

06/03/2008
C18**SCHEDULE 12 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO 12****RIVERLEE LAND, HERNE HILL, NORTH OF FORMER CEMENT WORKS**

This schedule applies to land owned by Riverlee Corporation bounded by Church Street, the Moorabool River, the former Geelong Cement Works and the rear of properties fronting Graylea Avenue, Herne Hill to ensure the new residential and associated open space areas are developed in a fully integrated manner and all detailed planning issues are resolved prior to the issue of a permit for the development of the site.

1.006/03/2008
C18**Requirements for development plan**

The development plan must include:

An Urban Design-based Masterplan prepared by a suitably qualified person with an overall design which is generally consistent with the *Revised Concept Plan reference 31/11936* dated August 2006 which includes:

- Land uses, including the specific uses proposed for the two areas marked 'Future community or recreational use(s) in private ownership' (which may be subject to future planning permits) noting that they must not be used or developed for residential purposes.
- Lot layouts which incorporate lots of varying sizes to provide diverse housing choices, generally consistent with the slope of the land, and identifies all lots intended specifically as multi-dwelling development sites.
- A plan showing the finished levels of lots to be constructed immediately abutting the Barwon Water pipe track. These lots are to provide for dwelling sites which are 4 metres below the natural ground level as measured at the pipe track boundary.
- A building envelope plan that provides for a reasonable sharing of views into the valley (including views of the line of the river) from properties in Graylea Avenue that have been developed to make use of those views.
- Roads and road reserves which identify the proposed roads layout and in particular examines any changes to existing roads and road reserves and includes:
 - Linkage into the adjoining site to the south, the former Geelong Cement Works.
 - Roads fronting onto the Public Conservation and Resource Zone wherever possible.
 - Traffic Management issues identification and traffic management solutions proposed where required.
 - Identification of future bus routes
- Appropriate Geelong Ring Road interface measures to the satisfaction of VicRoads.
- Links with existing and proposed development both within adjacent land and the wider Geelong area including pedestrian and cycle ways (noting council's preference for the main pedestrian/ cycle track to abut the Geelong Ring Road), public transport facilities, open-space links and neighbourhood linkages from existing development to the rivers, parks and commercial facilities. This is to include cycle linkages to paths adjacent to the Geelong Ring Road north of the Amendment site.
- An assessment of the impacts of the proposed development on the cultural, archaeological, historical and heritage assets and values of the site. This is to include evidence that the Wathaurong Community is satisfied with cultural archaeological treatments on identified areas of the site.

- Evidence that arrangements have been made for the provision of either a wastewater treatment plant or connection to the reticulated sewerage system to the satisfaction of Barwon Water.
- A subdivision staging plan with appropriate timing for development.

A Land Capability assessment prepared by a suitably qualified person including:

- For the escarpment and its immediate steep-sloped surrounds:
 - Evidence of the suitability of these areas for development from the points of view of steepness of slopes and risk of landslide. This should concentrate on the escarpment as follows:
 - Approximately between the 20 and the 50-metre Australian Height Datum (AHD) contour lines on the south of the site adjacent to the C17 Amendment site; and
 - Approximately between the 40 and the 60-metre AHD contour lines between Azilemot Avenue and Bonview Avenue.
 - Contour information of this land is to the Australian Height Datum at an interval of no more than 0.5 metres.
 - Areas where building envelopes will be required.
 - Areas of land that need to be stabilised and/ or left in their natural state.
- For the balance of the land:
 - Proposed site levels to AHD at an interval of no more than 2.0 metres following the relocation of soil around the site to enable acceptable gradients for development.
- For land which is subject to fill on the flood fringe:
 - Batters and retaining walls required in the flood fringe to hold back fill (to the satisfaction of the Corangamite Catchment Management Authority).

An Open Space Masterplan prepared by a suitably qualified person which includes:

- An overall public open space plan consistent with the *Revised Concept Plan reference 31/11936* dated August 2006 which:
 - Details the provision of landscaping and appropriate facilities for public use including an oval as generally shown in the *Fyansford Community Integration and Services Report* dated December 2006, car parking, as appropriate, playground equipment, as appropriate, other furniture, fencing, bollards and lighting.
 - Provides for flood compensation basins (as required for the land) to be located north of the Geelong Ring Road.
 - Incorporates a pedestrian walkways and cycle paths plan which identifies:
 - The interfaces with existing pathways.
 - Materials to be used for pathways noting that all pathways must conform to appropriate Australian Standards including gradient controls and shared pathway requirements (2.5 metres wide, line marking and signage). Pathway designs must incorporate appropriate landscaping and entry/ exit points to ensure maximum casual surveillance and public safety.
 - Indicates appropriate sites for public use facilities including car parking, as necessary, furniture, fencing, bollards and lighting cognisant of avoiding structures which may impede or disrupt the free passage of floodwater.
 - Provides for fencing along any boundaries between public open space and future privately-owned lots (generally to rural standard unless residential standard would

be more appropriate) cognisant of avoiding structures which may cause flood retardation.

- Details a long-term management strategy for the major open spaces which will:
 - Be owned, managed and maintained by the council including maintenance requirements, machinery requirements and access arrangements, including specific reference to the river environs areas where access may be more difficult, and maintenance responsibilities for any wetlands.
 - Be owned and managed initially by the developer prior to management and maintenance responsibilities being determined between the developer and the council.
 - Describe the general landscape treatment of roads in the proposed subdivision which must include the provision of substantial street trees, which are capable of softening the impact of development on the escarpment.
 - Provide for landscape treatment of the interface with the Geelong Ring Road.
- Noting that some escarpment land is too steep for development and that it may only be suitable as a landscape/ scenic backdrop, where any escarpment land is to be either owned and/ or managed and maintained by council (at any time in the future) a sub-plan for this open space area is required and shall include:
 - The division of the area into ‘natural’ and ‘improved’ areas with appropriate treatments for each.
 - The identification of noxious weeds and pests and a plan to remove them and replace them with appropriate landscape selection.
 - Detailing of a rehabilitation and revegetation program which will enable minimum maintenance as well as offering land stabilisation where appropriate.
 - The control of water runoff to prevent scouring and erosion consistent with sensitive pathway design.
 - Appropriate species selection on the basis of minimum fuel load, throughout the lifecycle of the plant growth to minimise the possible fire risk to this part of the site, consistent with the need for minimal maintenance.
 - The provision of appropriate safety barriers to prevent access to unsuitable areas, designed to blend in with the environment.
 - Fencing along boundaries between public open space and future privately-owned lots (generally to rural standard unless residential standard would be more appropriate).
- A Moorabool River open space sub-plan which includes:
 - A survey by a suitably qualified person to document and map the extent of and significance of the indigenous flora and fauna of all land zoned Public Conservation and Resource Zone.
 - A management plan including a rehabilitation and revegetation program including retention of the identified existing indigenous vegetation wherever possible; and the management of the riparian vegetation and riverbank having regard to potential platypus habitat.
 - Identification of noxious weeds and pests, and a staged pest plant and animal eradication program in the open space areas, until such time as these areas are transferred to the council.

A Site Management Plan prepared by a suitably qualified person that includes:

- A plan detailing proposed management and/ or operational practices to prevent adverse amenity and environmental impacts arising from the use of land or buildings and during

the construction of buildings and works associated with subdivision, in accordance with EPA publication No. 480 Best Practice Environmental Guidelines for Major Construction Sites and council's Stormwater Management Plan to the satisfaction of Environment Protection Authority and council.

A Water Sensitive Urban Design Plan prepared by a suitably qualified person which:

- Provides for the collection, treatment and disposal of stormwater run off, from the site and any adjoining land, in an environmentally-acceptable manner including the provision of retarding basins, treatment ponds, wetlands and bio-retention systems.
- Is consistent with guidelines established using appropriate Australian design standards consistent with council's Stormwater Management Plan including:
 - City of Greater Geelong, Standard Specification for Roadworks and Drainage – Part 6 - Engineering Design Guidelines.
 - Victorian Stormwater Committee, Urban Stormwater – Best Practice Environmental Management Guidelines.
 - Royal Lifesaving Society – draft guidelines concerning safety in and around open water bodies to ensure adequate safety measures are built into the design.
 - Melbourne Water design guidelines.
- Is underpinned by a design report for all quantity and quality treatment that:
 - Outlines the original design objectives including a requirement to minimise erosion of the river system during peak flows.
 - Details short and long term maintenance requirements and responsibilities.
 - Identifies any other elements or issues to assist long-term management of these systems.
 - Identifies lifecycle issues.
 - Provides for the design of the overland flow paths, a high flow bypass channel, and an appropriate intersection with the Moorabool River (as shown on the *Revised Concept Plan reference 31/11936* dated August 2006).
 - Identifies measures to improve stormwater quality before it is discharged into the Moorabool River, including details of design to ensure that floating material, including oil and litter cannot pass installation of gross pollutant traps to council's satisfaction. CCMA approval for the proposed design, specifically in relation to the end water flow volumes to the Moorabool River is required. The proposed stormwater quality treatment measures shall be reviewed using the *Model for Urban Stormwater Improvement Conceptualisation (MUSIC)* program, to determine the benefits of the proposed works.

In the event that normal reticulated sewerage is not the chosen option, a Wastewater Recycling System Plan needs to be prepared by a suitably qualified person(s) that would:

- Define the degree of independence of such a system or define any linkages with the closest practicable adjacent infrastructure systems.
- Define any staged implementation including any interim operational arrangements and servicing solutions.
- Address functional details of this system including relevant environmental protection measures.
- Require EPA and Barwon Water approval.
- Address water balance issues including interface issues with adjacent systems;

- Outline requirements for tanks on each lot and the requirements and obligations of future landowners.
- Detail short and long term maintenance requirements and responsibilities;
- Identify any other elements or issues to assist long-term management of these systems.
- Identify lifecycle issues.
- Detail potential transfer of facilities to Barwon Water.