

24/09/2015
C203**SCHEDULE 31 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO31**.

TRETHOWAN AVENUE/OCEAN GRAND DRIVE OCEAN GROVE

This Schedule applies to the area generally north of Shell Road, west of Banks Road incorporating properties in Trethowan Avenue and Ocean Grand Drive, Ocean Grove.

The aim of this Schedule is to ensure that development occurs in accordance with broad development principles as shown in the Trethowan Avenue/Ocean Grand Drive Outline Development Plan 2014 and to ensure delivery of essential community infrastructure as set out in the Trethowan Avenue Final Shared Infrastructure Funding Plan.

1.0 Requirement before a permit is granted24/09/2015
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A permit may be granted before a development plan has been prepared for the following:

- The construction of one dwelling and associated out buildings on any lot existing at the approval date provided it is the only dwelling on the lot.
- Any buildings and works associated with the use of the land for agriculture.
- Extensions or alterations to existing buildings and works.

2.0 Conditions and requirements for permits24/09/2015
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A permit must contain conditions or requirements which give effect to the provisions and requirements of the approved development plan including the Trethowan Avenue Final Shared Infrastructure Funding Plan as appropriate.

3.0 Requirements for development plan24/09/2015
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Separate development plans may be prepared and approved for Catchments 1 & 3 combined and Catchment 2 as shown in the Trethowan Avenue Final Shared Infrastructure Plan.

The Development Plan must be generally in accordance with Trethowan Avenue/Ocean Grand Drive Outline Development Plan as shown in Clause 5.0, and include the following:

An **Urban Design Masterplan** that includes:-

- The location of all proposed land uses including roads, public open space and drainage reserves.
- Contours of land at 0.5m intervals.
- The general subdivision layout including location and distribution of lots showing a variety of lot sizes and densities to encourage a range of housing types and other compatible land uses.
- A subdivision design which provides a positive identity and contributes to the amenity and safety of Banks Road and Shell Road by ensuring all development addresses these road frontages (and does not back onto or provide screen fencing along these roads).
- A walking and cycling network which will:
 - Provide a pedestrian and cycle access through the development from established residential areas to the west connecting to proposed walking and cycling tracks in future residential areas to the north.

- Within the development area, provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths and cycle lanes.
- Provide a continuous pedestrian/cycle path along the Banks Road/Shell Road frontages of the site.

A **Road Network and Traffic Management Plan** complying with any VicRoads requirements that includes:-

- An internal road network that provides for a high level of access within the development for all vehicular and non vehicular traffic and which responds to the topography of the site.
- No new road access to Banks Road or Shell Road and the creation of no new lot access to Banks Road or Shell Road (other than already approved by permit 447/2011).
- Details of the Trethowan Avenue/Banks Road and Ocean Grand Drive/Banks Road upgraded intersection treatments.
- Proposed future road connections between the development area and residential areas to the north and west.
- A road layout and alignment, subject to detailed design, that is consistent with the engineering standards applied in the existing subdivisions in the area.
- Traffic Management controls for the internal road network.
- Removal of the temporary road barrier which prevents vehicular access through to Daintree Way.

An **Integrated Water Management Plan** that takes an integrated approach to flooding, stormwater and drainage management, is designed with reference to the whole of the catchment and includes:

- Reference to:
 - *WSUD Engineering Procedures: Stormwater, CSIRO Publishing, 2005;*
 - *Clause 56.07 of the Greater Geelong Planning Scheme.*
 - *City of Greater Geelong Stormwater Management Plan, 2002.*
 - *The Infrastructure Design Manual and associated Design Notes.*
- A Drainage Feasibility Study which analyses the sub-catchment with appropriate hydrological and hydraulic modelling, to determine urban stormwater management strategies to the satisfaction of the Responsible Authority. Strategies shall be based on limiting flows and runoff volumes to the downstream drainage system, drainage lines, waterways and water bodies to ensure no adverse impact.
- A Water Sensitive Urban Design that:
 - Demonstrates the methods of collection, treatment and disposal of stormwater runoff in an environmentally acceptable manner including as appropriate, provision of detention and water quality treatment.
 - Utilises the MUSIC (Model for Stormwater Improvement Conceptualisation) program to measure the benefits and performance outcomes incorporated into the plan.
 - Provides for the safe overflows paths for the 1% ARI and considers the impact of the >1% ARI event.

An **Open Space and Landscape Masterplan** that 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 including land required for the future retarding basins.

- A subdivision layout demonstrates how impacts on biodiversity values identified in the Vegetation Assessment report dated June 2014 can be avoided and minimised.
- A roadside native vegetation management plan which shows how impacts on remnant vegetation on roadsides can be avoided and minimised through local and design of new roads and crossovers.
- Details of all existing vegetation to be retained and those trees to be removed.
- Details of protection measures to be applied to all individuals species of indigenous Swamp Gum, Manna Gum and Drooping Sheoak.
- Details of plant species to be used to create distinctive precincts for public open space areas (including shared pathways) and road reserves including extensive use of local indigenous species within open space areas and where suitable, within nature strips as streets throughout the development.
- Landscaping treatments to provide an attractive entrance to Ocean Grove along the Shell Road and Banks Road frontages using local indigenous species which complements and enhances the existing indigenous vegetation.
- Plans for all open space areas showing the location of proposed improvements including playgrounds, pedestrian and cycle paths, earthworks, seats, bollards, fencing, landscaping, irrigation systems, drinking fountains, drainage lines and detention basins.
- Provision for the early construction of a park utilising the southern portion of the Trethowan Avenue retarding basin site and the existing road reserve, incorporating a children's playground.

A **Final Shared Infrastructure Funding Plan** (to be identified as the Trethowan Avenue Final Shared Infrastructure Funding Plan) which updates as necessary the Draft Shared Infrastructure Funding Plan exhibited as part of Greater Geelong Planning Scheme Amendment C203.

5.0 Trethowan Avenue/Ocean Grand Drive Outline Development Plan

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ST. QUENTIN
Surveyors - Town Planners - Engineers
51 LITTLE FYANS STREET,
P.O. BOX 919, GEELONG 3220
TELEPHONE (03) 5201 1811 FAX (03) 5229 2909

This plan has been prepared to support a Town Planning Application to subdivide land and should not be used for any other purpose. It is subject to Approval by Council and may be amended without notice. This note is an integral part of this plan.

**DEVELOPMENT PLAN
N-E OCEAN GROVE
OCEAN GROVE**

SCALE 1:4000	LEVEL DATUM -	
TITLE REF. VOL. FOL.		
PLAN DRAWN 26/02/14	SURVEY REF. 9467	VER. 11

A3