

24/03/2016  
C280**SCHEDULE 33 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO33**.

**ASH ROAD WEST, LEOPOLD**

This Schedule applies to the area on the west side of Ash Road.

The aim of this Schedule is to ensure that development occurs in accordance with broad development principles as shown in the Ash Road West Outline Development Plan 2015 and to ensure delivery of essential community infrastructure as set out in the Ash Road Final Shared Infrastructure Funding Plan.

**1.0 Requirement before a permit is granted**24/03/2016  
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A permit may be granted before a development plan has been approved for the following:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot;
- Agriculture and any buildings or works in association with the use of the land for agricultural purposes;
- Extensions, additions or modifications to any existing buildings and works or development.

**2.0 Conditions and requirements for permits**24/03/2016  
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A permit must contain conditions or requirements which give effect to the provisions and requirements of the approved development plan and the Ash Road Final Shared Infrastructure Funding Plan.

A permit for subdivision must include conditions relating to:

- The outcomes of the assessment of the proposed action against matters of national environmental significance listed under the *Environment Protection and Biodiversity Conservation Act 1999*, in particular the Growling Grass Frog and the wetland of international significance (Port Phillip Bay and Bellarine Peninsula).

**3.0 Requirements for development plan**24/03/2016  
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Separate development plans may be prepared and approved for land to the north and south of Walkers Road.

The Development Plan can be implemented in stages.

The Development Plan may be amended with the approval of the responsible authority.

The Development Plan must be generally in accordance with the Ash Road West Outline Development Plan as shown in clause 4.0 and include the following:

An **Urban Design Masterplan** that includes:

- The location of all proposed land uses including roads, public open space, drainage reserves, and other known authority 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. The layout is to maximise solar efficiency to as many lots as possible;
- Lots to have a frontage to Ash Road to avoid rear fences fronting Ash Road;
- A walking and cycling network which will provide;
  - a continuous 2.5 metre wide shared pedestrian and cycle path along the Ash Road frontage
  - an appropriate interface to rural living lots located to the south of the site, designed to operate as a recreational link for pedestrians and cyclists;
- Public open space areas, including drainage reserves, to have road frontage to three boundaries except where open spaces are located adjacent to an existing rear or side boundary, in which case the open space may have frontage to two roads. Where possible, open space should not be bordered by back fences;
- Opportunities to locate any medium density development adjacent to open space areas; and
- A requirement that the development of the land directly abutting the established residential properties to the north is designed to include a public pedestrian connection, if a lot on Hazelwoor Crescent between Ridgeview Court and Ash Road has been identified for this connection by Council prior to certification of the relevant stage of subdivision, or as otherwise agreed by Council and the proponent.
- The stages by which the development of the land is to proceed.

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

- An internal road network that provides a high level of access within the development for all vehicular and non-vehicular traffic and which responds to the topography of the site;
- Upgrade of the existing section of Walkers Road to the same standard and cross section as Estuary Boulevard;
- Extension of Walkers Road westward to seamlessly link with Estuary Boulevard to the west;
- The strategy for delivering an upgraded and extended Walkers Road to a collector road standard in the first stage development plan.
- Identification of upgrades to the external road network to the satisfaction of the responsible authority including;
  - Upgrade to the Ash Road / Bellarine Highway intersection to meet VicRoads standards
  - Upgrade of Ash Road to urban standard
- Traffic Management controls for the internal road network.
- Road reserves adjacent to the southern buffer open space and the southern co-located open space/drainage reserve may be reduced to no less than 13 metres wide, provided services are not located within the adjoining open space.
- Details of the Ash Road/Walkers Road upgraded intersection treatment and intersection treatments for any new roads connecting directly into Ash Road.

The Road Network and Traffic Management Plan must be accompanied by a Road Safety Audit prepared by an appropriately qualified person and must address any safety issues raised by the Audit.

An **Integrated Water Management Plan** that takes an integrated approach to 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.
- Details of the management and control of stormwater during the construction phase of the development and contingency measures for floodwater treatment where any flooding occurs prior to the connection of all infrastructure.
- Measures to be incorporated into the design and construction of the drainage basins to discourage mosquito breeding.
- 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.
  - Includes relevant outcomes of the assessment of the proposed action against matters of national environmental significance listed under the *Environment Protection and Biodiversity Conservation Act 1999*, in particular the Growling Grass Frog and the wetland of international significance (Port Phillip Bay and Bellarine Peninsula).

An **Open Space and Landscape Masterplan** that includes:

- An open space contribution (in cash or land or a combination of cash and land) to a minimum of 10% of the developable residential land. Land credited as Public Open Space must be unencumbered and useable. Encumbered land shall not be credited as Public Open Space. (The northern basin reserve is an entirely encumbered reserve, whilst the area of the southern basin reserve above the 1:100 year event can be credited as public open space.)
- A 2.5 metre wide concrete shared pedestrian/cycle path within a minimum 10 metre wide reserve along the southern boundary of the site, connecting to the path in the Estuary Estate.
- A Landscape Masterplan for all areas of Public Open Space (including linear linkages and WSUD basins) detailing proposed planting and the location of proposed improvements;
- 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.

- The extensive use, where possible, of local indigenous plant species throughout the development site; and
- The Open Space and Landscape Masterplan is to ensure that areas set aside for useable public open space are clearly visible and accessible, providing safe and convenient land to serve the recreational needs of current and future residents in the locality. Passive surveillance to such areas shall accord with Crime Prevention Through Environmental Design (CPTED) principles.

A **Biodiversity Assessment** that includes the application requirements of Clause 52.17 and the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* (Department of Environment and Primary Industries, September 2013).

An **Environmental Assessment** that must include:

- Assessment of the land by a suitably qualified environmental professional detailing the level and location of any soil contamination. This assessment is to be peer reviewed by a suitably qualified environmental professional approved by Council. If the responsible authority is satisfied that significant levels of contamination have been found:
  - A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970; or
  - An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of the Environment Protection Act 1970 that the environmental conditions of the land are suitable for the sensitive use.

A **Final Shared Infrastructure Funding Plan** (to be identified as the Ash Road Final Shared Infrastructure Funding Plan) which updates as necessary the Draft Shared Infrastructure Funding Plan.

4.0

Ash Road West Outline Development Plan

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