

26/08/2010
C60**SCHEDULE 22 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO22****OCEAN GROVE GROWTH AREA**

This schedule applies to the undeveloped Residential 1, Business 1, Business 4 and Industrial 3 zoned land located generally to the north and east of the existing Ocean Grove Industrial Estate, Kingston Downs and The Parks residential estates, between Grubb Road and Banks Road, Ocean Grove.

The aim of the schedule is to ensure development occurs generally in accordance with the Ocean Grove Structure Plan 2007, and to require a range of detailed planning issues to be resolved prior to commencement of development of the area.

1.026/08/2010
C60**Requirement before a permit is granted**

A permit may be granted for the following before a development plan has been prepared provided that the Responsible Authority is satisfied that the subdivision, use or development will not prejudice the approval of the development plan or future development:

- The construction of one dwelling and associated out buildings on an existing lot 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.
- The subdivision of the land into superlots, or to realign property boundaries provided that the realigned lots or the superlot cannot be used or developed for any purpose other than for the activities described above.
- The subdivision of the land to create a road reserve, or a subdivision which does not create an additional lot.

2.026/08/2010
C60**Requirements for development plan****2.1**26/08/2010
C60**Objectives**

A development plan must be generally consistent with the Ocean Grove Growth Area Master Plan in Clause 4.0 and meet the following objectives:

Community Design Objectives

- To ensure the development of new sustainable neighbourhoods are integrated with the surrounding community and urban environment.
- To provide for a range of lot sizes to suit a variety of dwelling and household types including provision of a major aged care facility and substantial retirement village.
- To manage sensitive residential interfaces by the use of open space buffers or other mechanisms.
- To provide a safe, convenient and legible subdivision design that enables development to front streets, open space and public areas.
- To provide for a community hub comprising the Grubb Road Activity Centre, a primary school site (if required), regional park and medium density residential development.

- To create an employment node by expanding the existing Ocean Grove Industrial Estate and restricted retail areas.
- To create an attractive and safe entrance to the Ocean Grove township along the duplicated Grubb Road frontage of the Growth Area in a manner which maintains the significant roadside vegetation where possible.

Open Space Objectives

- To provide an open space network that contains both active and passive open space.
- To provide for the enhancement of the landscape values of the area.
- Areas of open spaces should seek to:
 - Provide links into the existing network, including links to key established walking and cycling networks.
 - Contribute to the character of the local area.
 - Assist with stormwater management.
 - Be efficiently and easily maintained.
 - Incorporate indigenous species to enhance biodiversity values.

Movement Network Objectives

- To provide a road network that:
 - Integrates with the existing residential areas to the south and future residential areas to the north.
 - Provides for community safety.
 - Provides an integrated pedestrian and bicycle path network incorporated into the road and public open space system.
 - Distributes traffic so as to minimise congestion on local roads and intersections.
 - Provides for a bus network that improves accessibility of residents and provides connectivity to the Grubb Road Activity Centre and community hub.
 - Incorporates future road upgrades as proposed by VicRoads.

Sustainable Development Objectives

- To ensure that the stormwater quality management system integrates best practice treatment and reuse into the landscape.
- To create a subdivision layout that promotes water sensitive urban design, water conservation, water reuse, energy efficiency and reduction of all wastes.
- To focus the layout of roads, footpaths and cyclepaths in drainage lines to maximise their contribution to the environmental character of the area.
- To ensure an integrated water management system is created in accordance with best practice principles, with inclusion of urban stormwater management systems that prevent any adverse impact on downstream areas and provide some mitigation of unacceptable flooding within downstream urban areas under existing and future conditions.
- To ensure all indigenous and native vegetation is identified and addressed in accordance with the requirements of the State Native Vegetation Management Framework.

2.2**Requirements**26/08/2010
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A Development Plan must include:

An **Urban Design Masterplan** that includes as appropriate:-

- The location of all proposed land uses including regional active open space, a primary school and all medium density residential development.
- A plan indicating how the regional park, primary school and medium density residential development will be linked to the Grubb Road Activity Centre by vehicle, bicycle and pedestrian traffic.
- Contours of land at 0.5m intervals.
- The general subdivision layout including location and general distribution of lots showing a variety of lot sizes and densities to encourage a range of housing types and other compatible land uses.
- A subdivision design which provides a positive identity and contributes to the amenity and safety of Grubb Road and to ensure that all development addresses the Grubb Road frontage (and does not back onto Grubb Road or provide for screen fencing along Grubb Road).
- A residential development summary, including details of housing yield, mix of housing types and densities.
- Details of proposed treatments to manage sensitive interfaces between residential and non residential land uses including widths of any buffer areas, planting species list and their future ownership and management. A 30 metre buffer should be provided between the rear of Coolamon Close properties and the Industrial 3 Zone which will also provide a pedestrian/cycle link to Kingston Park.
- Details of existing vegetation to be retained and trees to be removed, including in road reserves.
- An open space network which includes:
 - A public open space contribution equal to 10 % of the residential land.
 - Any land contribution for open space must be fit for purpose.
 - A system of public open spaces that takes into account the physical characteristics of the site and which will enhance the permeability and character of the development.
 - Adequate local open spaces within safe walking distance from all dwellings.
 - Passive and active recreational uses.
 - Provision of a regional park of at least 8.0 hectares with two ovals suitable for active sports together with an associated pavilion and car parking to be located nearby to the proposed primary school.
 - Public open spaces should be edged by roads or other active frontages on at least one side.
- A walking and cycling network which will :-
 - Provide an east-west pedestrian, cycle and environment corridor through the development from Grubb Road to Banks Road which connects with existing and proposed walking and cycling tracks.
 - Within the development area, provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths and cycle lanes linking residential areas together with connectivity to activity centres, public open spaces, school and community uses and the surrounding areas.

- Provide a pedestrian/cycle linkage between future residential areas and Kingston Park either via Coolamon Close or the adjoining industrial estate.
- An Activity Centre Urban Design plan which provides for:
 - A conceptual design for the ultimate development of the Grubb Road Activity Centre.
 - Integration of community/recreational/open space facilities as and when required with future retail facilities.
- A Restricted Retail and Industrial Area Urban Design plan which provides for:
 - Future road network and general subdivision layout including buffers to adjoining residential areas.
 - Proposed measures to ensure the Grubb Road frontage creates an attractive entrance to the town.
 - The siting of an electricity sub-station.

A **Road Network and Traffic Management Plan** having regard to any VicRoads requirements that includes:-

- An internal road network that provides a high level of access within the development for all vehicular and non vehicular traffic which responds to the topography of the land and provides opportunities for public transport.
- A Road hierarchy displaying trunk collector, collector and local access roads, including:
 - Provision for the future duplication of Grubb Road on the east side in accordance with requirements of VicRoads, including measures to ensure retention of the existing roadside vegetation where possible.
 - Interim intersection treatments on Grubb Road to provide access until Grubb Road is duplicated as proposed by VicRoads.
 - All proposed future access roads onto Grubb Road and Banks Road, the concepts for intersection treatments for all new connections to those roads all in accordance with the requirements of VicRoads and the provision of arrangements for cyclists and pedestrian paths along Grubb Road and Banks Roads.
 - Access to the extension of Kingston Downs Drive to the south of the site and any other connections to Kingston Downs Estate in a manner which discourages direct vehicular traffic movement connection between Grubb Road and Shell Road.
 - Provision for access to Banks Road.
 - All proposed future road connections between Kingston Downs (North) and land adjoining to the north.
- A road layout and alignment, subject to detailed design, that is consistent with the engineering standards applied in the existing subdivisions in the area.
- Road reserve widths and cross-sectional dimensions clearly displaying parking, traffic and bicycle lanes/paths, central medians, kerb and channel, footpaths, nature strips and services, which accord with the Clause 56 Residential Subdivision provisions.
- Traffic management controls for the internal road network.
- Provision for future bus routes, bus stops and shelters in consultation with the Department of Transport and the local bus provider.

A **Stormwater Management Masterplan** providing for:-

- Analysis of north eastern and south eastern sub-catchments, with appropriate hydrological and hydraulic modelling, to determine urban stormwater management strategies to the satisfaction of the Responsible Authority. Strategies shall be based on limiting flows and runoff volumes to downstream drainage systems, drainage lines,

waterways and water bodies (including Freshwater Lake and Lake Victoria) to ensure no adverse impact. The strategy for the south eastern sub-catchment shall be informed by findings of the South Eastern Ocean Grove Drainage/Flood Study, which has identified flood prone areas within this sub-catchment and a need to provide measures within the growth area to mitigate unacceptable flooding within downstream urban areas under existing and future conditions. Existing urban areas downstream of growth areas are known to be flood-prone for existing conditions due to limited capacity of existing drainage systems.

- Analysis of major and minor drainage systems within proposed urban stormwater management strategies in order to identify systems that achieve best practice urban runoff management objectives to the satisfaction of the Responsible Authority.
- The regulation of stormwater discharge from the growth area within the north-eastern sub-catchment to the downstream rural farm land and Freshwater Lake located at the northern end of Lagoon Road South, and those portions of the south-eastern sub-catchment that may discharge to rural farm land ensuring maintenance of flow rates, reasonable volumes and quality.
- A plan showing all drainage works which need to be undertaken both internally and externally to the Ocean Grove Growth Area together with the allocation of costs of provision of identified external drainage works between developers of the Growth Area.

A Water Sensitive Urban Design that:

- Provides for catchment stormwater drainage and flood mitigation management measures on the subject land ensuring no unreasonable detriment to surrounding areas to the standard required by the responsibility authority;
- Provides for the collection, treatment and disposal of stormwater runoff that reflects best practice including the provision of water detention basins and water quality treatment wetlands within the open space and bioretention systems within the local street network;
- Is consistent with guidelines established using appropriate Australian design standards consistent based on the following reference documents:
 - City of Greater Geelong Stormwater Management Plan, 2002;
 - Melbourne Water, 2003, Guidelines for Development in Flood-prone Areas;
 - City of Greater Geelong, Standard Specification for Roadworks and Drainage – Part 6 – Engineering Design Guidelines;
 - Melbourne Water, 2005, Water Sensitive Urban Design Engineering Procedures: Stormwater;
 - Royal Lifesaving Society – guidelines concerning safety in and around open water bodies to ensure adequate safety measures are built into the design.
- Minimises the incidence of blue-green algal bloom outbreaks during summer periods in permanent water bodies if any are provided.
- Is underpinned by a design report for all stormwater quantity and quality systems that:
 - Outlines the original design objectives including a requirement to retain downstream flows to existing rural flows;
 - Ensures a design philosophy of ‘zero adverse impacts’ to surrounding areas;
 - Details short and long term maintenance requirements and responsibilities for the wetlands, detention basins and aesthetic lakes;
 - Identifies any other elements or issues to assist long-term management of these systems;
 - Identifies lifecycle issues;

- Provides for the design of overflow paths for a 1 in 100 year flood event;
- Identifies measures to improve stormwater quality before it is discharged downstream, including details of design to ensure that floating debris is removed, including installation of litter and gross pollutant traps to the satisfaction of the responsible authority;
- Provides measures for managing and treating stormwater run off from the industrial precinct.
- Sets out details of the stormwater quality treatment measures which have been reviewed using the MUSIC (Model for Stormwater Improvement Conceptualisation) program to determine the benefits of the proposed works. These measures shall ensure any stormwater discharged from the area meets the State Environment Protection Policy (SEPP) best practice performance objectives of 80% retention of suspended solids, 45% reduction in nitrogen, 45% reduction in phosphorous and 70% reduction in litter. The detailed plans shall show the various measures to be used as well as details on the means by which the rate of stormwater runoff will be reduced prior to it entering any constructed wetlands, detention basins or open drainage channels during times of peak flow.
- The capture and re-use of stormwater for irrigation or other purposes to be made available to land and facilities within or external to the growth area as determined by Council, including the provision for the piping of stormwater from the Grubb Road Activity Centre for storage at the regional park.

An Environmental Management Plan providing:-

- Details of the construction procedures and practices to ensure there is no unreasonable off-site impact to stormwater quality during the construction phase.
- The measures to be undertaken for the management and control of erosion and silt discharged beyond the site during the construction phase of the development.
- Construction techniques that incorporate the provisions within the Guidelines for Environmental Management – Doing it right on Subdivisions (EPA Publication 960).
- A cultural heritage assessment of the land.
- Assessment of the land by a suitably qualified environmental professional detailing the level and location of any contamination. If the responsible authority is satisfied that significant levels of contamination have been found:
 - A certificate of environmental audit must be issued for the land in accordance with Part IXD for the Environment Protection Act 1970; or
 - An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with the Part IXD of the Environment Protection Act 1970 that the environmental conditions of the land are suitable for the sensitive use.

Any planning permit must contain whatever conditions are reasonably necessary to give effect to the requirements of the certificate or statement as the case may be.

An Open Space Landscape Masterplan that includes:-

- Landscape and character areas plan showing landscape character areas and principles.
- Plans for the regional park, linear linkages and other proposed open space areas showing the location of proposed improvements such as sports fields, pavilions, car parks, playgrounds, pedestrian and cycle paths, earthworks, seats, bollards, fencing, landscaping, irrigation systems (including on-site water storage), drainage lines and detention basins.
- The coordination between developers and the timing of construction of proposed improvements on the regional park.

- Details of plant species to be used to create distinctive precincts for public open space areas (including shared pathways) and road reserves including extensive use of local indigenous species.
- Landscaping treatments to provide an attractive entrance to Ocean Grove along the Grubb Road frontage using local indigenous species which complements and enhances the existing indigenous vegetation along Grubb Road.

A **Development Staging Plan** which generally reflects the overall staging as shown on the Ocean Grove Growth Area Masterplan in Clause 4.0 and provides for :-

- The detailed staging by which the residential development of the site is to proceed cognisant of catchment and drainage lines, other practicalities including servicing, and the desirability of the promotion of competition in the supply of residential lots.
- Information relating to the timing and provision of infrastructure and other key facilities, including the timing of the development of open space areas consistent with any section 173 agreement that relates to the provision of external works and services.
- Evidence that reticulated water supply and sewerage services can be provided to the land in a timely and efficient manner.
- The staging of the activity centres to provide for early provision of convenience shopping and long-term provision of a neighbourhood activity centre at Grubb Road.
- The progression of development in Stage 1 such that areas to the north and north west of the existing residential development to the south of the Stage 1 area are developed in roughly equal proportions to any residential development to the north east areas of Stage 1 to ensure road and infrastructure connection between existing residential areas and Grubb Road is achieved at the earliest possible time.

Development plans may be prepared and approved in stages and may be prepared and approved for various parts or land holdings. Separate development plans are anticipated for the Neighbourhood Activity Centre at Grubb Road, restricted retail area and industrial area.

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Decision guidelines

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

- The requirements of this schedule.
- The State and Local Planning Policy Frameworks.
- The Ocean Grove Growth Area Masterplan in Clause 4.0.
- The views of any relevant government agency or statutory authority.
- Whether the land can be provided with reticulated water supply and sewerage services to the satisfaction of Barwon Water, and
- Any submissions received as a result of Council seeking comments from developers within the Ocean Grove Growth Area.
- Whether land required for the widening of Grubb Road and the development of the primary school will be publicly acquired.

4.0 Ocean Grove Growth Area Masterplan

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