

21/10/2010
C146**SCHEDULE 23 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO23****LAND BOUNDED BY JETTY ROAD, CENTRAL ROAD, ADA STREET & THOMAS STREET, CLIFTON SPRINGS****1.0 Requirement before a permit is granted**21/10/2010
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Before a development plan has been prepared, a permit may be granted for the following:

- The construction of one dwelling and associated out buildings on any lot existing at the approval date provided it is the only dwelling on the lot.
- Any buildings and works associated with the use of the land for agriculture.
- Extensions or alterations to existing buildings and associated works.

2.0 Requirements for development plan21/10/2010
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A development plan must be prepared to the satisfaction of the Responsible Authority to guide the future subdivision, use and development of the land bounded by Jetty Road, Central Road, Ada Street & Thomas Street, Clifton Springs.

Only one Development Plan may be approved for the entire area covered by this Schedule.

2.1 Requirements21/10/2010
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The Development Plan must include:

An **Urban Design Masterplan** that includes:

- The location of all proposed land uses including but not restricted to roads, public open space, drainage reserves, and other known authority reserves.
- The general subdivision layout including location and distribution of lots showing a variety of lot sizes and densities to encourage a range of housing types.
- An open space network which includes:
 - A minimum 10% unencumbered land open space contribution.
 - Public open spaces should be bounded only by development frontages and/or roads on at least three sides.
- Designated off road walking and cycling paths connecting to the adjoining walking and cycling path network (Reference to Greater Geelong Cycle Strategy, 2008).

A **Road Network and Traffic Management Plan** complying with any VicRoads requirements that includes:

- An internal road network that provides a high level of permeability through, and access within, the development for all vehicular and non vehicular traffic and which responds to the topography of the site. Road intersections should be located on Thomas Street and Ada Street only, with no new road intersections to be located on Jetty Road or Central Road. Treatment of the Jetty Road frontage should take into account existing site conditions and any relevant future planning elements within the Jetty Road Urban Growth Area.

- Limited direct access for lots fronting Ada Street and Central Road in the vicinity of the Ada Street and Central Road intersection, as determined by Council. These lots are to be accessed by the internal road network only.
- Traffic management controls for the internal road network.
- The Road Network and Traffic Management Plan is to address all off-site traffic infrastructure requirements associated with the development of this site.
- The Road Network and Traffic Management Plan must be accompanied by a Road Safety Audit prepared by an appropriately qualified person and must address any safety issues raised by the Audit.
- Perimeter roads shown to cater for a parking lane adjacent the land to which this DPO applies, and a through lane of 4.1 metres.
- Provision of on-road bicycle lanes for Ada Street and Thomas Street.
- Conflict treatment where Thomas Street intersects with Jetty Road and Central Road and where Ada Street intersect with Jetty Road and Central Road (Reference to Greater Geelong Cycle Strategy, 2008).

A detailed **Flooding, Stormwater and Drainage Management Plan** that takes an integrated approach to stormwater system management, is designed with reference to the whole of the catchment and includes:

- Reference to:
 - WSUD Engineering Procedures: Stormwater, CSIRO Publishing, 2005;
 - Urban Stormwater: Best Practice Environmental Management Guidelines, CSIRO Publishing, 1999;
 - City of Greater Geelong Stormwater Management Plan, 2002.
- A Drainage Feasibility Study.
- Water Quality Impact Report.
- A single, integrated stormwater management system that ensures peak discharge rate, and pollutant load of stormwater leaving the land covered by this DPO post development is no greater than pre-development and is to be discharged to Griggs Creek or as otherwise nominated by Council.
- Approximate size and location of all drainage system components.
- The Flooding, Stormwater and Drainage Management Plan is to address all off-site drainage infrastructure requirements associated with the development of this site and be developed with due consideration of other land and developers in the whole of the catchment containing this site.

An **Open Space and Landscape Masterplan** that includes:

- A Flora Assessment in accordance with the Native Vegetation Management Framework.
- The extensive use, where possible, of local indigenous species throughout the development.
- A recreation reserve of a minimum of 0.5 hectares, located at 19-49 Thomas Street, Clifton Spring, generally central to the development and incorporating children's play facilities, park furniture, path network and landscape elements.
- An assessment of existing vegetation within the amendment area and the abutting road reserves and identification of any vegetation to be retained. Such vegetation may influence road alignments, overland flow paths for stormwater or open space siting.

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Decision guidelines

In considering whether or not to approve or amend a development plan, the responsible authority must consider:

- The objectives and requirements of this schedule,
- The State and Local Planning Policy Frameworks, and
- The views of any Government Department or statutory authority.