

17/07/2014
C285**SCHEDULE 29 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO29**.

MANZEENE VILLAGE, LARA

This schedule applies to land in the Manzeene Village Precinct in Lara, generally bounded by Patullos Road, O'Hallorans Road, Kees Road and to the rear of established residential properties to the east.

The objective of this schedule is to ensure that a range of detailed planning issues are resolved prior to commencement of development of the area.

1.0 Requirement before a permit is granted17/07/2014
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A permit may be granted for the following before a development plan has been approved by the responsible authority:

- an extension or alteration to existing building
- the construction or carrying out of minor works including site preparation works,
- subdivision of land to create a lot for an existing dwelling

Before granting a permit the responsible authority must be satisfied that the permit will not prejudice the future use and development of the land in an integrated and orderly manner.

2.0 Conditions and requirements for permits17/07/2014
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A permit must contain conditions or requirements which give effect to the provisions and requirements of the approved Development Plan.

A permit for subdivision of land within the Kees Road Catchment identified within the Stormwater Management Plan April 2013 prepared by Spire must contain the following conditions and requirements, unless the responsible authority is satisfied that the conditions and requirements has been satisfied by an alternative method:

- Prior to certification of the Plan of Subvision the developer must secure easement(s) (or widened easements) to Hovells Creek to the satisfaction of Council.
- All costs associated with the facilitation and delivery of down stream drainage works to Hovells Creek, including acquisition of easement land and outfall construction, shall be at the cost of the developer.

3.0 Requirements for development plan17/07/2014
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The Development Plan may consist of a plan and associated planning and technical reports and other documents. The Development Plan must ensure the Manzeene Village Precinct is planned and integrated with the adjacent Lara West Precinct.

The Development Plan must include:

An **Urban Design Masterplan** that includes:

- The location of all proposed land uses including, but not restricted to, roads, open spaces, encumbered open spaces, and medium density housing.
- A general subdivision pattern that:
 - includes the location and general distribution of lots showing a variety of lot sizes and densities to encourage a diversity of housing types.

- optimises solar access to as many lots as possible.
- provides for restricted access to lots off Kees Road.
- ensures roads are not edged by back fencing.
- ensures open space reserves are primarily interfaced by roads and dwelling frontages.
- Details of proposed treatments to manage sensitive interfaces between residential and non-residential land uses and residential and established rural residential uses.
- Details of proposed urban design treatments, such as front setbacks and fencing treatments, to conserve and enhance the rural 'avenue' character of Manzeene Avenue and the rural character of Kees Road.
- Details of how land identified for useable public open space will be delivered as part of the open space contribution.
- Identification of the south-west corner as a possible site for non-residential uses including hotel, food and drink premises and service station.
- The views of the relevant authority administering the *Pipelines Act 2005*, on proposed land uses located within the pipeline measurement length (as shown in Map 1).
- A requirement that the development of land directly abutting the established residential properties to the east is designed to include a public pedestrian connection, if a lot on Cameron Crescent between Penny and Tydman Courts has been identified for this connection by Council prior to certification of the relevant stage of subdivision, or as otherwise agreed by Council and the Proponent.

An Integrated Water Management Plan responding to flooding, stormwater and drainage management. The plan must be generally in accordance with the principles outlined in the Stormwater Management Plan April 2013, prepared by Spiire (and informed by the BMT WBM Flood Impact Report April 2013), and include:

- Reference to:
 - WSUD Engineering Procedures: Stormwater, CSIRO Publishing, 2005;
 - Clause 56.07 of the Greater Geelong Planning Scheme;
 - City of Greater Geelong Stormwater Management Plan, 2002; and
 - The Infrastructure Design Manual and associated Design Notes.
- A Drainage Strategy that addresses:
 - Drainage Feasibility;
 - Stormwater Quality Management;
 - Peak Discharge Management; and
 - Functional Peak Flood Level Determination.
- Identification of all land to be set aside for drainage purposes, detailing the approximate size and location of all drainage reserves and system components, including retarding basins to meet peak discharge limits and WSUD elements to meet Best Practice Environmental Management Guidelines.
- Identification of any land (including land external to the Manzeene Village development on which flooding will be affected by the Manzeene Village development) that:
 - is to be set aside for drainage purposes, including size, location and type of use of each of the major drainage elements to be located therein;
 - is subject to flooding pre-development;
 - is subject to flooding post-development; and

- is proposed to be filled.
- A demonstration that all land proposed to be used for residential and permitted non-residential uses is above the 100 year ARI flood event plus the appropriate freeboard.
- Easement creation and/or widening and realignment as necessary to ensure adequate provision for pipe-laying and maintenance, both within the development Precinct, and to external affected properties.
- A stormwater management system that ensures peak discharge rates, pollutant loads of all stormwater leaving the site post development are no greater than pre-development and that ensures no adverse impacts to any surrounding area, upstream or downstream.
- Consideration of development staging in the event of: (a) the Lara West Precinct commencing prior to the Manzeene Village Precinct; or (b) the Manzeene Village Precinct commences first with the Lara West Precinct remaining undeveloped.

A Road Network and Traffic Management Plan that includes:

- A Movement Network that:
 - promotes a high degree of internal permeability for a variety of transport modes.
 - enables integration with the Lara West Precinct, including the continuation of the main East-West Connector Street through to Manzeene Avenue and along Manzeene Avenue to Kees Road, being designed to accommodate a public bus route and signalised at its intersection with O'Hallorans Road.
 - integrates with the proposed shared path along Patullos Road.
- A Traffic Impact Assessment that:
 - calculates the expected traffic volumes and the impact on the existing road network as a result of the development.
 - identifies necessary treatments or upgrades of roads, intersections or the pedestrian network, including Kees Road, between Benjamin Drive and Windermere Road.
 - outlines the management of the south-west corner by concentrating access/egress on O'Hallorans Road and limiting access/egress to Manzeene Avenue and Patullos Road.
 - defines the cross-sections, including where relevant, verge widths, nature strips, kerb & channel, pavement widths and pathways for all identified roads within the development, to meet the network traffic needs.
- Concept designs for O'Halloran's Road and the intersections of Patullos Road/O'Hallorans Road and Windermere Road with O'Hallorans & Kees Roads (subject to inclusion of channelised right turn lanes), consistent with designs prepared for the Lara West Precinct.
- A Pedestrian and Bicycle Network Plan should be prepared that:
 - provides an integrated and continuous network of safe, efficient and convenient footpaths, shared paths and bicycle lanes.
 - enables connections with the future growth area to the west.

An Open Space and Landscape Masterplan that includes:

- An open space contribution equal to the amount specified in the schedule to Clause 52.01 or in-lieu cash payment or combination of both. No more than 2.3% of encumbered open space, including drainage reserves and native grassland reserves, shall form part of the open space contribution.
- Areas of at least 0.5 hectares to be developed as small local parks generally adjacent to drainage reserves to cater for active and passive uses provided generally within 400 metres walking distance of all dwellings.

- All public open space to be a useable size and configuration. Buffer areas to drainage basins are not creditable as unencumbered open space unless they meet the minimum 0.5 hectare amount of useable open space.
- Areas of public open space should be clearly visible and accessible.
- Conceptual plans for all areas of public open space showing general layout and indicative landscape treatments (such as seating, play spaces and paving materials) with any infrastructure being in accordance with the standards set out in Council's Sustainable Communities Infrastructure Development Guidelines May 2010 and the use of local indigenous plant species where appropriate.
- The extent of existing native grassland areas set aside for practical retention. The Masterplan must include specific reserve management actions addressing the retention and enhancement of the native grassland areas.
- The retention, where possible, of trees of high arboricultural value as identified in the assessment prepared by Tree Logic Pty Ltd, 29 November 2012, to provide biodiversity, landscape and amenity value.

The Open Space and Landscape Masterplan must be consistent with the purpose and objectives of the Manzeene Village Lara Native Vegetation Precinct Plan, June 2014.

Manzeene Village Precinct, Lara

Map 1: High-Pressure Gas Pipeline Measurement Length (as defined in AS2885)

