

07/12/2020
C396ggee

SCHEDULE 34 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO34**.

BARRABOOL ROAD AND CITYVIEW DRIVE, WANDANA HEIGHTS

1.0

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Objectives

None specified.

2.0

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Requirement before a permit is granted

A permit may be granted before a Development Plan has been approved if the permit is for:

- An extension, addition modification to an existing building or development;
- The staged subdivision, associated earthworks, native vegetation removal and road access generally in accordance with a planning permit issued for planning application number 392/2015, including any amendments to that permit

3.0

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Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- A permit must contain conditions or requirements which give effect to the provisions and requirements of an approved Development Plan.
- A permit must contain a condition specifying that a statement of compliance for the subdivision of the subject land must not be issued until the owner has entered into an agreement(s) with the Council pursuant to Section 173 of the *Planning and Environment Act 1987* in relation to:
 - Payment of infrastructure contributions; and
 - A public open space contribution comprising works-in-kind to Drewan Park, to be agreed to the satisfaction of the responsible authority, at 50 per cent of the value of total public open space contributions, with the remainder of public open space contributions to be paid as a cash contribution.

4.0

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Requirements for development plan

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

The objectives of the Development Plan are to:

- Ensure integrated subdivision across the area;
- To minimise or avoid adverse off-site impacts;
- To ensure appropriate infrastructure provision; and
- To ensure appropriate interfaces between the development on the subject land and adjacent land.

A development plan must include the following requirements:

- An indicative subdivision layout including areas set aside for residential development and other land uses, reserves for open space and drainage, indicative key road alignments, key easements and an indication of the range of lot sizes that:
 - Provides for integrated subdivision layout across the site;
 - Includes high voltage transmission line easements as encumbered public open space, with high levels of surveillance and road frontage where practicable;

GREATER GEELONG PLANNING SCHEME

- Shows road access points to Cityview Drive and roads along the northern and western boundaries of Drewan Park;
 - Shows plantation reserves along the boundaries of Barrabool Road and the Geelong Ring Road;
 - Shows the general location of land to be retained by Barwon Water;
 - Provides appropriate interfaces between development on the subject land and Drewan Park, Cityview Drive, Barrabool Road, the Geelong Ring Road and the remaining Barwon Water tank site, including ensuring surveillance of public open space and a lot size transition between the subject land and the Low Density Residential Zone to the east of Cityview Drive; and
 - Takes advantage of key view lines, vistas and topography of the site
- A Stormwater Management Plan that demonstrates drainage infrastructure would limit discharge of stormwater to pre-development levels and ensure no exacerbation of flooding potential downstream in the Kardinia Creek catchment.
 - A Road Network and Traffic Management Plan that:
 - Includes an internal road and pedestrian/cyclist movement network that provides a high level of access and connectivity both within and to and from the site;
 - Identifies required upgrades to the external road network and external pedestrian/cyclist movement network, including pedestrian access to bus stops on the nearest public transport route; and
 - A road safety audit prepared by an appropriately qualified person and report addressing any safety issues identified by the audit.
 - An Open Space and Landscape Masterplan that includes:
 - The landscaping theme for the residential subdivision of the site;
 - Street tree planting; and
 - Landscape treatments for public open space.
 - Acoustic measures:
 - Noise measurements and modelling to determine whether any proposed residential property is predicted to have a noise level exceeding 63dBA (L1018hr) based on predicted traffic volumes 10 years from anticipated completion of subdivision and, if such noise level is predicted to be exceeded, a plan for acoustic measures to be implemented as part of subdivision.