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SCHEDULE 36 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO36**.

LAND BOUNDED BY GEELONG-PORTARLINGTON ROAD, BATMAN ROAD, ALLENS ROAD & TOWER ROAD, PORTARLINGTON

1.0 Requirements before a permit is granted

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Prior to the approval of a Development Plan, the responsible authority may grant a permit for the following:

- The construction of one dwelling and associated outbuildings on an existing lot, 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 or alterations to existing buildings and associated works.

2.0 Conditions and requirements for permits

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The following conditions and/or requirements apply to permits:

- Except for a permit issued under Clause 1.0, a permit must contain conditions or requirements which give effect to the provisions and requirements of the approved Development Plan. This may include a condition requiring a Section 173 Agreement to facilitate delivery of local infrastructure identified in the Staging and Infrastructure Delivery Plan and to provide a contribution to community infrastructure.

3.0 Requirements for development plan

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A development plan must be prepared for the whole of the area covered by this Schedule, and must include the following requirements:

An **Urban Design Masterplan** that includes:

- Slope analysis including land contours at 0.5 metre intervals.
- A general subdivision layout including streets, drainage reserves, open space, distribution of land uses, landscaping of streets and reserves, and interface treatment with adjoining roads, with dwellings on lots abutting Batman and Allens Roads generally fronting those roads.
- A subdivision design that ensures that:
- There are no new intersections with Geelong-Portarlington Road and no direct vehicular access from any lot to Geelong-Portarlington Road.
- A 3 metre wide vegetation reserve abutting Geelong-Portarlington Road is provided along the frontage of the development.
- Residential development addresses Geelong-Portarlington Road by use of service roads or internal roads to enable dwellings to front Geelong-Portarlington Road, but with no direct access from any lot to Geelong-Portarlington Road.
- Lot layout which incorporates a variety of lot sizes to encourage a range of housing types, maximises solar access, responds to the topography of the land and generally provides larger lots on higher portions of the land to minimise visual impact of development.
- Provision for public open space of not less than 10% of the development area, within walking distance (400 metres) of each household. Encumbered land shall not be credited as public open space, including land required for drainage basins.

Open space is to be located and designed to maximise casual surveillance including lots that positively address adjoining public open space reserves. Public open space is to include the highest point of the site, adjacent to the intersection of Batman and Allens Roads, to help ensure that built development does not intrude on the nearby ridgeline as viewed from the Point Richards area.

- Details of the interface treatment applied to the Geelong-Portarlington Road frontage, with residential development to address Geelong-Portarlington Road.
- Physical infrastructure proposed in the **Urban Design Masterplan** must 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 Infrastructure Development Guidelines (IDG) 2010.
 - City of Greater Geelong adopted Infrastructure Design Manual (IDM) 2010.

A **Visual Assessment**, based on the development that would ensue from the general subdivision layout in the Urban Design Masterplan, that:

- Demonstrates the protection of the ridgeline to the south of the area from the visual intrusion of development, as viewed from the Point Richards area.
- Shows that the development will not have any greater visual impact than the existing development on the foothills surrounding the town.

A **Staging and Infrastructure Delivery Plan** that shows the indicative staging of development and timing and delivery of key infrastructure including drainage, open space, road upgrades and intersection treatments.

A Landscape Master Plan, including:

- Predominantly indigenous and native landscape species that are suitable for planting in a residential area.
- The location of trees to be removed.
- Retention of significant vegetation, including Drooping Sheoke (*Allocasuarina verticillata*), which is of Regional Conservation Significance and has been recorded on the site.
- Street trees in keeping with the size and scale of each street, passive solar orientation and integration with adjoining and surrounding street networks.
- Use of existing olive trees in streets and public open space, where their condition warrants retention and where compatible with utilities, infrastructure and open space layout.
- A concept plan for landscaping of the proposed open space areas.
- A landscape boulevard along Geelong-Portarlington Road.
- A concept plan for all areas that interface with adjoining road reserves, with landscaping to soften the interface between new residential development and existing rural areas, while specifying that the siting and species used do not substantially impede coastal views from existing dwellings on adjacent rural land.
- The location and design of entry treatments adjacent to Geelong-Portarlington Road to provide an attractive gateway/entrance to Portarlington.

A Road Network and Traffic Management Plan that includes:

- An internal road network that provides a high level of access and connectivity within the development and to adjoining residential areas for all vehicular traffic and non-vehicular traffic. This shall include:
 - Road reserve widths.
 - Cross-sections, including where relevant, verge widths, nature strips, kerb and channel, pavement widths and pathways.

- An overall plan which facilitates ease of movement for all forms of transport (walking, cycling and vehicular), provides good pedestrian access to bus stops on Geelong-Portarlington Road and provides for footpaths in streets in accordance with Council requirements.
- The construction of perimeter roads to an appropriate standard as required.
- A concept design road safety audit for the section of Geelong-Portarlington Road abutting the site, including the proposed intersection layouts and internal road network.
- Upgrading of the three intersections with Geelong-Portarlington Road (being Batman and Tower Roads and Pigdon Street) to the satisfaction of VicRoads.
- Proposed locations of pedestrian crossings on Geelong-Portarlington Road.
- Investigation of potential construction of a 1.5 metre wide pedestrian pathway on one side of Geelong-Portarlington Road between Tower Road and Smythe Street.

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:

- Provision for the collection, treatment and disposal of stormwater runoff in an environmentally acceptable manner within the subdivision layout, consistent with applicable guidelines and standards and including the implementation of best practice water quality measures.

Reference to:

- Australian Rainfall and Runoff
- 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.
- Ecological assessment of the impacts of increased cumulative stormwater runoff on wetlands within the Point Richards Flora and Fauna Reserve and west of Point Richards Road, undertaken by or with the participation of a suitably qualified and experienced aquatic ecologist, to the satisfaction of the responsible authority and the Department of Environment, Land, Water and Planning that:
 - Incorporates baseline monitoring of Growling Grass Frog population parameters including disease and pest monitoring and selected ecological parameters (e.g. terrestrial habitat availability surveys).
 - Has regard to the impacts on significant fauna species present in the Point Richards Flora and Fauna Reserve, including the Growling Grass Frog.
 - Informs the stormwater quality treatment measures to be undertaken on-site to ensure the water quality being discharged does not impact on threatened species including the Growling Grass Frog.
 - Demonstrates that there will be no unacceptable impact on the wetlands.
- A Drainage Strategy and design report that:
 - Outlines design objectives including a requirement to limit downstream flows to existing predevelopment flow rates and overall flow volumes or provide for developer contributions to upgrade downstream stormwater infrastructure to the satisfaction of the responsible authority.
 - Identifies all land to be set aside for drainage purposes, detailing the approximate size and location of all drainage reserves and system components, including retarding basins to meet peak discharge limits and WSUD features to meet Urban Stormwater – Best-Practice Management Guidelines.

- Incorporates on-site stormwater drainage design and management to alleviate the potential to transfer disease (including Chytridomycosis) and invasive fauna and flora species downstream.
- Provides details of short and long term maintenance requirements and responsibilities for the wetlands, detention basins and any aesthetic lakes.
- Provides for safe overflow paths for the critical 1% AEP event and considers the impact of the >1% AEP event.
- Considers the management of stormwater during the construction phase, particularly sediment control, and details contingency measures for floodwater treatment where any flooding occurs prior to the connection of all infrastructure.
- Identifies measures to treat stormwater to meet best practice pollutant removal targets before it is discharged downstream including the removal of nutrients, litter, hydrocarbons and sediment.

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).

A Site Investigation Assessment that:

- Takes into account the *Preliminary Site Investigation, 27 Hectare Parcel of Land at Pigdon Street, Portarlinton, Victoria, Peter J Ramsay & Associates, October 2004*, and provides updated information where appropriate.
- Assesses the potential level and nature of contamination on the land.
- Provides clear advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or part, of the land is recommended having regard to the *Potentially Contaminated Land General Practice Note June 2005, DSE*.
- Recommends remediation actions for any contaminated land.