13/11/2014
C199

SCHEDULE 16 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO16**

FORMER CSR QUARRY AND SURROUNDING LAND - FYANSFORD

This schedule applies to land at Fyansford located west of the Moorabool River, south and east of the Princes Highway – Geelong Ring Road (the Geelong Ring Road) and north of the Hamilton Highway.

It is intended that this land be redeveloped for residential purposes accompanied by some small-scale commercial uses with significant riparian reserve and a central area of public open space, both with active and passive recreation uses.

A development plan is required to ensure the new residential area is planned and developed in a fully integrated and comprehensive manner and that all detailed planning issues are resolved prior to the issue of a permit for the development of the land. The development plan may be prepared in stages to the satisfaction of the Council.

1.0 Conditions and requirements for permits

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Any permit for development must, as relevant, contain the following conditions:

- The owner of the land shall provide or arrange for all necessary roads, footpaths and servicing infrastructure inclusive of sewerage, stormwater, drainage, electricity and water supply to the satisfaction of both the responsible authority and the relevant servicing authorities.
- In relation to the proposed public open space along the Moorabool River within the 'Public Conservation and Resource Zone' the owner will:
  - Prior to the transfer to Council ownership, rehabilitate the embankment and the associated riparian area along the Moorabool River including the removal of noxious weeds and pest plants, including revegetation and relevant landscaping treatments comprising any works, equipment, paths, fencing and landscaping to the satisfaction of the responsible authority.
- The owner will fund the planning and construction of any necessary road upgrading (directly as a result of new connections being made to the subject land) to the adjoining road network as required by Council.
- The owner will undertake all other works as shown on the approved development plan to the satisfaction of the responsible authority.
- The owner shall participate in a liaison committee with membership from the Geelong Environment Council and other relevant bodies including the Corangamite Catchment Management Authority ('the CCMA') for the duration of the development of the land and for a period of two (2) years after the commencement of sales of land to undertake the following tasks:
  - Overview the survey and mapping of the indigenous vegetation along the Moorabool River;
  - Overview the development of the linear vegetated trail along the Moorabool River and its relationship and links with existing trails in the vicinity;
  - Overview the rehabilitation and development of any modifications on and to the river acceptable to the CCMA; and
  - Overview the implementation measures to improve stormwater quality before it is discharged into the Moorabool River.

- The owner shall provide evidence, which details the arrangements for the provision of an appropriate wastewater servicing system, to the satisfaction of the Barwon Water Authority.

Section 173 Agreement - Development Contributions:

Prior to the commencement of any development the owner shall enter into a Section 173 Agreement to provide:

- a contribution to Council of $900 per residential lot towards social and community infrastructure which has a direct benefit to the future occupiers of the land generally as required by the Social Infrastructure Assessment; and
- for a public open space contribution of land, or payment in lieu of the provision of land as though under the provision of the Subdivision Act 1988 at a rate not less than 10 percent of the area of the land, generally as required by the Open Space Masterplan.

2.0 Requirements for development plan

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The development plan must be generally in accordance with The Fyansford Quarry Masterplan 17 July 2008 (except for land previously zoned Mixed Use Zone) and must include, to the satisfaction of the responsible authority, the following:

An Urban Design-based Masterplan prepared by a suitably qualified person indicating:

- Land uses;
- Lot layouts which incorporate 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;
- Roads and road reserves which identify the proposed road layout and in particular examines any changes to existing roads and road reserves and includes:
  - Traffic management issues identification, relevant Hamilton Highway access arrangements to the satisfaction of VicRoads and traffic management solutions proposed where required;
  - A plan showing an appropriate road hierarchy and indicative intersection treatments; and
  - Details of any road closures.
- Appropriate Geelong Ring Road interface measures to the satisfaction of VicRoads;
- Links with existing and proposed development both within adjacent land and the wider Geelong area including pedestrian and cycle ways, public transport facilities, open-space links and neighbourhood linkages from existing development to the rivers, parks and commercial facilities;
- All bicycle and pedestrian paths which shall be provided in convenient locations and subject to appropriate gradients that conform to the appropriate Australian Standards;
- An assessment of the impacts of the proposed development on the cultural, archaeological, historical and heritage assets and values of the site. This is to include evidence that the Wathaurong Community are satisfied with cultural archaeological treatments on identified areas of the site; and
- A subdivision staging plan with appropriate timing for development that recognises existing uses on land not owned by the proponent.

A Land Capability assessment prepared by a suitably qualified person including:

- For the quarry and its immediate steep-sloped surrounds:

- Evidence of the suitability of these areas for development from the points of view of steepness of slopes and risk of landslide, including:
  - A detailed cut-to-fill plan; and
  - A detailed geotechnical assessment of new levels proposed to be established over this part of the site with evidence of its suitability for development.
  - This should concentrate on the quarry approximately between the 6 and the 33-metre Australian Height Datum (AHD) contour lines. Contour information of this land is to be to the Australian Height Datum at an interval of no more than 0.5 metres;
  - Areas where building envelopes will be required;
  - Areas of land that need to be stabilised and/or left in their natural state;
  - An assessment of the issues relating to settlement of filled/excavated areas and ground water impacts;
  - The geotechnical assessment shall be subject to peer review and certified at the applicants cost; and
  - A risk analysis of the relevant geotechnical issues identified in relation to the quarry area and its immediate steep sloped surrounds shall be undertaken by the applicant including a peer review at the applicants cost.

- For the balance of the land:
  - Proposed site levels to AHD at an interval of no more than 2.0 metres following the relocation of soil around the site to enable acceptable gradients for development.

An Open Space Masterplan prepared by a suitably qualified person, which

- Includes an overall public open space plan which:
  - Provides for public open space areas generally as shown on the The Fyansford Quarry Masterplan dated 17 July 2008.
  - A minimum of 10% open space shall be provided ensuring all parkland areas are a minimum of 0.5 hectare and all dwellings within the development are generally located within 400 metres of parkland.
- Details the provision of landscaping and appropriate facilities for public use including car parking, as appropriate, playground equipment, as appropriate, other furniture, fencing, bollards and lighting, specifically showing:
  - Appropriate sites for public use facilities including car parking, as necessary, furniture, fencing, bollards and lighting cognisant of avoiding structures which may impede or disrupt the free passage of floodwater; and
  - Fencing along boundaries between public open space and future privately-owned lots (generally to rural standard unless residential standard would be more appropriate) cognisant of avoiding structures which may cause flood retardation.
- Incorporates pedestrian walkways and cycle paths plan which identifies:
  - The interfaces with existing pathways and demonstrates connectivity throughout the development and in particular connections between key nodes; and
  - Materials to be used for pathways noting that all pathways must conform to appropriate Australian Standards including gradient controls and shared pathway requirements (2.5 metres wide, line marking and signage). Pathway designs must incorporate appropriate landscaping and entry/exit points to ensure maximum casual surveillance and public safety.
- Details a long-term management strategy for the major open spaces which will:

- Be owned, managed and maintained by the City of Greater Geelong including maintenance requirements, machinery requirements and access arrangements, including specific reference to the river environs areas where access may be more difficult, and maintenance responsibilities for any wetlands;
- Be owned and managed initially by the developer prior to management and maintenance responsibilities being determined between the developer and the Council. This shall include land to be set aside for future public access;
- Describe the general landscape treatment of roads in the proposed subdivision, which must include the provision of substantial street trees, which are capable of softening the impact of development;
- Provide for landscape treatment of the interface with the Western Freeway Bypass; and
- Provide recreation and open space areas and facilities that are functional and fit for purpose.

▪ Noting that some quarry escarpment land is too steep for development and that it may only be suitable as a landscape/scenic backdrop, where any such land is to be either owned and/ or managed and maintained by Council (at any time in the future) a sub-plan for this open space area is required and shall include:

- 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 local indigenous native plant species;
- Detailing of a rehabilitation and revegetation program, which will enable minimum maintenance as well as offering land stabilisation where 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; and
- The provision of appropriate safety barriers to prevent access to unsuitable areas, designed to blend in with the environment.
- Includes fencing along boundaries between public open space and future privately owned lots.

▪ A Moorabool River open space sub-plan which includes:

- A survey by a suitably qualified person to document and map the extent of and significance of the indigenous flora and fauna of all land proposed to be zoned Public Conservation and Resource Zone;
- A management plan including a rehabilitation and revegetation program including retention of the identified existing indigenous vegetation wherever possible, and the management of the riparian vegetation and riverbank having regard to potential major fauna habitat; and
- Identification of noxious weeds and pests, and a staged pest plant and animal eradication program in the open space areas, until such time as these areas are transferred to the Council.

An Environmental Management Plan providing:

▪ A preliminary soil assessment demonstrating 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 strategies and procedures required to be undertaken to de-contaminate affected areas.

A Site Management Plan, prepared by a suitably qualified person that includes:

- A plan detailing proposed management and/ or operational practices to prevent adverse amenity and environmental impacts arising from the use of land or buildings and during the construction of buildings and works associated with subdivision, in accordance with Environment Protection Authority (EPA) publication No. 960 Guideline for Environmental Management – "Doing It Right On Subdivisions" Temporary Environmental Protection Measures for Subdivision Construction Sites and Council's Stormwater Management Plan to the satisfaction of EPA and Council.

An Environmental and Natural Resources Plan, prepared by a suitably qualified person that includes:

- A detailed Flora and Fauna assessment including a review of the possible occurrence of National and State significant plant and animal species;
- An aquatic assessment which identifies possible ecological impacts on the Moorabool River as a result of the development; and
- Net Gain assessment where necessary.

A Water Sensitive Urban Design Plan prepared by a suitably qualified person which:

- Provides for the collection, treatment and disposal of stormwater run off, from the site and any adjoining land, in an environmentally-acceptable manner including the provision of retarding basins, treatment ponds, wetlands and bio-retention systems;
- 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;
  - Victorian Stormwater Committee, Urban Stormwater – Best Practice Environmental Management Guidelines;
  - Royal Lifesaving Society of Australia – Guidelines for Water Safety in Urban Water Developments; and
  - Melbourne Water Sensitive Urban Design (WSUD)Engineering Procedures: Stormwater
- Is underpinned by a design report for all quantity and quality treatment that:
  - Outlines the original design objectives including a requirement to minimise erosion of the river system during peak flows;
  - Details short and long term maintenance requirements and responsibilities;
  - Identifies any other elements or issues to assist long-term management of these systems;
  - Identifies lifecycle issues;
  - Provides for the design of the overland flow paths, and high flow bypass channel, and its intersection with the Moorabool River (both as shown on the conceptual stormwater masterplan);
  - Identifies measures to improve stormwater quality before it is discharged into the Moorabool River, including details of design to ensure that floating material, including oil and litter cannot pass installation of gross pollutant traps to Council's satisfaction. CCMA approval for the proposed design, specifically in relation to the end water flow volumes to the Moorabool River is required. The proposed stormwater quality treatment measures shall be reviewed using the Model for Urban Stormwater Improvement Conceptualisation (MUSIC) program, to determine the benefits of the proposed works; and

- An assessment of the proposed (WSUD) drainage system performance capabilities in artificially created soil structures and in-situ ground conditions.

In the event that normal reticulated sewerage is not the chosen option, a Wastewater Recycling System Plan needs to be prepared by a suitably qualified person(s) that would:

- Define the degree of independence of such a system or define any linkages with the closest practicable adjacent infrastructure systems;
- Address functional details of this system including relevant environmental protection measures;
- Require EPA and Barwon Water approval;
- Address water balance issues including interface issues with adjacent systems;
- Outline requirements for tanks on each lot and the requirements and obligations of future landowners;
- Detail short and long term maintenance requirements and responsibilities;
- Identify any other elements or issues to assist long-term management of these systems;
- Identify lifecycle issues; and
- Detail potential handover of facilities to Barwon Water.

A Social Infrastructure Assessment prepared by a suitably qualified person which:

- Analyses the social infrastructure needs of the future population of the Amendment C119 area and the surrounding Fyansford residential growth area.
- Determines the requirements for social infrastructure and community facilities (land and buildings) that are required for the area in consultation with, and to the satisfaction of, the responsible authority.

References:

The Fyansford Quarry Masterplan dated 17 July 2008.