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## SCHEDULE 28 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO28**.

### 240 BACCHUS MARSH ROAD, CORIO

A development plan is required to guide the future subdivision, use and development of land at 240 Bacchus Marsh Road Corio which is proposed for a business park.

#### 1.0

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#### 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 for the following:

- The subdivision of the land along the boundary between the commercial and residential zones.
- The subdivision of the land to create a road reserve or drainage reserve or a combination of both.

#### 2.0

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#### Conditions and requirements for permits

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

If the approved Road Network and Traffic Management Plan requires access to the subject land from the signalised intersection on Bacchus Marsh Road and the access road immediately to the north of the subject land, then before a permit is granted the owner must enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987 containing a requirement to make:

- A reasonable contribution to the cost of the signalised intersection (including the signals and the intersection works); and
- A reasonable contribution to the cost of the access road, including the roundabout; and
- A reasonable contribution to the maintenance, design and ancillary costs of the signalised intersection and access road, including the roundabout.

#### 3.0

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#### Requirements for development plan

The Development Plan must include the following:

An **Urban Design Masterplan** that includes:

- A general subdivision layout including streets, drainage reserves, open space for permeability, distribution of land uses and interface treatments with adjoining residential zoned properties.
- Attention in design and layout applied to the Bacchus Marsh Road frontage.
- Physical infrastructure proposed in the Urban Design Masterplan shall meet Council standards or if not defined, be subject to the approval of Council and be generally in accordance with the following:
  - City of Greater Geelong adopted Infrastructure Development Guidelines (IDG) 2010
  - City of Greater Geelong adopted Infrastructure Design Manual (IDM) 2010

- A staging plan that identifies the stages by which the development of the land may proceed, identifying the infrastructure required to facilitate development without causing adverse impacts to surrounding land and land upstream or downstream.

An **Economic Impact Assessment** for retail components if the combined total leasable floor space is more than 2,000 sq m.

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

- Arrangements for access to the commercial zoned land from Bacchus Marsh Road.
- Permeability and connectivity for pedestrians and cyclists throughout the development and integrated where practicable with landscaped open space.

A detailed **Flooding, Stormwater and Drainage Management Plan** that adopts an integrated approach to stormwater system management, including:

- Reference to, but not restricted to, the following documents:
  - *WSUD Engineering Procedures: Stormwater, CSIRO Publishing, 2005;*
  - *Clause 34.03 including decision guidelines relating to drainage and flooding in Clause 65 of the Greater Geelong Planning Scheme;*
  - *City of Greater Geelong Stormwater Management Plan, 2002*
  - *Melbourne Water Guidelines for Development in Flood Prone Areas 2003*
  - *Royal Lifesaving Society – guidelines concerning safety in an around open water bodies to ensure adequate safety measures are built into the design.*
- A Drainage Feasibility Study.
- Water Quality Impact Report.
- Flood Impact Report.
- The above technical reports shall present the results of data collection, investigation, analysis and evaluation, in accordance with industry best practice. The principle of ‘no adverse impact’ elsewhere (post-development) must be followed within the work undertaken for the technical reports.
- The site is within the floodplain identified by the Kosciusko Avenue Main Drain Catchment Drainage/Flood Study, which utilised detailed two-dimensional (2D) hydraulic modelling. The work undertaken for the Flood Impact Report shall require a similar level of detail over the relevant area in order to properly account for conveyance of overland flows (internal and external) and loss of flood storage.
- A drainage and flood mitigation design that manages upstream flows affecting the site and caters for loss of storage, all producing no adverse impacts upstream or downstream. The system must integrate with any system approved for the land to the north and the balance of the 240 Bacchus Marsh Road land zoned residential including any necessary works within Bacchus Marsh Road road reserve, and existing and /or proposed drainage reserves
- Approximate size and location of all drainage system components.
- A single, integrated stormwater management system that ensures peak discharge rate of stormwater leaving the land covered by this DPO post development (or stages thereof) is no greater than pre-development, and is to be discharged to the existing drainage system(s) as nominated by Council.

#### 4.0

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#### Decision guidelines

Before approving a development plan, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate, the views of VicRoads, Barwon Water and the relevant catchment management authority.