

**SCHEDULE 1 TO THE COMPREHENSIVE DEVELOPMENT ZONE**

Shown on the planning scheme map as **CDZ1**

**The Range Estate Williamstown – Stage 7****Land**

Land located on the south side of Kororoit Creek Road between Jawbone Reserve and Caspian Terrace, Williamstown being Stages 1-3 Plan of Subdivision PS426080A, commonly referred to as 111-113, 115-119 and 121-129 Kororoit Creek Road Williamstown.

**Purpose**

- To provide for the comprehensively planned development of the land in a way that integrates residential, recreational and limited commercial land uses and development having consideration to the surrounding natural and built environments and land uses.
- To ensure that the combination of uses, their scale and design are compatible with the amenity of the surrounding land uses.
- To provide for a diverse range of dwellings and medium density housing types, and permanent and temporary accommodation uses in an attractive and comprehensively planned environment generally consistent with the Objectives of Clause 54, Clause 55 and Clause 56.
- To provide for a limited range of commercial activities including a combined restaurant and function centre, medical centre, and convenience shop.
- To achieve a high standard of architecture and urban design.
- To achieve an urban design character which promotes a visual gateway into Williamstown from the west.
- To create an attractive waterfront development.
- To enhance and extend public access, which includes effective and safe pedestrian access between Kororoit Creek Road and the adjoining Jawbone Reserve, and to promote passive recreation along Jawbone Reserve through the development of a waterfront boardwalk and connection to the Bay Trail.
- To retain view corridors of Jawbone Reserve from the north side of the Kororoit Creek Road through Caspian Terrace and through the development on the land.
- To assist in protecting and enhancing the adjoining Jawbone Reserve as an environmental, conservation and recreation asset of State, regional and local significance, through sensitive design and landscaping.
- To ensure safe and effective vehicular access and to maximise opportunities for the provision of off street parking, and the provision of adequate loading facilities.
- To ensure the land is developed in an orderly and comprehensive manner.

**1.0 Table of uses**

11/12/2008  
C62(Part 1)

**Section 1 - Permit not required**

<b>USE</b>	<b>CONDITION</b>
<b>Animal keeping</b>	Must be no more than 2 animals
<b>Apiculture</b>	Must meet the requirements of the Apiary Code of Practice, May 1997
<b>Bed and Breakfast</b>	<p>No more than 6 persons may be accommodated away from their normal place of residences.</p> <p>At least 1 car parking space must be provided for each 2 persons able to be accommodated way from their normal place of residence</p>
<b>Caretaker's house</b>	Must be in conjunction with another accommodation use, function centre use or restaurant use in Section 1
<b>Convenience Shop</b>	Must not include more than one convenience shop and the leasable floor area must not exceed 80 square metres
<b>Dependent person's unit</b>	Must be the only dependent person's unit on the lot
<b>Dwelling (other than Bed and Breakfast and Caretaker's house)</b>	<p>The use must be located in Precincts 1 and 4 (identified as "Medium density housing") on the Concept Plan</p> <p>Buildings in Precinct 1 on the land associated with the use must not exceed a maximum overall building height of two storeys and 9 metres above ground level</p> <p>No more than 9 dwellings in Precinct 1</p> <p>Any other buildings on the land associated with the use must not exceed a maximum overall building height of three storeys and RL14.0 AHD to the ridgeline</p> <p>Car parking must be provided to the satisfaction of the responsible authority</p> <p>The use must not be located in Precinct 2</p>
<b>Function Centre</b>	<p>The use must be located in Precinct 3B (identified as "Restaurant/ Function Centre" on the Concept Plan)</p> <p>Must be used as part of the same building which is used for a restaurant use</p> <p>Buildings on the land associated with the use must not exceed a maximum overall building height of two storeys (excluding any</p>

	<p>basement car parking) and RL14.0 AHD to the ridgeline</p> <p>Number: not more than 220 patrons or seats available to the public in combination with the restaurant use, except with a permit.</p> <p>Car spaces: at least 0.5 spaces per seat</p>
<b>Home occupation</b>	
<b>Informal outdoor recreation</b>	
<b>Mineral exploration</b>	
<b>Mining</b>	Must meet the requirements of Clause 52.08-2
<b>Minor utility installation</b>	Must not be a sewerage treatment plant
<b>Motel</b>	<p>The use must be located in Precinct 2 (identified as "Existing Quest Apartments" on the Concept Plan)</p> <p>Number: not more than 62 motel units in Precinct 2 on the Concept Plan used only to accommodate persons away from their normal place of residence</p> <p>Maximum overall floor space: not more than 8000sqm in Precinct 2 on the Concept Plan</p> <p>Car spaces: 1 car space per motel unit</p> <p>The motel units must not provide permanent residential accommodation.</p>
<b>Railway</b>	
<b>Restaurant</b>	<p>The use must be located in Precinct 3B (identified as "Restaurant/Function Centre" on the Concept Plan)</p> <p>Buildings on the land associated with the use must not exceed a maximum overall building height of two storeys (excluding any basement car parking) and RL14.0 AHD to the ridgeline</p> <p>Number: not more than 220 patrons or seats available to the public in combination with the function centre use, except with a permit</p> <p>Car spaces: at least 0.5 spaces per seat</p> <p>Entertainment must be ancillary to the use</p>
<b>Retirement Village</b>	<p>The use must be located in Precinct 3A (identified as "Retirement Village" on the Concept Plan)</p> <p>Buildings on the land associated with the use must not exceed a maximum overall building height of three storeys and RL14.0</p>

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	AHD to the ridgeline
	No more than 16 apartments except with a permit
	Car parking must be provided to the satisfaction of the responsible authority

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**Road**

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<b>Search for stone</b>	Must not be costeaning or bulk sampling
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<b>Telecommunications facility</b>	Buildings and works must meet the requirements of Clause 52.19
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**Tramway**

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**Section 2 - Permit required**

USE	CONDITION
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**Car park**

**Display home**

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<b>Dwelling</b>	<p>If the use is located within Precinct 3A on the Concept Plan</p> <p>Buildings in Precinct 3A on the land associated with the use must not exceed a maximum overall building height of three storeys and RL14.0 AHD to the ridgeline</p> <p>Car parking must be provided to the satisfaction of the responsible authority</p> <p>The use must not be located in Precinct 2</p>
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**Jetty**

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**Medical Centre**

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**Mineral, stone or soil extraction (other than Extractive Industry, Mineral Exploration, Mining and Search for stone)**

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**Minor Sports and Recreation Facility**

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<b>Motel</b>	<p>If the use is located within Precinct 3A on the Concept Plan</p> <p>Buildings in Precinct 3A associated with the use must not exceed a maximum overall building height of 3 storeys and RL14.0 AHD to the ridgeline</p> <p>Car spaces: 1 car space per motel unit</p> <p>The motel units must not provide permanent residential accommodation.</p>
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**Place of Worship**

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<b>Residential Village</b>	If the use is located in Precinct 4 on the
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	<p>Concept Plan</p> <p>Buildings on the land associated with the use must not exceed a maximum overall building height of three storeys and RL14.0 AHD to the ridgeline.</p> <p>Car parking must be provided to the satisfaction of the responsible authority.</p> <p>The use must not be located in Precinct 1 on the Concept Plan</p>
<b>Restricted Recreation Facility</b>	The Restricted Recreation Facility must be located within Precinct 3A.
<b>Retirement Village</b>	<p>If the use is located in Precinct 4 on the Concept Plan.</p> <p>Buildings on the land associated with the use must not exceed a maximum overall building height of three storeys and RL14.0 AHD to the ridgeline.</p> <p>Car parking must be provided to the satisfaction of the responsible authority.</p>
<b>Shop</b>	The shop use must be a pharmacy associated with a Medical Centre and must be located within Precinct 3A.
<b>Utility Installation</b>	

**Section 3 - Prohibited**

<b>USE</b>
<b>Any Section 1 use - if the Section 1 condition is not met unless the use is separately included in Section 2</b>
<b>Any use in Section 2 where the condition is not met</b>
<b>Any other use not in Section 1 or 2</b>

**2.0**  
25/01/2006  
C36

**Concept**

The Range Estate Stage 7 Concept Plan (prepared by Stonehenge Creative Services P/L dated 14 September 2005) shows the general location of the various uses, the indicative road and waterfront frontages and the indicative arrangement of land uses for two detached vacant parcels of land, separated by land currently used for temporary accommodation purposes.

The Range Estate Stage 7 Concept Plan (prepared by Stonehenge Creative Services P/L dated 14 September 2005) divides the land into five distinctive precincts, the preferred location and future use / development of which are as follows:

PRECINCT	LOCATION	USE/ DEVELOPMENT
1	North Eastern corner	Medium density housing
2	Eastern	Motel (existing 'Quest' serviced apartments)
3A	North Central	Retirement Village and Restaurant car parking

3B	South Central	Restaurant and Function Centre
4	Western	Medium density housing

The Range Estate Stage 7 Concept Plan (prepared by Stonehenge Creative Services P/L dated 14 September 2005) describes the vision for the subject land and includes design objectives for its development, which includes a range of permanent and temporary residential uses, and limited commercial activities including a restaurant/ function centre and a local level convenience shop.

The responsible authority may approve minor modifications or changes to the Concept Plan- The Range Estate Stage 7 Concept Plan, (prepared by Stonehenge Creative Services P/L dated 14 September 2005) if it is generally satisfied that any changes to the Concept Plan will not result in a significant change to the vision of the proposed development on the land.

**3.0**  
11/12/2008  
C62(Part 1)

**Use of Land**

The use of the land must be generally in accordance with the Range Estate Stage 7 Concept Plan (prepared by Stonehenge Creative Services P/L dated 14 September 2005).

The use of the land must not adversely affect the amenity of the area through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, smell, fumes, smoke, vapour, steam soot, ash, dust, waste water, waste products, grit or oil.

**Use of land in Precinct 3A**

The preferred use of land in Precinct 3A is a retirement village.

The alternative use of land may be, in order of preference:

- Motel; or
- Dwelling/ medium density dwelling.

The applicant must submit reasonable justification to support an alternative use of the land if inconsistent with the preferred use.

**Decision Guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The extent to which the proposed use is consistent with the objectives as set out in the purpose of the zone.
- The Range Estate Stage 7 Concept Plan (prepared by Stonehenge Creative Services P/L dated 14 September 2005).
- The effect the use may have on nearby existing or proposed residential areas and other sensitive uses.
- The reasonable justification of an alternative use in Precinct 3A.

**4.0**  
11/12/2008  
C62(Part 1)

**Subdivision**

A permit is required to subdivide land.

### **Subdivision prior to the approval of a Development Plan**

Prior to the approval of a development plan, a permit may only be issued for an enabling subdivision creating precincts corresponding to the precinct lots shown on The Range Estate Stage 7 Concept Plan (prepared by Stonehenge Creative Services P/L dated 14 September 2005) subject to:

- Arrangements being made as appropriate and to the satisfaction of the responsible authority for the provision of access, utility services, car parking, common property, reserves and easements for each precinct.
- Each precinct, in its entirety, being under the control of one developer group.

### **Further subdivision of a precinct**

A permit may be issued for the further subdivision of a precinct subject to the following and to the satisfaction of the responsible authority:

- A development plan having been approved for the development of the precinct;
- The precinct being under the control of and developed by one developer group;
- Prior to the certification of the plan of subdivision buildings and works on the land having commenced; and
- Prior to the issue of a statement of compliance all subdivision and associated works as required in the permit are completed or a surety is provided to secure their completion.

In the event the owner requests certification of the plan of subdivision prior to the commencement of buildings and works, the responsible authority may at its option enter in an agreement with the owner under Section 173 of the Act to ensure the development of the land is undertaken in accordance with an approved development plan.

Subdivision of each precinct may occur in stages.

### **Application requirements**

An application to subdivide land must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - Relevant ground levels.
  - The proposed lots and areas of subdivision, including any areas of common property.
- An Environmental Management Plan for the proposed subdivision or stage addressing potential impacts on the site and on adjoining areas in terms of:
  - Groundwater and drainage.
  - Soil disturbance, erosion and sedimentation.
  - Public safety.
  - Vegetation and habitat.

Where subdivision occurs prior to any dwelling use and development a written submission responding to each objective and standard of Clause 56- Residential Subdivision.

## Decision Guidelines

Before deciding on an application to subdivide land, in addition to the decision guidelines of Clause 65, the responsible authority must consider as appropriate:

- The intent of The Range Estate Stage 7 Concept Plan (prepared by Stonehenge Creative Services P/L dated 14 September 2005).
- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The urban design objectives prepared in accordance with a development plan.
- Any natural or environmental values on or near the land.
- Any comments of the Vic Roads or other referral authority, including the Department of Sustainability and Environment.
- The Environmental Management Plan submitted in accordance with the application of this Clause.
- The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.
- Whether the plan of subdivision provides for public access through the site along the lakefront boardwalk and pedestrian access ways.
- Compliance with the objectives of Clause 56.
- Whether a development plan has been approved.
- Whether the subdivision of the land integrates with the future development of the land.

## 5.0

11/12/2008  
C62(Part 1)

## Buildings and Works

A permit is required to construct a building or construct or carry out works.

Buildings and works must be constructed in accordance with a development plan, landscaping plan, open space management plan, traffic plan, environmental management plan, waste management plan and storm water management plan prepared to the satisfaction of the responsible authority prior to the commencement of any works.

## Development Plan

No building or works may be constructed until a development plan for the development of land in the zone has been prepared to the satisfaction of and approved by the responsible authority

A development plan for each precinct may be prepared to the satisfaction of the responsible authority.

A development plan must be in accordance with the Concept Plan- The Range Estate Stage 7 (prepared by Stonehenge Creative Services P/L dated 14 September 2005) and show:

- A detailed site analysis plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - Levels of the site and the difference in levels between the site and surrounding properties.
  - Location of existing buildings on the site and on surrounding properties.
  - The use of surrounding buildings.



- Solar access to the site and surrounding properties.
- Any contaminated soils and filled areas, where known.
- The built form, scale and character of surrounding development.
- Architectural and roof styles.
- Any other notable features or characteristics of the site and surrounding area.
- Views to and from the site.
- The location and layout of all car parking areas and spaces and loading bays.
- The location of all vehicular, pedestrian and bicycle ingress and egress and location of access ways.
- The location, height, dimensions floor layout and floor area of all buildings and works including elevation drawings showing proposed materials, finishes and colours.
- The proposed use of each building or part thereof including hours of operation.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- The location of all open space, including areas available to the public and private open space.
- Proposed landscaping associated with the development of the land and in particular the treatment along the frontages to Kororoit Creek Road and the boundaries of the land.
- A management plan for controlling and maintaining open space.
- The stages, if any, in which the land is to be developed, with starting and completion dates for each stage.
- Urban design objectives to be achieved.
- The provision of a sensitive interface between the buildings and their surroundings.

The responsible authority may consider any one or more of the components of a development plan and notify the owner whether they are satisfactory. The responsible authority must consider a component if asked to do so by the owner.

All buildings and works, open space and landscaping and use of land must be in accordance with a development plan.

At the request or with the consent of the owner, a development plan may be amended to the satisfaction of the responsible authority.

### **Development Design**

The development of land must be generally in accordance with the Concept Plan- The Range Estate Stage 7 (prepared by Stonehenge Creative Services P/L dated 14 September 2005), and a Development Plan.

Any development on the land must achieve compliance with the following design guidelines to the satisfaction of the responsible authority:

### **Building Design**

- Provide a rich, diverse and harmonious contemporary architectural expression in the design of buildings.
- Use balconies, verandahs and built form to diversify architectural expression and maximise views towards the sea.
- Provide a high level of amenity for dwellings within a development.

- Reduce the scale of buildings by the articulation of the various components in the plan and elevation.
- Conceal rooftop or upper level mechanical plant and equipment. Conceal any other plant and associated equipment and plumbing (excluding downpipes) within the building envelope.
- Integrate any open air roof decks into the design of the roof form.
- Consider the design and form of a roof deck, the setbacks of a roof deck from the roof edge and the form of any structures or elements associated with a roof deck to ensure minimal visual impact on the street, coastal and wetland environs and adjoining properties, and to limit views into the secluded private open space and habitable room windows of adjacent dwellings.
- Consider the relationship of each use component on the land to another, in terms of façade treatment, scale, reduction of wind exposure and provision of solar access within the buildings and related outdoor space.
- Provide a varying setback from all boundaries as noted on the typical building footprints on the Concept Plan, particularly to the north, south and east in order to achieve reduction in the apparent scale and bulk of building form, maximise views and solar access and sheltered external spaces.
- Design and site buildings to take advantage of lake and sea views, and to provide a sense of address to Kororoit Creek Road, the lake and adjoining wetlands, where appropriate.
- Provide wind protection for external spaces and availability of sea views.
- Provide for a variation of building height as it relates to the articulation of the building in plan form and the uses proposed within.
- Provide a sensitive interface between the buildings and their surroundings.
- Provide easy vehicular and pedestrian access through the site.
- Integrate any understorey car parking facilities into the design of the building to reduce any adverse visual impacts of such facilities when viewed from surrounding roads and the adjoining reserve.
- Ensure new development respects the environmental and landscape significance of the Green Reserve on the Concept Plan.
- Design and site buildings in Precinct 4 to provide a transition between building forms and open space including the adjoining Jawbone Reserve.

### **Building Height Control**

A building must not be constructed or works (including roof decks) carried out to exceed the maximum building height level as shown in the Table of Uses in this Schedule.

A permit may not be granted to exceed the maximum building height specified in the Table of Uses in this Schedule.

Air conditioning and other plant and mechanical equipment must not exceed the maximum building height specified in the Table of Uses in this Schedule.

Ancillary works including a radio mast, a television mast, a television antenna, a chimney, a flue or the like may exceed the maximum building height specified in the Table of Uses in this Schedule.

Any proposal must demonstrate how the proposal achieves the following design objective:

- To ensure that development does not generally dominate the scale and setting of the street and foreshore.

## **Setback Requirements**

Buildings, unless specified otherwise in this clause, must be setback from adjoining boundaries as follows:

- 6 metres from Kororoit Creek Road in Precincts 1 and 4, allowing for landscaped areas within this space.
- 15 metres from Kororoit Creek Road in Precincts 2 and 3A, allowing for car parking and landscaped areas within this space. Car parking is to be setback a minimum of 3 metres from the northern property boundary.
- 5 metres from the eastern boundary of the site in Precinct 1, together with landscaping and screening from the reserve and the residential development along Caspian Terrace to the east of the land.
- 22 metres from the eastern boundary of the site in Precinct 2, together with at grade car parking between the buildings and the site boundary, and landscaping and screening from the reserve and the residential development along Caspian Terrace to the east of the land.
- 5 metres from the western boundary up to the area designated as 'Green Reserve' on the Concept Plan located at the north west corner of Precinct 4.
- 6 metres from the southern boundary of the site adjoining Jawbone Reserve.

Setback areas must be landscaped where appropriate to be in keeping with the character and appearance of the area to the satisfaction of the responsible authority.

## **Control of Noise and Odour – Commercial Development**

A report by a suitably qualified acoustic consultant must be prepared to the satisfaction of the responsible authority and submitted with a development plan application for approval and endorsement and must:

- Demonstrate that sound emanating from the land will not exceed those required to be met under State Environment Protection Policies Nos. N-1 (control of noise from Commerce, Industry and Trade) and N-2 (Control of Music Noise from Public Premises).
- Provide details of sound proofing treatments to all air conditioning, refrigeration or other plant and equipment to prevent nuisance or annoyance to persons in dwellings or accommodation nearby.

External amplified public address or speaker systems must not be installed on the premises.

All external plant and equipment must be acoustically treated or placed in sound proof housing to reduce noise to a level satisfactory to the responsible authority.

All exhaust fans and similar vents must be fitted with filtering devices to reduce emissions of kitchen smells and other odours to a level satisfactory to the responsible authority and to avoid adverse impacts to persons in dwellings or accommodation nearby. Details of the type of filtering devices and their effectiveness are to be submitted with a development plan application.

## **External Lighting**

All lighting used to externally illuminate buildings, works and uses must be fitted with cut-off luminaires (baffles) where appropriate to prevent the emission of direct light and indirect light onto adjoining properties to the satisfaction of the responsible authority.

## **External spaces**

- Provide decks and boardwalks facing the lake and sea views to the frontages of buildings on the lakefront.
- Provide a stepped edge to the water to improve the relationship between the deck / boardwalk and the water.
- Utilise compatible indigenous species for all planting.
- Provide low-level landscape screening to all car-parking areas.

### **Landscaping Plan**

A landscaping plan must be prepared to the satisfaction of the responsible authority. The landscape plan must be submitted with a development plan application for approval and endorsement and must show:

- Landscaping for the development and in particular the treatment along the frontage to Kororoit Creek Road and adjoining Jawbone Reserve to the south and a management plan for controlling and maintaining open space.
- Tree planting and surface grading to ensure that basement or semi-basement car parking and support structures below natural ground level are satisfactorily concealed.
- Planting of indigenous species to the locality for parts of the land connected to the lake and any conservation area adjoining the land such as Jawbone Reserve.
- The location of all vehicle, bicycle, pedestrian ways, boardwalks and connections to existing public pathways to Jawbone Reserve.
- Details of fencing of the site boundaries fronting Kororoit Creek Road, Caspian Terrace, the boardwalk, and the eastern and western boundary of Precinct 4.
- Details of any excavation of the existing mound located on the land near the western boundary of Precinct 4 to ensure that the existing mound form located on the adjoining Jawbone Reserve is retained and any excavation is properly stabilised to the satisfaction of the responsible authority.
- Landscaping of the existing mound along the western boundaries of the subject land.

At the request or with the consent of the owner the Landscape Plan may be amended to the satisfaction of the responsible authority.

### **Open Space Management Plan**

Prior to the commencement of any buildings or works on any land an open space management plan must be prepared to the satisfaction of the responsible authority. The management plan for controlling and maintaining open space must:

- Show areas of open space that will be available to the public (public areas).
- Show areas of open space that will be available only to residents and employees (non-public areas).
- Show by plans and elevations open space that will be part of a building.
- Specify times when public areas will be available to the public and how it is intended to ensure that they will be available at those times.
- Set out plans for the permanent management and upkeep of public areas.
- Specify the uses to which public areas may be put.
- Include a landscape plan for all public and non-public areas.

- If the land is to be developed in stages, show the area that will be available as open space at completion of each stage.
- Show how public areas, which adjoin the Jawbone Reserve lake system, and conservation area are to be integrated in consultation with the relevant management authority and to the satisfaction of the responsible authority.
- Provide for public access at all times along the lake frontage to the land and connection to the Bay Trail.

At the request or with the consent of the owner the open space management plan may be amended to the satisfaction of the responsible authority.

### **Environmental Management Plan**

Prior to the commencement of any buildings or works on any land a site construction and operation environmental management plan must be prepared to the satisfaction of the responsible authority and the Department of Sustainability and Environment. The environmental management plan must provide details of the following:

- Hours during which construction activity will take place.
- Measures to control noise, dust and water runoff, including sediment control and disposal of spoil during construction.
- Stormwater management and on site retention opportunities.
- Location of buildings and building materials stored during construction and delivery.
- Provision of the management of all buildings and construction waste, including recycling and disposal of all materials generated during construction.
- Vehicle access to and from the site and vehicle parking areas for site workers.
- Fencing, barriers or the like surrounding construction sites.
- Method of prevention of plant pathogens into soil and water table adjacent Jawbone Reserve via earth moving equipment.

At the request or with the consent of the owner the environmental management plan may be amended to the satisfaction of the responsible authority.

Storage of building refuse, ground works, spoil or construction materials and earth moving equipment within Jawbone Reserve is prohibited.

### **Traffic Plan**

Prior to the commencement of any buildings or works on any land a traffic plan must be included with the overall development plan and prepared to the satisfaction of the responsible authority and Vic Roads.

The plan must show:

- The location and layout of all car parking areas on the land and showing access to and from the site and the car parking areas and a management plan for operating and maintaining the areas.
- Traffic management and traffic control works considered necessary in adjoining and nearby roads when the development or any stage is completed.
- Each stage of traffic works may be designated by a date or as shown on the development plan or by both methods.
- The location and layout of all access points through to Jawbone Reserve from Kororoit Creek Road to the north.

- The location of pedestrian access through the development from Kororoit Creek Road and along the lakefront boardwalk and pathways.
- Provision of vehicular access to Precinct 1 from the existing access to Precinct 2 from Kororoit Creek Road.
- No vehicle access to Precinct 1 shall be provided from Caspian Terrace which adjoins the land to the east.

The responsible authority considers that the economical and efficient vehicular access to the land in Precinct 1 as shown on the Concept Plan- The Range Estate Stage 7 (prepared by Stonehenge Creative Services P/L dated 14 September 2005) requires the owner to acquire an easement over land in the vicinity of that land (being the land in Precinct 2- Quest Apartments adjoining the land to the west) using the procedure in Section 36 of the Subdivision Act 1988 and that the acquisition will not result in an unreasonable loss of amenity in the area affected by the acquisition.

Until the traffic management and control works shown on the traffic plan are completed in stages or fully to the satisfaction of the responsible authority, no land may be used for the purposes shown on the development plan, except with a permit.

At the request or with the consent of the owner, the traffic plan may be amended to the satisfaction of the responsible authority.

### **Waste Management Plan – Residential development**

Prior to the commencement of any buildings or works on any land a waste management plan must be prepared to the satisfaction of the responsible authority for the collection of household refuse (in the event that the Council's collection service is unavailable) and must include details of the proposed collection service and measures to minimise waste.

At the request or with the consent of the owner the waste management plan may be amended to the satisfaction of the responsible authority.

### **Waste Management Plan- Commercial development**

Prior to the commencement of any buildings or works on any land a waste management plan must be prepared to the satisfaction of the responsible authority and must include the following:

- Solid and liquid waste management.
- Waste minimisation measures.
- Provision of a dedicated refuse bin storage area, located, enclosed and designed to prevent the escape of refuse and odours; and
- Provision for the disposal and collection of bottles in a manner and location to prevent nuisance or annoyance to persons in dwellings or accommodation nearby.

At the request or with the consent of the owner the waste management plan may be amended to the satisfaction of the responsible authority.

### **Storm Water Management Plan**

Any development on the land must have regard to the environmental and habitat values of the adjoining Jawbone Reserve and wetlands.

As part of a development plan application, a storm water management plan must be submitted for approval and endorsement which provides details of the collection, disposal, treatment and reuse of stormwater from the development in accordance with Water Sensitive Urban Design principles and to the satisfaction of the responsible authority.

At the request or with the consent of the owner the storm water management plan may be amended to the satisfaction of the responsible authority.

### **Dwellings**

The location of any dwellings on the land must be generally in accordance with The Range Estate Stage 7 Concept Plan (prepared by Stonehenge Creative Services P/L dated 14 September 2005).

A permit may be issued for the development of dwellings in Precinct 3A.

Any dwelling on the land must comply with the objectives of Clause 54 and 55, where applicable.

### **Medium Density Dwellings**

The location of any dwellings on the land must be generally in accordance with The Range Estate Stage 7 Concept Plan (prepared by Stonehenge Creative Services P/L dated 14 September 2005).

A permit may be issued for the development of medium density dwellings in Precinct 3A.

Any medium density development must comply with the objectives of Clause 55, where applicable.

### **Retirement Village Development**

The location of any retirement village development on the land must be within Precinct 3A as shown on The Range Estate Stage 7 Concept Plan (prepared by Stonehenge Creative Services P/L dated 14 September 2005).

Any retirement village development in Precinct 3A must:

- Provide a variety of in house ancillary uses for residents such as a common room, an area for recreation and the like.
- Provide a development with a frontage that addresses Kororoit Creek Road
- Incorporate landscaping into the design of the development which is suitable and appropriate to the use and the site.

A permit may be issued for the development of a retirement village in Precinct 4 on the Concept Plan.

### **Motel**

The location of any motel development on the land must be within Precinct 2 as shown on The Range Estate Stage 7 Concept Plan (prepared by Stonehenge Creative Services P/L dated 14 September 2005).

A permit may be issued for the development of a motel in Precinct 3A on the Concept Plan.

### **Restaurant / Function Centre**

The location of any restaurant and/ or function centre on the land must be within Precinct 3B as shown on The Range Estate Stage 7 Concept Plan (prepared by Stonehenge Creative Services P/L dated 14 September 2005).

The location and design of any advertising signs, fencing, landscaping, architectural feature and the like associated with the building must not encroach upon or obstruct the north to south public access and view corridor adjoining the land to the west.

Written approval of the hours of operation of the restaurant and/or function centre or any ancillary use is required from the responsible authority prior to the operation of the use.

#### Decision Guidelines

Before deciding whether a development plan including the landscaping plan, open space management plan and traffic plan are satisfactory, the responsible authority must consider:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The content and intent of The Range Estate Stage 7 Concept Plan (prepared by Stonehenge Creative Services P/L dated 14 September 2005).
- The extent to which the proposal achieves the objectives as set out in the purpose of the zone.
- Compliance with the urban design objectives prepared in accordance with the development plan.
- The impact of traffic generated by the proposal and whether it is likely to require special traffic management or control works in the neighbourhood and in particular access to or along Kororoit Creek Road.
- Any views on the traffic plan or a development plan expressed by Hobsons Bay City Council or Vic Roads.
- Any views expressed by the Environment Protection Authority on a development plan, environmental management plan, storm water management plan and waste management plan, as appropriate.
- Any views expressed by the Department of Sustainability and Environment on a development plan, landscape plan, open space management plan, storm water management plan and the environmental management plan.
- Vehicular and pedestrian points of access to and from the land and whether they are suitably located.
- The location and layout of car parking spaces, access lanes and access thereto from Kororoit Creek Road to them.
- The design of the proposed buildings and their relationship to existing development on adjoining sites.
- The interface with adjoining zones including conservation and residential areas.
- The extent to which the building and works are designed to preserve and enhance the landscape character of the conservation zone and surrounds.
- Whether the height, scale, bulk and setback and appearance of new development is compatible with the prevailing character of the area.
- Whether the development is of high quality architectural and urban design standard and avoids poor building and landscaping design solutions.
- Whether a high level of amenity is provided for dwellings within new development.
- Whether the development uses materials that harmonise with materials commonly found in the neighbourhood.
- Whether the development incorporates building elements and details that contribute to lightness of structure including balconies, verandahs, balustrades, roof form and articulation of the building form.
- Whether views of understorey car parking facilities, garages and carports from the foreshore/lakefront and Kororoit Creek Road are minimised.



- Whether the use of semi basement car parks which are visible from any of the foreshore roads or foreshore areas are avoided.
- Whether the height of new development does not result in unreasonable amenity impacts upon adjoining residential properties due to overshadowing, overlooking and visual bulk.
- Whether the overshadowing of public spaces is minimised.
- Landscape treatment and provision of appropriate species and location of planting.
- The provision of utility services including sewerage, water, drainage, gas and telecommunications.
- The impact of noise and light emanating from the development on the fauna of the conservation area.
- The protection and enhancement of the environmental qualities of Jawbone Reserve and public open spaces from inappropriate development.
- Whether the height of any development preserves and enhances pedestrian amenity by maintaining a human scale, allowing sunlight penetration to public spaces, and avoiding impacts due to visual bulk and architectural design.
- The extent to which safe and convenient public pedestrian access is provided through the land as shown on the Concept Plan to connect Kororoit Creek Road to the Bay Trail.

## **6.0**

11/12/2008  
C62(Part 1)

### **Contaminated Land**

Before a sensitive use (residential use, child care centre, pre-school centre or primary school) commences or before the construction or carrying out of buildings and works in association with a sensitive use commences, either:

- 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 that Act that the environmental conditions of the land are suitable for the sensitive use.

## **7.0**

16/08/2007  
C70

### **Advertising Signs**

Category 4 of Clause 52.05 will be used to consider any proposal for signage located within 20m from the foreshore.

Category 3 of Clause 52.05 applies to the remainder of the site.

Any illuminated signage on the land should be shielded from the Jawbone Reserve.

The Range Estate Stage 7 Concept Plan

