

13/11/2014  
C199**SCHEDULE 15 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO15****FORMER GEELONG CEMENT WORKS LAND- FYANSFORD**

This schedule applies to land bound by McCurdy Road/Hyland Street/Deviation Road and the Moorabool River in Fyansford and Herne Hill previously occupied by the Geelong Cement works. This development plan is required to provide for the residential and commercial development on the site and for the integration of services and passive recreational areas that complement the existing surrounding and developing areas.

**1.0**23/12/2008  
C17**Requirement before a permit is granted**

Where no development plan has been approved, the responsible authority may grant a permit to construct a building or carry out works, provided that it is satisfied that the works are minor in nature.

**2.0**13/11/2014  
C199**Requirements for development plan**

The development plan may be prepared in stages to allow the later delivery of the Town Centre Precinct Masterplan.

The Town Centre Precinct Masterplan must be submitted to the responsible authority for approval prior to the issue of a Statement of Compliance for the substantial residential subdivision of the land.

The development plan must be generally in accordance with the Fyansford Concept Masterplan (August 2014) and must include the following:

*An Urban Design-based Masterplan which includes:*

- Land uses.
- Subdivision layout that incorporates lots of varying sizes to provide diverse housing choices, generally consistent with the slope of the land, and identifies all lots intended specifically as multi dwelling development sites.
- A subdivision staging plan.

*A Town Centre Precinct Masterplan which includes:*

- An Economic Impact Assessment;
- A Traffic Impact Assessment that deals with access and egress to the Town Centre Precinct and builds upon the Road Network and Traffic Management Plan;
- A Site Analysis Plan which provides an indicative layout including proposed land uses, location and heights of buildings and the location of car parking and landscaping;
- Design guidelines which identify how development will respond to and respect the existing heritage listed sites;
- Design guidelines which identify how development on the Mixed Use Zone land will integrate and provide activation of the interface with open space to the south;
- Identify likely community uses, in particular any council facilities;
- Indicative streetscape improvements demonstrating how pedestrian connectivity and an attractive public realm will be encouraged; and
- A Staging Plan (if relevant).

*A Road Network and Traffic Management Plan which identifies:*

- A Road Hierarchy Plan which identifies the indicative road layout and width and includes:
  - Identification of traffic management issues relevant to Hamilton Highway, Hyland Street and Deviation Road;
  - Examination of changes to existing roads and road reserves and traffic management solutions proposed where required;
  - Consideration of possible future public transport routes and stops; and
  - Details of any road closures.
- A Pedestrian and Bicycle Network Plan which identifies key pedestrian and cycle routes and connections with existing and proposed development.

*A Land Capability assessment including:*

- For the escarpment and its immediate steep-sloped surrounds:
  - Evidence of the suitability of these areas for development. This should concentrate on the escarpment approximately between the 15 and the 65 metre Australian Height Datum (A.H.D.) contour lines. Contour information of this land shall be A.H.D. at an interval of no more than 0.5 metres;
  - Areas of land that need to be stabilised and /or left in their natural state.
- For the balance of the land:
  - Proposed site levels to A.H.D. at an interval of no more than 2.0 metres following the relocation of soil around the site to enable acceptable gradients for development; and
- For land which is subject to fill on the flood fringe on the Moorabool River:
  - Batters and retaining walls required in the flood fringe to hold back fill (to the satisfaction of the Corangamite Catchment Management Authority).
- For allotments either side of Deviation Road within the Barwon River floodplain, the existing flood storage must be retained. Cut and fill development options that maintain the flood storage may be considered on a holistic scale.

*An Open Space Masterplan which includes:*

- An overall public open space plan which:
  - Details the provision of landscaping and appropriate facilities for public use including car parking, playground equipment, as appropriate other furniture, fencing, bollards and lighting as appropriate.
  - Provides a public open space contribution of not less than 5% of the development area not including any land required for stormwater detention or treatment or within the escarpment area.
  - Provides for the extensive use wherever possible of local indigenous plant species.
- A Landscape Masterplan for the Hillside Escarpment which includes:
  - The division of the area into ‘natural’ and ‘improved’ areas with appropriate treatments for each;
  - The identification of noxious weeds and pests and a plan to remove them and replace them with appropriate landscape treatments;
  - Detailing of a rehabilitation and revegetation program which will enable minimum maintenance as well as offering cliff stabilisation where applicable and appropriate;

- The control of water runoff to prevent scouring and erosion consistent with sensitive pathway design;
  - Appropriate species selection on the basis of minimum fuel load, throughout the lifecycle of the plant growth to minimise the possible fire risk to this part of the site, consistent with the need for minimal maintenance;
  - The provision of appropriate safety barriers or fencing to prevent access to unsuitable areas, designed to blend in with the environment;
  - The provision of appropriate facilities for public uses inclusive of car parking and as required, furniture, fencing, bollards and lighting; and
  - Boundary fencing along boundaries between public open space and future privately-owned lots (to rural– standard only).
- A Landscape Masterplan for the Moorabool River Corridor which includes :
    - A vegetation survey by a suitably qualified person to document and map the extent and significance of the indigenous vegetation of all land proposed to be zoned Public Conservation and Resource land.
    - Identification of noxious weeds and pests and a plan to remove them and replace them with appropriate landscape selection;
    - A management plan including a rehabilitation and revegetation program including retention of the identified existing indigenous vegetation wherever possible during any necessary decontamination works;
    - Appropriate sites for public use facilities including car parking, and as necessary, furniture, fencing, bollards and lighting but avoiding structures which may impede or disrupt the free passage of floodwater;
    - Boundary fencing, along boundaries between public open space and future privately-owned lots (to rural standard only); and
    - Pathway treatments that utilise hard surface treatments such as concrete or asphalt with designs that incorporate stormwater control measures.
    - A shared path through the open space corridor and indicative surface treatments.

*A Site Management Plan, which includes:*

- A plan detailing proposed management and/ or operational practices to prevent adverse amenity and environmental impacts arising from the use or development of land or buildings and during the construction of buildings and works associated with subdivision, in accordance with EPA publication No. 480 Best Practice Environmental Guidelines for Major Construction Sites and Council’s Stormwater Management Plan to the satisfaction of the Environment Protection Authority and Council.

*A Water Sensitive Urban Design Plan which:*

- Is consistent with guidelines established using appropriate Australian design standards consistent with Council’s Stormwater Management Plan including:
  - City of Greater Geelong, Standard Specification for Roadworks and Drainage – Part 6 - Engineering Design Guidelines;
  - Royal Lifesaving Society –guidelines concerning safety in and around open water bodies to ensure adequate safety measures are built into the design; and
  - Melbourne Water design guidelines.
- Is underpinned by a design report for all stormwater quantity and quality treatment systems and aesthetic lakes within the development which:
  - Outlines the original design objectives including a requirement to minimise contamination of runoff and erosion of the river system during peak flows;

- Differentiates between the aesthetic and functional quality or quantity treatment water features to be employed on the site and identifies their respective locations;
- Identifies any other elements or issues to assist long-term management of these systems.
- Identifies lifecycle issues;
- Demonstrates evidence of catchment flows to sustain the proposed lake system, including consideration of summer/ winter ebb/ draw including any impact on the Moorabool River to ensure it is operating effectively; and
- Identifies measures to improve stormwater quality before it is discharged into the Moorabool and Barwon Rivers and examines the potential water flow effect on the Rivers. CCMA approval for the proposed design, specifically in relation to the end water flow volumes to the Moorabool River is required.

*A Staging Plan which*

- Identifies the indicative staged delivery of the overall Development Plan area.

These plans may be amended with the approval of the responsible authority.