

08/12/2011
C244**SCHEDULE 9 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO9**.

GEELONG GOLF COURSE DEVELOPMENT

This schedule applies to Certificate of Title, Volume 10462 Fol 241, being the former Geelong Golf Club located north of Ballarat Road and west of Thompson Road, North Geelong zoned Residential 1 and Volume 10058 Fol 441, Volume 10067 Folio 267, Volume 10755 Folio 636 and Volume 08942 Folio 837 located north of Ballarat Road and east of Thompson Road, North Geelong zoned Special Use Schedule 3. It is required to ensure a range of detailed planning, environmental and infrastructure issues are resolved prior to development of the area.

1.001/03/2007
C110**Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority to subdivide land or construct and carry out works provided it is in association with the use of the land as a golf course.

2.008/12/2011
C244**Requirements for development plan**

The Development Plan must respond to the following objectives:

Community design objectives

- To preserve the open landscape, habitat values and large tree canopy character of the site.
- To ensure that the historical significance of the site is acknowledged.
- To provide for public access to the site.

Open space objectives

- To provide a range of open space environments.
- Areas of open spaces should seek to:
 - provide links into the existing network.
 - contribute to the character of the local area.
 - assist with stormwater management.
 - be efficiently and easily maintained.
 - contribute to the preservation of the habitat values and large tree canopy character of the site.

Movement network objectives

- To provide a street network that:
 - connects with the surrounding community and urban environment.
 - provides for community safety.
 - provides for internal accessibility.
 - provides for local vehicle traffic, pedestrian and bicycle movements

- To provide an integrated pedestrian and bicycle path network, incorporated into the road and public open space system, that:
 - connects with the surrounding community and urban environment.
 - provides for community safety.
 - provides convenient links to public transport.
 - connects the regional bike path system to the open space areas.
- To provide publicly accessible links within new development that integrates with the surrounding community and urban environment.
- To provide for future opportunities for pedestrian and vehicle connections to the Barwon Health site.

Environmental management objectives

- To ensure that the stormwater quality management system integrates best practice treatment and reuse into the landscape.
- To encourage a subdivision layout and development that promotes water sensitive urban design and reuse, energy efficiency and reduction of all wastes.
- To encourage a subdivision layout and development which maximises the preservation and protection of significant mature vegetation throughout the site.

Drainage system objectives

- To ensure that existing and new habitable buildings are protected from flooding in major storms when drainage and flood protection works are constructed.
- To ensure that flooding is not a regular nuisance and reasonable access to properties is maintained in minor storms.
- To ensure that new development and construction activity has no adverse impact on downstream properties and environments in terms of major flooding, minor flooding or water quality and quantity.

The Development Plan must include:

An **Urban Design Masterplan** that includes –

- A range of lot sizes to suit a variety of dwelling and household types.
- Sites for higher density development located to provide convenient access to public open space.
- The identification of land to be transferred to Council for public open space, including the shared pathway.
- Areas of public open space that are bound by roads or other active frontages, on at least two sides.
- Provision of a local level playground, either within one of the public open space areas within the development or within public open space adjoining the site.
- A street network (trafficable at all times, including times of flooding) which:
 - facilitates public movement through the site.
 - combines both public and private roads and provides for a right of public carriageway over all roads, without any barriers or other devices that would preclude public access.
 - has a minimum of two connected permanent access points to Thompson Road.

- demonstrates the preservation of opportunities for future road and pedestrian access to the Barwon Health property to the north and west of the site.
- The provision of an interconnected bicycle and pedestrian network throughout the development, that complies with Australian Standards. All open space links must provide paths that are trafficable at all times, including times of flooding.
- Areas forming part of the stormwater management system including wetlands and retardation/sedimentation basins.
- Safe, convenient and legible subdivision design that enables development to front streets and public open space.
- The retention of the existing pedestrian underpass under Thompson Road for golf course users only.
- Details of the location and the method of display of memorabilia and artefacts of the former golf club in the future clubhouse facility.

A Landscape and Golf Course Masterplan that includes –

- Landscaping (including mounding), fencing and gateway treatments, where golf course safety is not compromised, that:
 - provide an attractive interface with the adjacent roads and properties.
 - avoid a sense of site enclosure.
 - encourage a sense of visual openness and public access to the road network and public open space areas.
 - are recessive elements in the streetscape.
 - increase visual permeability and provide view corridors into the site from the major road frontages,.
- The retention of existing vegetation, which is in sound condition and causes no issue of safety for users, in the golf course, the road reserves and public open space areas (including the shared pathway).
- The retention of existing mature trees as a landscape and habitat feature where appropriate and consistent within the proposed road layout and road reserves.
- Landscaping details for the golf course, public open space areas (including the shared pathway) and road reserves including the identification of trees to be retained and removed and the species of plants to be used throughout the development.
- Details of internal safety control measures associated with golf course activities including landscaping, fencing and gate treatments abutting proposed dwelling lots, public open space areas and both external and internal roads.
- Details of all fencing, landscaping and other entrance treatments along Ballarat Road and Thompson Road.
- Identification and assessment of the ‘Lone Pine’ tree and, if practical, its retention in landscape planning for the golf course with provision for a commemorative plaque.
- A plan detailing the necessary removal of trees and associated replacement planting.
- The extensive use, where possible, of local indigenous species throughout the development.
- The use of some advanced height tree specimens.
- Detailed development plans depicting a high quality golf course and the location of golf course related facilities, including maintenance buildings.

A Water Sensitive Urban Design Masterplan that –

- Provides a detailed written description and concept plans of the proposed system of stormwater quality treatment measures. This should include suitable sized areas to be set aside for features such as wetlands, vegetated swales, bioretention systems, gross pollutant traps and water detention/sedimentation basins.
- Provides for the collection, treatment and disposal of stormwater runoff which reflects best practice in water sensitive urban design. There is a requirement that water reuse will form a feature of the overall development including reuse at the household level.
- Provides for all the stormwater quality treatment measures to be assessed using the MUSIC (Model for Urban Stormwater Improvement Conceptualisation) program to determine whether the proposed treatments meet the water quality objectives listed in the State Environment Protection Policy (Waters of Victoria) and CSIRO Urban Stormwater Best Practice Guidelines.
- Outlines which elements of the Rippleside Catchment Stormwater Management Plan are to be incorporated into the redevelopment of the site. The provision of any wetlands on the site must be suitably sized and modelled to ensure as a minimum they are of sufficient size to treat stormwater runoff from the development. The wetlands shall also be designed addressing the issue of public safety utilising key elements contained within the guidelines developed by Melbourne Water and the Royal Lifesaving Society.
- Ensures that the proposed stormwater measures are underpinned by a full flood impact assessment that demonstrates that no residential lot is affected by the 1% AEP and that there is ‘zero flood impact’ on other properties.
- Outlines in detail the construction and maintenance requirements of the wetland and detention/sedimentation basins, in particular while the development is proceeding and post construction when the wetland plants are establishing.

An Environmental Management Plan providing:

- A preliminary soil assessment which :
 - is undertaken by an appropriately qualified professional
 - demonstrates the extent of any contaminated soils that may exist on the subject land, and if detected, a more detailed assessment outlining the location of the contaminated soil, the types of contaminants detected, and the strategies and procedures required to be undertaken to de-contaminate affected areas.
- details of the construction procedures and practices to ensure there is no off-site impact to stormwater quality during the construction phase.
- the measures to be undertaken for the management and control of erosion and silt discharged beyond the site during the construction phase of the development.
- construction techniques that incorporate the provisions within the Construction Techniques for Sediment Pollution Control (EPA Publication 275) and Environmental Guidelines for Major Construction Sites (Publication 480 of the Best Practice Environmental Management Series)
- the methods employed to ensure the protection and enhancement of tree retention areas during and after construction.

In deciding whether the Development Plan is satisfactory the responsible authority must consider:

- whether the Plan is consistent with the objectives.
- the views of the Wathaurang Aboriginal Co-operative.
- the views of the relevant floodplain management authority.

- the views of Barwon Health, specifically in relation to the preservation of pedestrian and vehicle connections to the Barwon Health site.
- whether the Plan incorporates best practice design and standards.