

05/07/2018
C373**SCHEDULE 26 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO26**.**LONSDALE GOLF COURSE REDEVELOPMENT****1.0 Requirement before a permit is granted**05/07/2018
C373

A permit may be granted for use or to subdivide land or to construct a building or to construct or carry out works that is not in accordance with the development plan, including:

- Any buildings or works associated with the operation of the existing golf course (including relocation of course maintenance facilities).
- Subdivision of Lot 1 on Title Plan 822391K into two lots generally in accordance with Greater Geelong Planning Permit Application 879/2017.

2.0 Conditions and requirements for permits05/07/2018
C373

The following conditions and/or requirements apply to permits:

A permit for the subdivision of the land into residential lots must include, as appropriate, conditions relating to:

- Compliance with and implementation of the Urban Design Master Plan, Landscape Master Plan and the Stormwater Drainage Master Plan forming part of the approved Development Plan.
- A Construction Management Plan.
- A detailed Tree Protection Plan in accordance with AS4970-2009 including trees in the Fellows Road and Gill Road road reserves.
- A Native Vegetation Off-Set Management Plan if remnant vegetation is to be removed.
- Compliance with and Implementation of the Building and Landscape Guidelines forming part of the approved Development Plan.

A permit for the development of the golf course area must include, as appropriate, conditions relating to:

- Compliance with and implementation of the Golf Course Layout and Landscape Master Plan and Environmental Management Framework forming part of the approved Development Plan.
- A Project Environmental Management Plan.
- Landscape and revegetation plans generally in accordance with the Landscape Master Plan forming part of the approved Development Plan;
- Stormwater Management Plans generally in accordance with the Stormwater Drainage Master Plan forming part of the approved Development Plan for the Residential Subdivision Area.
- A Native Vegetation Off-Set Management Plan.
- A Maintenance Plan for the ongoing management of all landscaped and natural areas.
- Coastal Acid Sulphate Soils Management Plan to the satisfaction of the Department of Sustainability and Environment and the Environment Protection Authority.
- An Earthworks Master Plan.

3.0 Requirements for development plan

05/07/2018
C373

A development plan must include the following requirements:

The development plan must be generally in accordance with:

- The Lonsdale Golf Club Proposed Golf Course Layout Masterplan prepared by Ogilvy Clayton Cocking Mead (OCCM) included in this clause.

Separate development plans may be prepared and approved for the Residential Subdivision Area and the Golf Course Area in order that the residential subdivision can precede the golf course works.

A development plan may be amended with the approval of the responsible authority.

Residential Subdivision Area

The development plan for the Residential Subdivision Area must include the following requirements:

An **Urban Design Master Plan** that includes:

- A detailed site analysis plan showing existing conditions on the subject land and adjoining and opposite properties, contours at 0.5 metres and existing vegetation.
- A subdivision layout that:
 - Creates a safe, convenient and legible street layout design that ensures development fronts streets and public open space.
 - Provides for a minimum of 100 residential lots including a mix of lot sizes to provide for multi dwelling residential development.
 - Shows key surface stormwater drainage elements including stormwater/irrigation basins, treatment areas, outfalls and overland flow paths to protect existing and future residential developments.
 - Provides a road network and hierarchy providing two access points to Fellows Road, the primary access to be opposite Kirk Road.
 - A concept for the intersection treatment of the primary access road, Fellows Road and Kirk Road.
 - Provides no direct road access from Gill Road other than pedestrian/cycle access to the residential area and clubhouse precinct.
 - Shows proposed pedestrian networks providing permeability through the site including access to the future clubhouse precinct and through the golf course area at the rear of properties fronting Digger Court and Norman Crescent to the Emily Street reserve.
 - Shows the primary open space area and any associated area set aside for stormwater management adjacent to the future clubhouse precinct and minor open spaces providing connection to Fellows Road.
 - Provides for a 5 metre widening of the Gill Road and Fellows Road reserves where appropriate in order to protect existing roadside vegetation.
 - Shows a lot layout along the Fellows and Gill Road frontages which provides for common access-ways where necessary to avoid removal of trees designated for retention in the Landscape Master Plan.
 - Retains significant vegetation as shown on the Landscape Master Plan.
 - Shows staging of development.

A **Landscape Master Plan** that includes:

- Detailed tree retention and tree removal plans which aim to retain existing trees where practicable.

- The provision of a 5 metre landscape buffer along the north boundary of the site adjoining the existing residential properties.
- Measures by which all the 5 metre landscape buffer areas along the northern boundary is to be protected by title restrictions or other agreements.
- Landscaping details for public open space areas (including all playgrounds, earthworks, seats, bollards and fencing), road reserves and the 5 metres landscape buffer strip along the northern boundary.
- Details of plant species to be used including extensive use of local indigenous species within open space areas and where suitable within nature strips or street trees throughout the development.
- Landscaping treatment of the Fellows Road and Gill Road reserves designating trees to be removed, retained and re-established using local indigenous species.
- Implementation measures which need to be taken to ensure protection of trees designated for protection from damage caused by residential building construction and creation of access-ways on residential lots and by the provision of services in road reserves.
- Provision of pedestrian walkways throughout the residential area to the future clubhouse/open space precinct and an unsealed path along the Fellows Road frontage of the site.

Building and Landscape Design Guidelines that have regard to the Building Siting and Design Guidelines – Point Lonsdale Coastal Area – Borough of Queenscliffe.

A Stormwater Drainage Master Plan that:

- Caters for the entire site and existing areas draining to the site.
- Is designed in accordance with the following reference documents:
 - WSUD Engineering Procedures: Stormwater, CSIRO Publishing, 2005.
 - City of Greater Geelong Stormwater Management Plan, 2002.
 - City of Greater Geelong Standard Specification for Roadworks and Drainage – Part 6 – Engineering Design Guidelines.
 - Infrastructure Design Manual.
- Provides for the collection, treatment and disposal of stormwater runoff which reflects best practice in water sensitive ‘urban’ design, in particular the manner in which stormwater excess from the residential component is harvested for golf course irrigation;
- Provides a detailed written description and concept plans of the proposed system of stormwater quality treatment measures. This should include suitable sized areas to be set aside for features such as wetlands, vegetated swales, bio-retention systems, gross pollutant traps and water detention/sedimentation basins. Stormwater quality treatment measures are to be assessed using the MUSIC (Model for Urban Stormwater Improvement Conceptualisation) program to determine whether the proposed treatments meet the water quality objectives listed in the State Environment Protection Policy (Waters of Victoria) and CSIRO Urban Stormwater Best Practice Guidelines;
- Demonstrates that there will be no decrease in run-off water quality and that existing downstream flows are restricted to pre-development levels to prevent impacts on the surrounding sensitive environments, including Lake Victoria;
- Provides for the design of overflow paths for a 1:100 year flood event to protect existing and future residential development and which takes account of erosion impacts;
- Provides for the staging of construction of stormwater infrastructure having regard to the proposed staging of residential subdivision.

- Outlines in detail the construction and maintenance requirements of the wetland and detention/sedimentation basins, in particular while development is proceeding and post construction when the wetland plants are establishing.

Golf Course Area

The development plan for the Golf Course Area must include the following requirements:

A **Golf Course Layout and Landscape Master Plan** that includes:

- A detailed site analysis plan showing existing conditions on the subject land and adjoining properties.
- Details of vegetation communities to be removed, retained and established on the land showing plant species to be used including extensive use of local indigenous species.
- A detailed course layout plan including:
 - All earthworks, tees, fairways, greens and clubhouse precinct.
 - Earth mounding and vegetation screening measures to minimise disturbance to avifauna adjoining golf holes around the edge of Lake Victoria.
 - Stormwater overland flow paths, storage and detention basins and treatment wetlands.
 - Concept plans of the proposed system of course irrigation.
 - The location of any public pedestrian paths through the golf course land.
 - Areas of restricted access to golfers.
 - Details of fencing to regulate human access to restricted areas or reduce the likelihood of errant golf balls entering restricted access areas or adjoining land
 - Interfaces with adjoining land.
- A layout plan of the clubhouse precinct and car parking area and related landscaping and proposed built form of the clubhouse.

An **Environment Management Framework** incorporating:

- Erosion and sediment control measures to protect Lake Victoria and surrounding wetlands, including during construction of the new golf holes;
- A Stormwater Drainage Masterplan including details of site drainage measures including permanent water bodies and dams for on-site irrigation;
- A Nutrient Management Plan outlining water quality management measures and monitoring program (including irrigation and chemical/fertilizer use) to minimise wetland and ground water contamination;
- Management strategies which respond to a detailed Coastal Acid Sulphate Soils (CASS) Hazard Assessment;
- A Native Vegetation Management Plan which identifies all existing native vegetation, areas proposed for rehabilitation, removal and offset requirements (including monitoring and reporting) and the means of protection of all sensitive vegetation both on-site and in the immediately surrounding areas;
- Detail the means of implementing on-going monitoring of the Native Vegetation Management Plan to ensure long-term habitat improvement;
- A Maintenance Schedule for the eradication and control of pest plants, weeds and vermin;
- Identification of any areas of Orange-bellied Parrot habitat within the site or the immediately surrounding area and the measures to be implemented to ensure their protection and enhancement;

- A Construction Management Plan which ensures minimal site disturbance during construction, outlines measures for protecting sensitive flora and fauna both on site and in immediately surrounding areas (including avoidance of construction during bird migratory periods); and
- Details of the resources and expertise required to implement the Environmental Management Framework, including liaison with and utilisation of community environmental groups.

