

04/02/2016  
VC127

## **SCHEDULE 21 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO21**.

### **POINT LONSDALE RESIDENTIAL AND WATERWAYS DEVELOPMENT**

This schedule applies to the land at Point Lonsdale described as:

Part of Volume 10662 Folio 736, Part of Volume 10662 Folio 737

Volume 10045 Folio 074, Volume 10045 Folio 075

Volume 10684 Folio 101, Volume 10721 Folio 275 and Volume 9901 Folio 324.

It is required to ensure that the new residential and open space system proposed for the land is planned and developed in a fully integrated and comprehensive manner that has regard to all major planning issues (including native vegetation protection, stormwater management, landscaping, open space linkages, flood protection, urban design, traffic issues and pedestrian linkages).

#### **1.0 Requirement before a permit is granted**

29/04/2010  
C150

Before a Development Plan has been approved by the responsible authority, a permit may be granted for:

- the use and development of any social, community or educational facility.
- the staged subdivision, associated earthworks, native vegetation removal and road access generally in accordance with planning application number 673/2007.

#### **2.0 Conditions and requirements for permits**

29/04/2010  
C150

A planning permit allowing the development of the Point Lonsdale Residential and Waterways project must include conditions relating to the following:

- The subdivision and development of the land must not commence until a Development Plan has been approved under Schedule 21 to Clause 43.04.
- Compliance with Building and Landscape Design Guidelines forming part of the approved Development Plan.
- Preparation and approval of the following plans and staging plans:
  - Project Environmental Management Plan (PEMP), generally in accordance with the Environmental Management Framework forming part of the approved Development Plan;
  - Earthworks Plans, generally in accordance with the Earthworks Master Plan forming part of the approved Development Plan;
  - Landscape Plans, generally in accordance with the Landscape Master Plan forming part of the approved Development Plan;
  - Stormwater Drainage Plans, generally in accordance with the Stormwater Drainage Master Plan forming part of the approved Development Plan;
  - Construction Management Plan;
  - Waterways Plans, generally in accordance with the Waterways Master Plan forming part of the approved Development Plan;
  - Native Vegetation Offset Plan.

- A requirement to enter into agreements pursuant to Section 173 of the Planning and Environment Act 1987, containing:
  - the timing for the transfer to Greater Geelong City Council of conservation areas, open space and waterways as shown in the approved Development Plan;
  - requirements to design and construct, at the Owner's cost the intersections at primary access points off Bellarine Highway and Shell Road;
  - requirements for line-marking works on Fellows Road at the Owner's cost;
  - requirements to contribute a reasonable proportion of the cost of any intersection upgrades at:
    - Bellarine Highway/Fellows Road; and
    - Point Lonsdale Road/Lawrence Road;
  - construction or upgrading of a shared path along Lawrence Road between Fellows Road and Point Lonsdale Road;
  - requirements for the design and construction of a community facility not exceeding 500 square metres to the satisfaction of the responsible authority at the Owner's cost and the subsequent transfer of ownership of the facility to the City of Greater Geelong;
  - requirements for the construction and maintenance of all dwellings to comply with the Building and Landscape Guidelines forming part of the approved Development Plan;
  - requirements to ensure no cats are kept on any lot;
  - requirements for minimum floor levels for all residential and commercial buildings of 2.35m AHD on all lots.

### 3.0

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#### Requirements for Development Plan

The Development Plan must be generally in accordance with:

- The Point Lonsdale Residential and Waterways Illustrative Master Plan in Clause 4.0.
- The Point Lonsdale Residential & Waterways project Environment Effects Statement and Technical Reports Vols 1-14 (Nov 2007).
- The Minister's Assessment under the *Environment Effects Act 1978* of the Stockland Residential & Waterways Development Point Lonsdale (Jan 2009).

The responsible authority must consult with the Borough of Queenscliffe Council and Department of Sustainability and Environment before approving the Development Plan.

At any one time, only one Development Plan may be approved for the land covered by this Schedule.

The Development Plan must include the following:

- The location, type and extent of residential accommodation including for aged care, retirement living and medium density housing.
- The location of community, rural, retail and open space uses including conservation areas and waterways.
- The provision of an aged care facility to accommodate approximately 120 beds and a retirement village containing a minimum of 170 independent living units.
- The provision of a community hub, including a multi-functional community facility having a minimum building area of 500 square metres, to service both the existing residents of Point Lonsdale and the new community.

- The provision of any temporary community facility to operate before the completion of the community hub.
- The provision of a minimum of 87 hectares of open space, including conservation areas, local parks and waterways.
- Lot layouts, approximate number of lots and estimated number of dwellings.
- The extent of earthworks (areas of cut and fill).
- Contours at 0.5m intervals and existing vegetation.
- Views to and from the site.
- Access and connection points.
- Road layout.
- Proposed linking points to surrounding land.
- Pedestrian and cycle paths.
- The location of vegetation to be retained and removed.
- Any sites of environmental, cultural or heritage significance.
- Open space and recreation areas and their intended functions.
- Major drainage lines, water features, and floodways.
- The relationship of the development of the land to the existing and proposed land uses on adjoining land.
- Key environmental characteristics of the site including environmental constraints;
- Any other matter the responsible authority may reasonably require.
- **An Environmental Management Framework.** The Environmental Management Framework must be generally in accordance with the Point Lonsdale Environmental Management Framework (Golders Associates Pty Ltd revised March 2009).
- **An Earthworks Master Plan.** The Earthworks Master Plan must be generally in accordance with the approved EES for the land and the Minister's Assessment under the Environment Effects Act 1978 of the Stockland Residential & Waterways Development Point Lonsdale (Jan 2009) and must include:
  - Areas and volumes of soil to be excavated and filled;
  - An area representative of the original condition of the northern dune;
  - Reference to, and demonstration of compliance with, any requirements specified by the Corangamite Catchment Management Authority (CCMA) in relation to finished surface levels, flood levels, proposed minimum floor levels and limitations or conditional statements attached to data provided by the CCMA;
  - Approximate finished landform contours and finished levels;
  - Provision for minimum floor levels for all residential and commercial buildings of 2.35m AHD to accommodate the Victorian Coastal Strategy 2014 projected sea level rise of 0.8 metres by the year 2100 (or any subsequent state government adopted sea level rise figure) including consideration of options for raising floor levels that do not rely on bulk fill;
  - Geotechnical specifications to ensure that the residential development areas are suitable for the intended use;
  - A testing programme for the placement and compaction of fill material including provision for completed works to be certified by an agreed appropriately qualified Geotechnical Engineer, to be funded by the developer.

- **A Landscape Master Plan.** The Landscape Master Plan must be generally in accordance with the approved EES for the land and the Minister's Assessment under the *Environment Effects Act 1978* of the Stockland Residential & Waterways Development Point Lonsdale (Jan 2009) and must include:
  - A strategy for landscaping throughout the site which shows design principles for each space, what amenities they might provide, the function of the open space, the suite of vegetation species to be used in roads and open space areas (including indigenous tree canopy adjacent to open space reserves), interface approaches to site boundaries and major roads, and fence design for lots adjacent to open space reserves;
  - A Nutrient and Irrigation Management Plan (NIMP) which lays out the annual water usage and fertilizer (nitrogen and phosphorus) loading associated with treatments outlined in the Landscape Master Plan. The NIMP should provide details of any proposed soil amendments composition and phosphorus retention capacity of imported fill and soil and plant testing schedules to be employed to ensure these regimes are retained;
  - Staging and likely sequence of development of the open space areas;
  - Vegetation communities to be established on the land;
  - The location for a future bicycle/pedestrian link between the subdivision and the Bellarine Rail Trail;
  - Car parking locations and layout adjacent to all open space areas. This must detail treatment of car parks including landscaping and lighting;
  - Show measures that restrict swimming, fishing, powered boating and dogs within the waterways, including appropriate signage, with all watercraft prohibited in the western conservation area;
  - The western conservation area of the waterway should have a natural edge treatment, where possible to allow for natural regeneration of plants and wading birds, and should involve the relocation of the boardwalk from the tidal saltmarsh area further east over the waterway. This will result in the construction of a bicycle and pedestrian bridge;
  - Final design, location and type of paths in the western conservation area and Moonah woodland to the satisfaction of the Responsible Authority;
  - Deletion of all referencing to the species *Leptospermum laevigatum* (Coastal Tea-tree);
  - Landscaping at all intersections must be designed to ensure that the landscaping does not impact upon sight distances;
  - The maintenance schedule that details responsibilities and requirements for the ongoing maintenance of all landscaped areas.
- **A Stormwater Drainage Master Plan.** The Stormwater Drainage Master Plan must be generally in accordance with the approved EES for the land and the Minister's Assessment under the *Environment Effects Act 1978* of the Stockland Residential & Waterways Development Point Lonsdale (Jan 2009) and must cater for the entire site, existing areas draining to the site and abutting undeveloped land and detail:
  - Any temporary or permanent drainage infrastructure that is required to facilitate effective staging of the subdivision to ensure the completion of any stage;
  - How the drainage system integrates with the function of the Waterways Master Plan;
  - How the plans are consistent with the design objectives of the State Environment Protection Policy (Waters of Victoria);

- How the plans differentiate between aesthetic and functional features and identifies their locations;
  - How the flow management system would achieve the design objectives during construction and operation of the waterways;
  - The design of the hydraulic connection from Lake Victoria in a manner consistent with the adopted flood levels of both the site and land adjacent to Lake Victoria;
  - Measures to retrofit the existing Lonsdale Lakes residential estate with bioretention systems to further reduce the pollutant load to the Site Lake System.
- **A Waterways Master Plan.** The Waterways Master Plan must be generally in accordance with the approved EES for the land and the Minister’s Assessment under the Environment Effects Act 1978 of the Stockland Residential & Waterways Development Point Lonsdale (Jan 2009) and must be designed in accordance with best practice principles and provide the following details all to the satisfaction of the responsible authority and the relevant Floodplain Management Authority:
- The staged development of the lake system;
  - The form, function and management of the waterways, which includes:
    - the design of the lakes, edge treatments, depth and function;
    - the provision of appropriate safety barriers or fencing to manage public access;
    - the provision of appropriate facilities for public uses;
    - the provision of appropriate safety barriers or fencing to manage public access;
    - compliance with the requirements of the Royal Life Saving Society – Guidelines for Safety in Urban Water Developments.
  - The minimisation of stagnant water within the stormwater drainage system to reduce the potential breeding ground for mosquitoes;
  - How the lake system integrates with the function of the Stormwater Drainage Master Plan;
  - A long term management, maintenance and monitoring strategy for the waterways during and post construction;
  - Measures to limit any impacts on Lakers Cutting in particular groundwater and sediment runoff;
  - The installation of a floating litter trap (Bandalong type) in the outlet channel north of the Bellarine Highway. Note, this must have legal vehicular access at a safe location that will ensure the litter trap can be easily serviced;
  - Life cycle management and maintenance costing for the waterways;
  - Have regard to catchment-wide issues, including flood levels, catering for flood flows within and through the site, upstream impacts on Lake Victoria, minimum development levels and floor levels.
- **Building and Landscape Design Guidelines.** The Guidelines must be consistent with Chapter 5 of the approved EES for the land and have regard to relevant guidelines in the Building Siting and Design Guidelines – Point Lonsdale Coastal Area – Borough of Queenscliffe.

