

14/08/2014
C277**SCHEDULE 30 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO30**

LEOPOLD SUB REGIONAL ACTIVITY CENTRE

This schedule applies to land at 641-659 Bellarine Highway, Leopold (the existing shopping centre), 621-639 Bellarine Highway, Leopold (the “southern expansion site”) and 92-100 Melaluka Road, Leopold (the “northern expansion site”).

The aim of the schedule is to ensure development occurs generally in accordance with the objectives of the Leopold Sub Regional Activity Centre Urban Design Framework 2011, and to coordinate the expansion of the centre across the three properties outlined above.

1.0 Requirement before a permit is granted14/08/2014
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Before a Development Plan has been approved by the responsible authority, a permit may be granted for:

- Any buildings and works associated with the use of the land for agriculture;
- Minor extensions or alterations to existing buildings and associated works including no more than 500 square metres of additional leasable floor space at the existing shopping centre;
- New uses, signage, alterations to access to the Road Zone, and use of land to sell or consume liquor, on the existing shopping centre land only;
- Building and works, use of land for an office and restricted recreation facility (gymnasium), car parking waiver and removal of native vegetation where generally in accordance with planning permit 944/2012 (including any amendment to that permit) which applies to the existing shopping centre and southern expansion sites.

2.0 Conditions and requirements for permits14/08/2014
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A permit must contain conditions or requirements which give effect to the provisions and requirements of the approved Development Plan.

Before any permit (including permit 944/2012) is granted which would result in an activity centre expansion of greater than 500 square metres of leasable floor space the owner must enter into an agreement (s) with Council pursuant to Section 173 of the *Planning and Environment Act 1987* in relation to contributions (including works in kind) towards key infrastructure including:

- A new signalised intersection at Clifton Avenue and Bellarine Highway;
- Upgrades to Melaluka Road and Clifton Avenue adjoining the site;
- Construction of the new central east-west street and the northern service road;
- Extensions and improvements to the existing, off-site footpath and shared pathway network; and
- Off site stormwater management systems.

3.0 Requirements for development plan14/08/2014
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A Development Plan must be generally consistent with the Leopold Sub Regional Activity Centre Concept Plan in Clause 4.0 and the objectives of the Leopold Sub Regional Activity Centre Urban Design Framework 2011 (page10).

Separate development plans may be prepared, submitted and approved for the southern and northern expansion sites but must show how development may be integrated across both sites.

A Development Plan must include:

An overall **Urban Design Masterplan** which includes:

- Proposed land uses, car parking, vehicle, pedestrian and cycling access, public spaces, and infrastructure;
- A breakdown of floor space allocation for different land uses including shop, food and drink, restricted retail, office and trade supplies;
- The total amount of “shop” leasable floor space (other than restricted retail premises) limited to a total of 35,000 square metres within the area covered by this overlay including: no more than 30,000 square metres of shop on the existing and southern expansion sites; and no more than 5,000 square metres of shop on the northern expansion site;
- A pedestrian based, main street treatment along Melaluka Road that is consistent for both the southern and northern expansion sites;
- Concept sketches and plans showing elevations of building frontages to all streets and public spaces, including:
 - *A high standard of design treatment and activation of frontages to the public realm in particular Bellarine Highway and Melaluka Road;*
 - *High quality building design for the south west corner of the site as the western gateway to Leopold and the Bellarine Peninsula;*
 - *Avoidance of elevations that are blank and clad in a single material where they are visible from the public realm.*
 - *Elevations of significant size broken down through a combination of window openings, projections and recessions, and the use of different materials;*
 - *The use of awnings and shade canopies to provide pedestrian protection from inclement weather (excluding car park areas);*
 - *The use of public art work in accordance with Council’s Public Art Strategy.*

A **Traffic Management Plan** that takes into account likely development on both the southern and northern expansion sites, has regard to any VicRoads requirements and includes:

- Proposed car parking provision, indicative design of access, service roads and intersections, bicycle routes, bicycle parking and arrangements for loading and unloading of vehicles;
- Plans and cross sections of the central east-west road showing staging and pedestrian friendly treatments;
- Plans and cross sections of the “main street” treatment of Melaluka Road including traffic calming measures, pedestrian crossing points and vehicle access into the activity centre having regard to the Memorial Reserve Masterplan;
- Traffic modelling showing how the projected traffic flows would be catered for;
- Details of upgrades required to the surrounding road system (Bellarine Highway, Melaluka Road and Clifton Avenue), including road cross sections and intersection layouts;
- Accessible and integrated public transport facilities for people of all abilities.

A detailed **Flooding, Stormwater and Drainage Management Plan** that is cognisant of catchment boundaries, takes into account likely development on both the southern and northern expansion sites and includes:

- 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;
- A Water Quality Impact Report;
- A Flood Impact Report;

The above technical reports must include the following elements:

- The principle of ‘no adverse impact’ elsewhere (post-development) must be followed within the work undertaken for the above technical reports;
- A drainage and flood mitigation design that manages upstream flows affecting the site and caters for any loss of onsite storage;
- Approximate size and location of all on and off site drainage system components;
- Measures to minimise inundation around the basin on the south side of the Bellarine Highway;
- Access, maintenance and power supply arrangements for the basin on the south side of the Bellarine Highway.

A **Landscape Masterplan** that shows consistency with any development plan approved for an adjoining expansion site and includes:

- Details of landscaping across the activity centre including along street frontages and access roads, within car parks and along buffer areas to adjoining properties;
- Details of the proposed treatment of any existing native vegetation;
- Details of all hard landscaping treatments such as street furniture and paving;
- A consistent landscape treatment along the frontage to Melaluka Road.

An **Economic Impact Assessment** for any new or expanded provision of retail floorspace that includes:

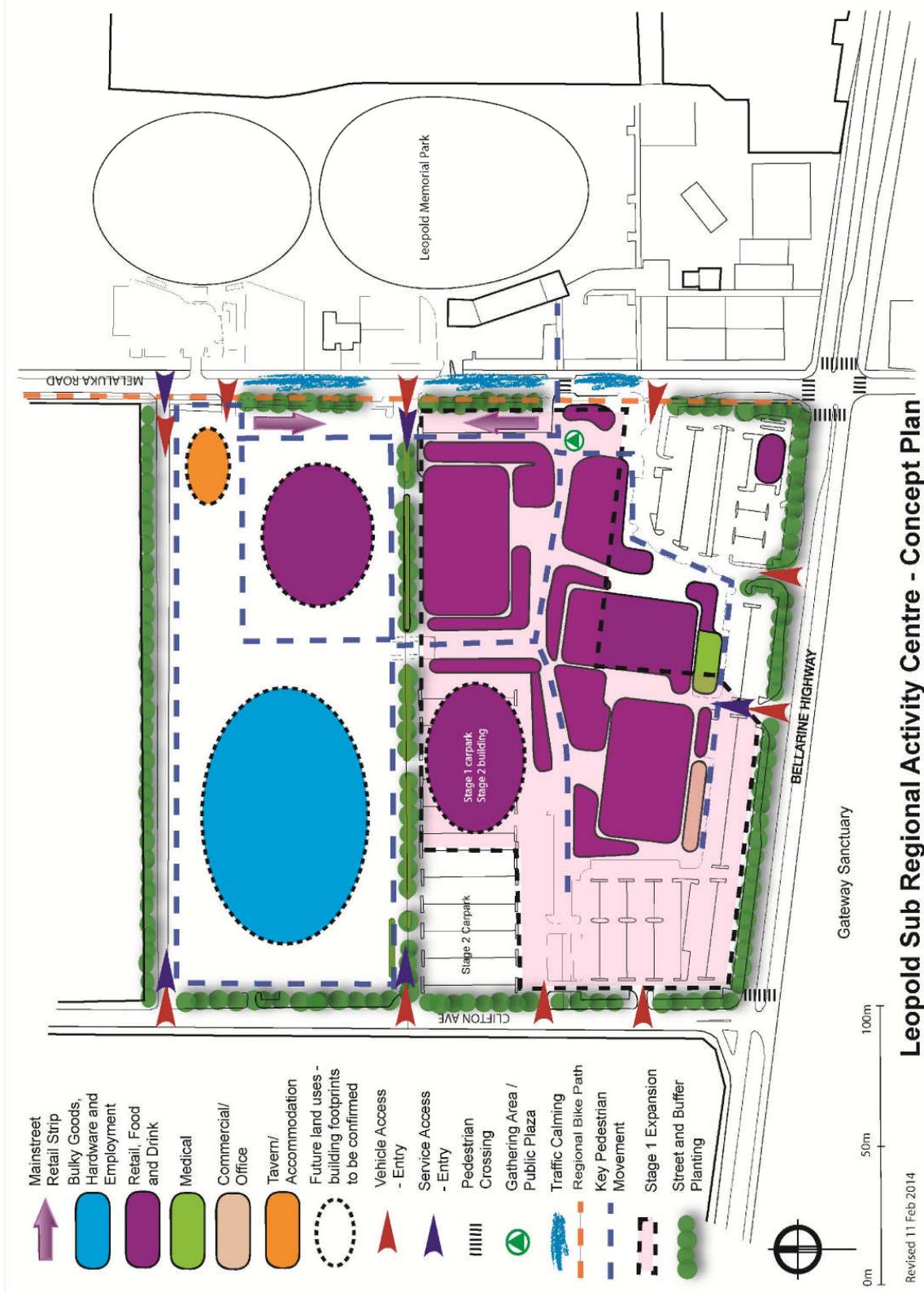
- A demonstration that there is sufficient retail demand for any new floor area without unacceptable impact on existing centres (including Central Geelong) and the retail hierarchy;
- A new or updated assessment for any new stages of development prepared at the time the expansion is proposed;
- Reference to, but not restricted to, the following documents:
 - *City of Greater Geelong Retail Strategy 2006 (or subsequent updates).*
 - *Assessment Criteria for Retail Planning Applications at Clause 22.03 of the Planning Scheme (or subsequent updates and revisions).*

A **Staging Plan** that includes:

- The creation of a “main street” strip along Melaluka Road as part of the first stage of development of the activity centre;
- Stage 1 of the expansion generally as indicated in the Concept Plan in Clause 4.0 with the amount of leasable “shop” floor space no greater than 23,000 square metres.
- Information relating to the timing of construction of new activity centre buildings (shops, offices etc) and related infrastructure such as car parking, road intersections, access streets and stormwater management systems;
- Plans that show how the activity centre will function at each stage of its development as an attractive and user friendly centre including, but not limited to: interim carparking and access arrangements, landscape treatments, pedestrian connections and building frontage treatments.

4.0 Leopold Sub Regional Activity Centre Concept Plan

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- ↑ Mainstreet
- ↑ Retail Strip
- █ Bulky Goods, Hardware and Employment
- █ Retail, Food and Drink
- █ Medical
- █ Commercial/Office
- █ Tavern/Accommodation
- Future land uses - building footprints to be confirmed
- ▲ Vehicle Access - Entry
- ▲ Service Access - Entry
- ||||| Pedestrian Crossing
- Gathering Area / Public Plaza
- █ Traffic Calming
- █ Regional Bike Path
- █ Key Pedestrian Movement
- █ Stage 1 Expansion
- █ Street and Buffer Planting

Leopold Sub Regional Activity Centre - Concept Plan

Revised 11 Feb 2014