

07/12/2020  
C396ggee**SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO6**.

**WANDANA STRUCTURE PLAN AREA**

This schedule applies to the land generally bounded by Barrabool Road, Scenic Road, the Barwon River and the Outer Western Bypass alignment. The aim of the schedule is to ensure development occurs generally in accordance with the Wandana Structure Plan and to require a range of detailed planning issues to be resolved prior to commencement of development of the area.

**1.0**07/12/2020  
C396ggee**Objectives**

None specified.

**2.0**07/12/2020  
C396ggee**Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared for the following:

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

**3.0**07/12/2020  
C396ggee**Conditions and requirements for permits**

None specified.

**4.0**07/12/2020  
C396ggee**Requirements for development plan**

A development plan must include the following requirements:

- An overall design that incorporates the location and extent of areas set aside for various land uses in a layout that responds to the topography of the land, respects the Barwon River, integrates the adjoining residential areas and provides for a mix of lot sizes and housing types.
- Contours of land at 1.0 metre intervals.
- The future road network and traffic management works showing an internal road network that provides a high level of access within the development for all vehicular and non-vehicular traffic, responds to the topography of the land and provides opportunities for public transport. The information provided is to include:-
  - Road reserve widths;
  - Road hierarchy displaying trunk collector, collector and local access roads;
  - Cross-sectional dimensions between property lines of all trunk collector and collector roads, including Highett Road, clearly displaying parking, traffic and bicycle lanes/paths, central medians, kerb and channel, footpaths, naturestrips and services;
  - Traffic management controls (eg roundabouts) for the internal road network and at connections with Barrabool and Scenic Roads;
  - An emphasis on directing traffic to the south to Barrabool Road and onto Scenic Road via a new collector road opposite The Ridge;
  - An internal road network and land use plan that provides a reasonable level of residential amenity by maintaining the status of Highett Road as a collector road, but limits the potential for excessive use of this road by discouraging traffic volumes in excess of an average of 2500 vehicles per week day.

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- No more than three roads crossing the gullies;
- 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.
- The provision of plantation reserves adjacent to Barrabool Road and Scenic Road consistent with the existing tree reserves.
- An integrated and connective system of bicycle and pedestrian paths incorporated into the road and public open space system which will allow access between Ceres Lookout and Buckley Falls Park, the sites nominated for an internal community centre, an education centre, any retail centre, recreation focal points and access points to Scenic Road. Where possible paths are to be segregated from roads and are to have gentle gradients. Path widths are to be specified.
- An independent road and traffic safety audit prepared by a qualified practitioner including review of internal road alignments and intersections, all existing and proposed intersections with Barrabool Road and Scenic Road that serve the development, having regard to horizontal and vertical geometry.
- A road parallel to and adjoining the boundary of the public open space being provided along the Barwon River; and
- A road layout that maximises solar efficiency to most lots.
- The proposed open space network that will comprise a system of public open spaces that takes into account the physical characteristics of the land and will enhance the permeability and character of the development. A total of at least 15 per cent of the land area shall be set aside for open space (excluding drainage lines, retarding basins and wetlands). As far as possible, open space should maximise casual surveillance with street frontages in preference to rear of properties backing onto reserve areas.
- The range of lot sizes to be provided and the estimated lot yield. Lot layout and densities in the northern areas need to respect the Barwon river environment. Lot densities shall have regard to steep topography. The average size of the lots that face the western side of the eastern gully, opposite existing lots fronting Tara Valley Road between the western extension of Old Flour Mill Road and Orana Road must be no less than 1500 square metres (and no individual lot less than 1400 square metres).
- Designation of a 3.5 hectare site for “Education Provision” in accordance with the Department of Education and Training requirements and designation of a site in the vicinity of Scenic Road for the provision of retail facilities, unless an alternate purpose for the use of the designated land is agreed to by the landowner, the City of Greater Geelong and the Department of Education and Training.
- Provision of a 0.5 hectare site sufficient to provide for a community activity centre to meet the needs of future residents. The community centre site is to be located in the vicinity of the site designated for the “Education Provision”.
- Areas to be subject to building restrictions and fencing provisions particularly in relation to the interface with public open space areas.
- The stages by which the development of the land is proposed to proceed.
- Measures to protect Barwon Water’s existing water supply pipeline rights.
- A **Water-sensitive Drainage Masterplan** providing for:
  - A detailed description and concept plans of the proposed system of stormwater drainage measures including water retention basins and water quality treatment wetlands within the open space.

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- Stormwater treatment to achieve high water quality that will reflect best practice, including means to reduce the rate of storm water runoff prior to it entering into the drainage gullies during times of peak flow.
- The proposed stormwater quality treatment measures shall be reviewed using the MUSIC (Model for Urban Stormwater Improvement Conceptualisation) program to determine the benefits of the proposed works and the outcomes incorporated into the Drainage Masterplan.
- A restriction on embankment slopes so that they are no steeper than 5:1, wherever that is practicable.
- A maximum of 5 metres in the depth of fill (as measured from natural ground level) to be placed in the gullies, whether for retarding basins or road crossings, unless there are compelling engineering reasons for exceeding this figure.
- Satisfactory provision for stormwater flows through or around the privately owned property at the western end of the north side of Orana Road and public access around it.
- Construction and maintenance requirements for the wetlands and detention/sedimentation basins.
- **A Traffic Management Plan** providing for:
  - A temporary haul road from the south to provide access for subdivision construction traffic to the Tidebird Land and the northern portion of the McCann Land during the subdivision construction phase so as to prevent the use of Highett Road by construction traffic;
  - Traffic management measures that will minimise traffic volumes on Highett Road;
  - Measures to provide safe access for existing residents along Old Flour Mill Road; and
  - Processes for the Council to monitor and review traffic on Highett Road.
- **An Environmental Management Plan** providing for:
  - The design, construction and implementation activities relating to the development of the land that could impact on the environment.
  - The management and control of erosion and siltation control during the construction phase of the development.
  - A detailed design of all the open space areas along the gullies which ensures protection of their environment values, enhanced recreational opportunities, landscape character improvements, protects personal safety and uses indigenous species wherever possible.
  - The measures to ensure the stability of the existing filling in the gully on the Baptist land to enable it to be used for active recreation. Design of this area needs to be incorporated into the landscape plan for this gully in the form of a playing field.
  - Measures required by Environment Australia for the design, construction & long-term development of the site to avoid or minimise impacts on potential habitat and dispersal corridors of the southern bell frog (*Litoria raniformis*).
  - Research of the habitat requirements of the southern bell frog as an input to the planning and design of an enhanced habitat for the frog population within the open space network. A monitoring program to ascertain numbers during the construction of the development of the subdivision to be instituted.
  - The principles for Council to manage the Barwon River riparian vegetation and riverbank environment including platypus habitat.
  - A staged weed management and eradication program in the open space areas until these are handed over to Council.

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- Methods to ensure protection of Aboriginal heritage material uncovered as part of the process of development.
- The management of the existing soil stockpile in the gully on the McCann Land until it is removed.

The preparation and implementation of the Environmental Management Plan should be reviewed by an Environmental Review Committee, which is to be formed as a sub committee of Council's Buckley Falls Advisory Committee. The Terms of Reference of this Committee, its membership and its operation must form part of the Development Plan.