

19/02/2015
C74**SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO5**.

6230 and 6280 Great Ocean Road Apollo Bay

A development plan must be prepared to guide the subdivision and future development of the land at 6230 and 6280 Great Ocean Road, Apollo Bay.

The objectives of this schedule are to:

- Provide a planned or coordinated residential development that responds positively to the significant coastal landscape setting of the land.
- Provide for a diversity of living opportunities.
- Avoid development in areas at risk from the effects of natural processes such as flooding (riverine and coastal), erosion, landslip and salinity.

1.019/02/2015
C74**Requirement before a permit is granted**

A permit may be granted before a Development Plan has been prepared to the satisfaction of the responsible authority for the following:

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

Prior to the approval of a subdivision a Section 173 Agreement must be prepared and signed to the satisfaction of the Responsible Authority that establishes design guidelines for the residential development of the land. The design guidelines must address external materials and colours, building style and massing, garages and carports, other structures and appurtenances, landscaping and fences.

2.019/02/2015
C74**Requirements for development plan**

The **Development Plan** must include:

- The location of all land uses including areas set aside for residential development, anticipated lot yield with a range and average lot yield projections, public open space, areas of revegetation/landscaping, no development areas (i.e. clay mound adjacent to the Great Ocean Road and the land above the 40 metre contour), drainage reserves, other known or proposed servicing easements and landslip buffers.
- An internal road network that:
 - provides a high level of permeability through and within the site for pedestrians, cyclists and vehicles, providing direct and safe access to public transport connections, the Apollo Bay foreshore and walking trails, Wild Dog Creek environs and direct connecting access to the internal road network of the Mariners Vue residential development.
 - Provides access to the site from the Great Ocean Road to the satisfaction of VicRoads.

- The general subdivision layout including location and distribution of lots showing a variety of lot sizes with a minimum average lot size of 600sqm and a minimum lot size of 450sqm a graduation to larger lots at the western and northern periphery of the site and densities to encourage a range of housing types. The layout is to maximise solar efficiency to as many lots as possible. Higher residential densities should be focussed around public open space.
- Maximising surveillance of public areas through provision of street frontages to areas of public open space.
- A staging plan, if proposed, for the residential development of the land.

The **Development Plan** must be supported by the following:

- A **Town Planning Report** that includes:
 - A residential and urban design assessment of how the development of the land responds to the provisions of the Colac Otway Planning Scheme, including the State and Local Planning Policy Frameworks and Clause 56 and any other relevant planning policy.
 - An assessment of the capacity of existing water and sewer infrastructure. Opportunity for connection to a third pipe scheme is also to be explored with Barwon Water.
 - The logical sequencing of development given the need to provide full reticulation of services.
 - How the revegetation of the land above the 40 metre contour is to be managed and by what mechanism.
- A **Cultural Heritage Management Plan** that includes a Complex Assessment of the impacts and actions arising from the residential development of the land.
- A **Coastal Hazard Vulnerability Assessment** and a **Stormwater Management Strategy** that includes:
 - Consistency with Council’s Infrastructure Design Manual.
 - Stormwater flows generated within the development from events up to 1 in 3 month ARI event to be treated using Water Sensitive Urban Design elements.
 - Internal stormwater flows from events up to 1 in 5 year ARI event to be conveyed via conventional stormwater drainage infrastructure.
 - External stormwater flows from events up to 1 in 5 year ARI events to be intercepted by catch swales and conveyed through the site or conveyed via a conventional stormwater system.
 - Detention of post-developed internal flows generated by the 1 in 100 year ARI event back to pre-developed 1 in 100 year ARI event via designed overland flow paths that are kept free of development.
 - Conveyance of internal and external stormwater flows between 1 in 5 year ARI event and 1 in 100 year ARI event via designed overland flow paths that are kept free of development.
 - Input from the Corangamite Catchment Management Authority for works in, on or over Wild Dog Creek, which is a designated waterway under the Water Act.
- A **Traffic Impact Assessment** that includes:
 - Consistency with Council’s Infrastructure Design Manual.
 - An assessment of the traffic generated by the residential development of the land.
 - Classification of streets according to standards contained in Council’s Infrastructure Design Manual.

- A SIDRA analysis of any new or upgraded intersections with the Great Ocean Road.
- Pedestrian and cycling links to the Apollo Bay foreshore and walking trail.
- Identification of any off-site traffic infrastructure requirements associated with the site such as deceleration/turning lanes.
- Definition of the cross-sections, including where relevant, verge widths, naturestrips, kerb & channel, drainage, pavement widths and pathways for all identified roads within and abutting the development.
- A **Visual Impact Assessment** that includes an assessment of the development of the land from a variety of views from within Apollo Bay that includes the foreshore, shopping centre, the Great Ocean Road and Harbour, northern and southern town entry points and within Marengo.
- A **Landslip Risk Assessment** that is prepared by a suitably qualified and experienced Geotechnical Practitioner in accordance with the methodology detailed in Practice Note Guidelines for Landslide Risk Management 2007, Journal of Australian Geomechanics Society, Vol. 42: No 1, March 2007 (the AGS Guidelines). The Landslip Risk must:
 - Ascertain geomorphic processes that affect the land and provide a conclusion as to whether the area being assessed is suitable for development or can be made suitable so as to meet the tolerable risk criteria as defined in the AGS Guidelines.
 - Assess opportunities to reduce the potential for landslips and the distance of the landslip runout.
 - Identify any ‘no build’ areas and landslip runout buffers.
 - Provide detailed consideration of landslip risk issues that address how dwellings can be constructed in areas identified in the assessment as suitable for buildings.

The Responsible Authority may require any Landslip Risk Assessment that has been submitted to be reviewed by an independent Geotechnical Practitioner.

- A **Flora and Fauna Assessment** that includes:
 - Identification of the vegetation communities, the quality of habitat, the actual indigenous flora and fauna species that inhabit the site, threats to the indigenous flora and fauna species including pest plant and animal species and for any threatened flora and fauna species and communities their conservation status under local, regional, state and national legislation policies.
 - Recommendations where vegetation should be retained and by what mechanism (i.e. reserves).
 - A no net loss assessment that addresses the removal of any native vegetation to allow for the residential development of the land. This assessment will implement, as appropriate, the recommendations of the Open Space and Landscape Masterplan.
- An **Open Space and Landscape Masterplan** that includes:
 - Open space adjacent to linear drainage reserves that contains walking and cycling paths and a children’s playground. The playground design shall comply with Council’s Playground Strategy.
 - A landscaped open space reserve adjacent to Wild Dog Creek.
 - A linear open space reserve located along the clay mounds adjacent to the Great Ocean Road.
 - Any areas of proposed revegetation including the steep slopes above the 40 metre contour.
 - The extensive use, where appropriate, of local indigenous plant species throughout the development site. Exotic trees can be considered for street tree plantings.

- Proposed street planting in accordance with Council's street planting guide.

The Open Space and Landscape Masterplan is to ensure that areas set aside as unencumbered 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 must accord with Crime Prevention Through Environmental Design (CPTED) principles.

Encumbered land shall not be credited as Public Open Space. Encumbered land includes:

- Land set aside to protect significant vegetation;
 - Drainage basins, associated stormwater treatment sites and land that is subject to flooding; and
 - Land above the 40 metre contour.
- A **Bushfire Assessment** that includes an assessment of the site risk and how subdivision will respond to this risk, particularly in respect of the revegetation of land above the 40 metre contour.