

12/09/2013
C155**SCHEDULE 27 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO27**.

270 – 300 PLANTATION ROAD, CORIO

A Development Plan must be prepared to the satisfaction of the responsible authority to guide the future subdivision, use and development of the land at 270 – 300 Plantation Road, Corio.

The objective of this schedule is to ensure development occurs generally in accordance with the *270 – 300 Plantation Road Corio Concept Plan – 2012*, and to ensure a range of planning, infrastructure and amenity issues are resolved prior to the commencement of development of the area.

1.012/09/2013
C155**Requirement before a permit is granted**

A permit may be granted before a Development Plan has been approved if the permit is to construct or extend a single dwelling and associated outbuildings on a lot or to construct and carry out works, provided that:

- It is the only dwelling on the lot;
- The responsible authority is satisfied that the building and / or works will not prejudice the preparation and / or implementation of the Development Plan.

2.012/09/2013
C155**Conditions and requirements for permits**

All proposals to construct a building or construct or carry out works before the Development Plan has been prepared must be accompanied by a report demonstrating that it will not prejudice the long term future of the land for residential development by siting any buildings or works which would impede the alignment of any future road or drain.

A permit must contain conditions or requirements which give effect to the provisions and requirements of the approved Development Plan.

Any permit for subdivision creating lots which abut useable public open space or pedestrian link reserves must include a condition to have registered on title Agreements under Section 173 of the Planning and Environment Act which require;

- Fences abutting the useable public open space or pedestrian link reserve to be not greater than 1500mm in height for at least 75% of the length of the abuttal, unless agreed by the Responsible Authority.

3.012/09/2013
C155**Requirements for development plan**

The Development Plan may comprise of a plan, report and associated consultant reports and other documents.

The Development Plan, must be generally in accordance with the *270 – 300 Plantation Road Corio Concept Plan – 2012* and include the following:-

A. A Community Design, including:

- A subdivision design which:
 - provides a range of lot sizes to suit a variety of dwelling and household types.
 - provides an interface on the northern boundary of the subject land with the adjoining linear open space and shared path which is predominantly composed of a public roadway.
 - provides for north – south pedestrian connectivity generally mid-way between Sutcliffe Reserve and the eastern boundary of the alignment of the high voltage electricity transmission easement.
 - provides for some medium density development to be:

- Located abutting areas of public open space; and
 - For vehicular access to these lots to be provided via rear loading.
 - Identification of areas forming part of the stormwater management system including detention basin/s and floodways.
 - Location of noise attenuation works along the Geelong Ring Road boundary, whether comprised of acoustic fences or earth mounds, so as maximise the amenity of the linear open space and shared path for both adjoining residents and other users.
- B. A Movement Network which includes:**
- Indicative location of all proposed roads and lots, which allows for vehicle and pedestrian connection to be provided:
 - between all parts of the land; and
 - in the event that the land at 302 – 300 Plantation Road is subdivided and developed for residential use, across the high voltage electricity transmission easement.
 - A street network which facilitates:
 - a high degree of pedestrian and bicycle access between the site and open space within the vicinity of the land to which the schedule applies, including:
 - the existing bicycle path along the southern perimeter of the Geelong Outer Ring Road; and
 - the PPRZ land opposite the south west corner of the affected land which extends from Plantation Road Corio to Cox Road Norlane; and
 - a shared bicycle and pedestrian path along the north side of Plantation Road from the existing path at the intersection of Plantation and Matthews Roads to the entrance to Sutcliffe Park.
- C. A Water Sensitive Urban Drainage Masterplan which:**
- Provides for the collection, treatment and disposal of stormwater runoff as detailed in Clause 56.09 of the Planning Scheme.
 - Ensures no adverse amenity impacts to the subject land or surrounding areas, particularly impacts resulting from drainage system design, by demonstrating that:
 - no static storage or ponding will occur within road reserves; and
 - an acceptable overland surface flow depth-velocity relationship has been proven.
 - Applies and implements water sensitive urban design best practice principles to ensure stormwater is of an acceptable quality before it is discharged downstream.
 - Provides a suitable piped drainage system to an approved legal point of discharge which satisfies all current best practice design standards, including sufficient fall to ensure self cleansing of the pipe network, and identifies any easements required.
 - If practicable and subject to agreement with the City of Greater Geelong and the owner of the land, provides for the treatment and storage of stormwater run-off in sufficient volumes to meet a significant percentage of the irrigation requirements of Sutcliffe Reserve.
- D. An Open Space and Landscape Masterplan which includes:**
- An open space contribution equal to 10% of the developable residential land or in-lieu cash payment or combination of both.
 - Encumbered land shall not be credited as Public Open Space. Encumbered land includes land required for the following purposes:
 - the provision of:
 - a noise buffer to the Geelong Ring Road.
 - any buffer to or land contained with the easement for the high voltage electricity transmission lines which abut the western boundary of and run through the south western corner of the subject land.
 - land required for the future stormwater retarding, detention and or treatment basin.

- landscaping works along the eastern boundary of the the subject land, at its interface with Sutcliffe Reserve and pestrrian link reserves.
- A Landscape Masterplan for the retarding basin which ensures it is well integrated with its surrounds and, in the event that a stormwater treatment and storage basin is located in Sutcliffe Reserve that it is subject to a landscape masterplan that promotes integration opportunities..
- A Landscape Masterplan for the public open space proposed to be located centrally on the subject land, which includes park furniture and playground equipment appropriate to the scale and setting of the park.
- The extensive use where possible of local indigenous plant species throughout the development site.
- The Open Space Masterplan is to ensure that:
 - areas set aside for useable public open space and pedestrian link reserves are clearly visible and accessible, so as to provide safe and convenient land to serve the recreational needs of future residents;
 - Passive surveillance of useable public open space and pedestrian link reserves accord with Crime Prevention Through Environmental Design (CPTED) principles.

E. An Electromagnetic Field and Transmission Line Easement Impact Assessment:

The Impact Assessment must demonstrate that:

- The proposed subdivision of the land is fully compliant with all relevant aspects of the *GUIDELINES FOR SUBDIVISION AND DEVELOPMENT OF LAND AFFECTED BY TRANSMISSION LINE EASEMENTS* (SP Ausnet, 16/2/2006).

These plans may be amended with the approval of the Responsible Authority.

270 – 300 Plantation Road Corio Concept Plan - 2012



CORIO CONCEPT PLAN 2012
270 - 300 PLANTATION ROAD,
CORIO