Acoustic Report** which identifies:

- Existing noise sources, noise levels and noise attenuation mechanisms
- Possible sensitive land uses / noise receptors surrounding the land
- Possible future proposed noise sources and impacts
- Parameters for future acoustic mitigation works, including any relevant State Environment Protection Policies or guidelines
- Noise management frameworks.

A **Construction Management Plan** specifying 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.

Before approving a development plan, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate, the views of the EPA, VicRoads, Barwon Water and the Corangamite Catchment Management Authority.