

24/04/2008
C86 (Part 1)**SCHEDULE 13 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO13**

This schedule applies to Lots 1 & 2, PS139922, Lot 1 TP371338 and Lot 'B' PS502735C, being all land generally bounded by Canterbury Road West, O'Hallorans Road, Buckingham Street, Barbara Drive and the northern and western boundaries of TP604732, Lara ('the Land'). The development plan is to provide for the integrated and properly coordinated redevelopment of the land for residential purposes accompanied by extensive open space areas and a range of small-scale community and commercial facilities.

The development plan will provide for a high standard of urban and landscape design and clearly demonstrate how the area is to be serviced with reticulated water and sewerage.

1.024/04/2008
C86 (Part 1)**Requirement before a permit is granted**

Where no development plan has been approved, the responsible authority may grant a permit to construct a building or to construct or carry out works, provided it is satisfied that the buildings or works will not prejudice the preparation of the development plan, and the permit is for:

- the construction of one dwelling and associated outbuildings on any lot existing at the approval date of this clause provided it is the only dwelling on the lot, or
- buildings and works associated with the use of the land for agriculture, or
- minor extensions or alterations to existing buildings and works;

2.024/04/2008
C86 (Part 1)**Requirements for development plan**

The development plan or any stage of it must ensure the area is planned and developed in a fully integrated manner and must be generally consistent with the Indicative Concept Plan which forms part of this schedule.

The development plan must include:

A. An Urban Design Masterplan which includes:

- Contours of land at 0.25m intervals;
- Areas of proposed cut and fill;
- A report prepared by a qualified practitioner which identifies the nature and extent, including depth and rate of flow, of the 1% AEP flood event. The report must identify:
 - the proposed final contours and levels of the land following any proposed earthworks or landforming;
 - indicative location and levels of all proposed roads, lots and pedestrian / cycle routes;
 - relevant levels (including applicable flood levels) for the operation of the SBO schedule 1 and relevant finished floor levels incorporating an appropriate freeboard of not less than 300mm for buildings in each area of the development plan;
 - that all residential lots to be created will not be affected by the one percent AEP unless approved by the responsible authority and any affected lots will contain a building envelope that is shown as a restriction on the plan of subdivision.
- Indicative lot layouts which incorporate lots of varying sizes to provide diverse housing choice and allow for solar efficiency and design;

- Appropriate integration and interface with adjoining roads, adjoining residential areas to the east and any proposed open space areas. Where lots adjoin open space, they should front the open space rather than back onto it;
- The future road and pedestrian-cycle network works including:
 - A report prepared by a qualified practitioner which examines the surrounding road network including traffic volumes and distribution, intersection performance and road capacity pre and post development and identifies traffic management requirements and any changes to existing roads and road reserves;
 - Primary vehicular access to the site from adjoining roads to the west, north and south;
 - Appropriate number and spacing of intersection points with external roads;
 - An efficient, safe and convenient internal road and pedestrian-cycle network that provides a high level of access and connectivity within the development for all vehicular and non-vehicular traffic and provides opportunities for public transport. This shall include an overall plan showing footpaths throughout the development, pedestrian and cycle linkages between streets, courts and open space areas, including separate paths along both the east and west perimeters of the wetlands and drainage detention system and adjoining roads;
 - Court head treatments which provide for highly visible and useable pedestrian linkage areas, adequate surveillance from nearby dwellings, and appropriate landscaping and vehicle turning movement treatments;
 - Road hierarchy displaying connector and local access roads;
 - The construction of those parts of O'Hallorans Road, Buckingham Street and Canterbury Road West which have an abuttal to the land in accordance with plans submitted to and approved by the responsible authority. The roads shall be 7.5 metres back to back pavement width plus additional bike lane of 1.5 metres to be constructed on the internal side of development except for that part of O'Hallorans Road between Buckingham and Patullos Road which will have a seal width of 6.6 metres within a pavement of 7 metres with 1.5 m shoulders.
 - Typical cross-sectional dimensions between property lines of all collector roads clearly displaying parking, traffic and bicycle lanes/paths, footpaths, central medians (where required), kerb and channel, nature strips, street planting and drainage treatments;
 - Typical cross-sectional dimensions for local access streets between property lines clearly displaying parking, traffic paths, footpaths, kerb and channel, nature strips, street planting and drainage treatments;
 - Internal road network and external road upgrading staging;
 - Links with existing development both within adjacent land and the wider Lara township, Elcho Park and Lara Lakelands, area including pedestrian and cycle ways and public transport facilities;
 - Traffic management controls and design concepts to reduce vehicle speeds within the internal road network and at connections with Buckingham Street, O'Hallorans and Canterbury Roads and Barbara Drive;
 - Potential bus routes connecting to the existing public transport network and location of bus stopping areas, including evidence from bus operators and the Department of Infrastructure that the layout and arrangement of bus routes and stops is acceptable;
- Designation of a site for "Education purposes" in accordance with Department of Education and Training requirements unless written evidence is provided by the Department that it does not require a school site to be designated on the plan or that a suitable alternative off site location has been identified and designated for this purpose;
- Designation of a site to provide for a community space using the following criteria;

- easily visible;
- overlooking open space and water features;
- accessible to new residents as well as the existing residents in the surrounding communities;
- within walking distance to major part of catchment;
- linked to open space, pedestrian and bicycle network;
- accessible by public transport; and
- would contribute to community building by creating opportunities for people to meet;
- Designation of all floodway areas or areas subject to inundation. All areas identified as being susceptible to flooding must be located so as to not be located within a developable lot, unless the lot contains a specified building envelope outside of the area subject to inundation;
- A subdivision staging plan with appropriate timing of development, including the timing of the development of the open space areas to provide for the needs of residents prior to the completion of the staged subdivision.

B. An Open Space Masterplan which includes:

- A proposed open space network that takes into account the characteristics of the site and the surrounding area and will enhance the permeability and character of the development and complement the existing open space network.
- Provision for open space of not less than 10% of the all land affected by the provisions of this Schedule.
- This open space:
 - May include a mixture of land zoned Residential 1 Zone (R1Z) and Urban Floodway Zone (UFZ) with the majority located within the UFZ;
 - Must include some areas located outside areas affected by the 10% AEP, configured so as to be useable for a wide range of active informal outdoor recreational uses, including a mix of passive park and active spaces incorporating playgrounds.
- The open space outside areas affected by the 10% AEP shall be located so as to be conveniently accessible to all residents during periods of inundation of the land affected by the UFZ, such areas shall include two parcels of land each with a minimum area of 2000 square meters and located either side of the UFZ in the Residential 1 Zone.
- A strong unified landscaping treatment through the subdivision reinforcing linkages between the areas proposed for residential development and the wetlands and drainage detention system which traverse the land.
- Provision for pedestrian and cycle linkages within the proposed residential development, utilizing areas affected by the 1% AEP event.
- A landscape concept plan detailing the landscaping treatments, design and location of facilities for public use including:
 - An appropriate interface between the public open space and the Wetlands and Drainage Detention System that has regard to the need for safe pedestrian access and the maximization of casual surveillance of these two areas from the residential development;
 - Playgrounds, pedestrian and cycle paths, bridges, water edge structures, BBQ areas;
 - Materials used for pathways noting that all pathways must conform to appropriate Australian Standards including shared pathway requirements. Pathway design must

incorporate appropriate landscaping and entry/exit points to ensure maximum casual surveillance and public safety;

- Park furniture including bollards, seats and lighting;
 - Open space landscaping treatments using indigenous plantings including species within and adjacent to water bodies appropriate for achieving biodiversity values and meeting water sensitive urban design objectives;
 - Fence treatments for lots adjoining or opposite open space areas to maximise casual surveillance and streetscape integration;
 - Description of the general landscape treatment of the roads in the area.
- Location of potential commercial-community activity nodes. The plan shall where practicable include all such facilities above designated flood levels;
 - Details of the management strategy for the major open spaces which will be owned and managed initially by the developer prior to management and maintenance responsibilities being determined between the developer and the responsible authority.

C. A Water Sensitive Urban Drainage Masterplan which:

- Provides for catchment stormwater drainage and flood mitigation management measures on the subject land ensuring no unreasonable detriment to surrounding areas to the standard required by the responsible authority;
- Provides for the collection, treatment and disposal of stormwater runoff that reflects best practice requirements including the provision of water detention basins and water quality treatment wetlands within the open space and bioretention systems within the local street network;
- Is consistent with guidelines established using appropriate Australian design standards consistent with the responsible authority's Stormwater Management Plan including:
 - Melbourne Water, 2003, *Guidelines for Development in Flood-prone Areas*
 - City of Greater Geelong, *Standard Specification for Roadworks and Drainage – Part 6 - Engineering Design Guidelines*;
 - Melbourne Water, 2005, *Water Sensitive Urban Design Engineering Procedures: Stormwater*;
 - Royal Lifesaving Society –guidelines concerning safety in and around open water bodies to ensure adequate safety measures are built into the design.
- Provides for the movement of water within the lakes and wetlands to minimise incidence of blue-green algal bloom outbreaks during summer periods.
- Is underpinned by a design report for all stormwater quantity and quality systems that:
 - Outlines the original design objectives including a requirement to retain downstream flows to existing rural flows;
 - Ensures a design philosophy of 'zero adverse impacts' to surrounding areas;
 - Details short and long term maintenance requirements and responsibilities for the wetlands, detention basins and aesthetic lakes;
 - Identifies any other elements or issues to assist long-term management of these systems;
 - Identifies lifecycle issues;
 - Provides for the design of overflow paths for a 1 in 100 year flood event;
 - Identifies measures to improve stormwater quality before it is discharged downstream, including details of design to ensure that floating debris is removed,

including installation of litter and gross pollutant traps to the satisfaction of the responsible authority;

- Sets out details of the stormwater quality treatment measures which have been reviewed using the MUSIC (Model for Stormwater Improvement Conceptualisation) program to determine the benefits of the proposed works.

D. An Environmental and Site Management Plan providing for:

- An assessment of the impacts of the proposed development on the cultural, archaeological, historical and heritage values of the site and appropriate management recommendations;
- A plan detailing proposed management and/ or operational practices to prevent adverse amenity and environmental impacts arising from the construction of works associated with subdivision, in accordance with the City of Greater Geelong Stormwater Management Plan to the satisfaction of the responsible authority..

Indicative Concept Plan

