Tract
Landscape Architects
Urban Designers
Town Planners

South East Leopold

Framework Plan

Prepared by **Tract Consultants**
for **City of Greater Geelong**

2 June 2016 7:43 PM

0312-0288-31 R002

CITY OF GREATER GEELONG

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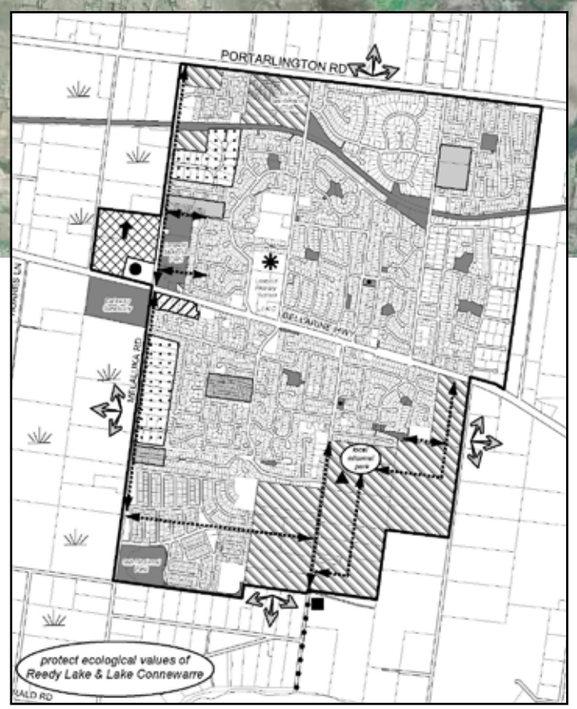
CONTEXT MAP



LEOPOLD STRUCTURE PLAN, 2011

Introduction to Project

In January 2016, the City of Greater Geelong (Council) engaged Tract Consultants to prepare a Framework Plan for the South East Leopold Growth Area (SELGA) to guide subsequent rezoning and development processes.

The Site

The approximately 80 hectare site is located south of Bellarine Highway between Ash Road and Mollers Lane in Leopold. The site falls within the Leopold Structure Plan area however it is noted that the boundary of the Framework Plan area differs slightly from the area identified in the Structure Plan in order to include the southern most parcel on Mollers Lane in its entirety rather than a portion of it as shown in the Structure Plan. This additional area has been included to better reflect drainage catchments and to facilitate drainage and sewer servicing. Council will need to amend the Structure Plan's settlement boundary to reflect this.

The site is currently zoned Farming Zone but in the Leopold Structure Plan (Sept 2011) the site is slated to be rezoned to the Residential 1 Zone which has now been replaced by the General Residential Zone.

The Process

A half-day workshop was facilitated by Tract with landowners and developers (and their consultants/representatives), key Council officers and service authorities to collate information, map key development parameters, gauge interest in development and agree on an overall direction. The concerns and ideas of this group have been incorporated into the Framework Plan. Issues unable to be resolved at this time are outlined in the Further Issues to be Investigated on Page 12 of this report.

Purpose of this Document

The Framework Plan has been undertaken by City of Greater Geelong as a tool to guide future development and ensure a coordinated approach given current development pressures. It will help determine the appropriateness of those individual development plans in the context of the entire Framework Plan area and assist in the rezoning process.

The high level framework includes general locations of:

- Proposed connector roads
- Proposed open space
- Waterways
- Waterway buffers
- Existing Barwon Water utilities easement
- VicRoads reserve
- Existing dwellings
- Existing property boundaries & parcels
- Existing contours
- Potential drainage infrastructure locations
- Potential sewer pump station locations

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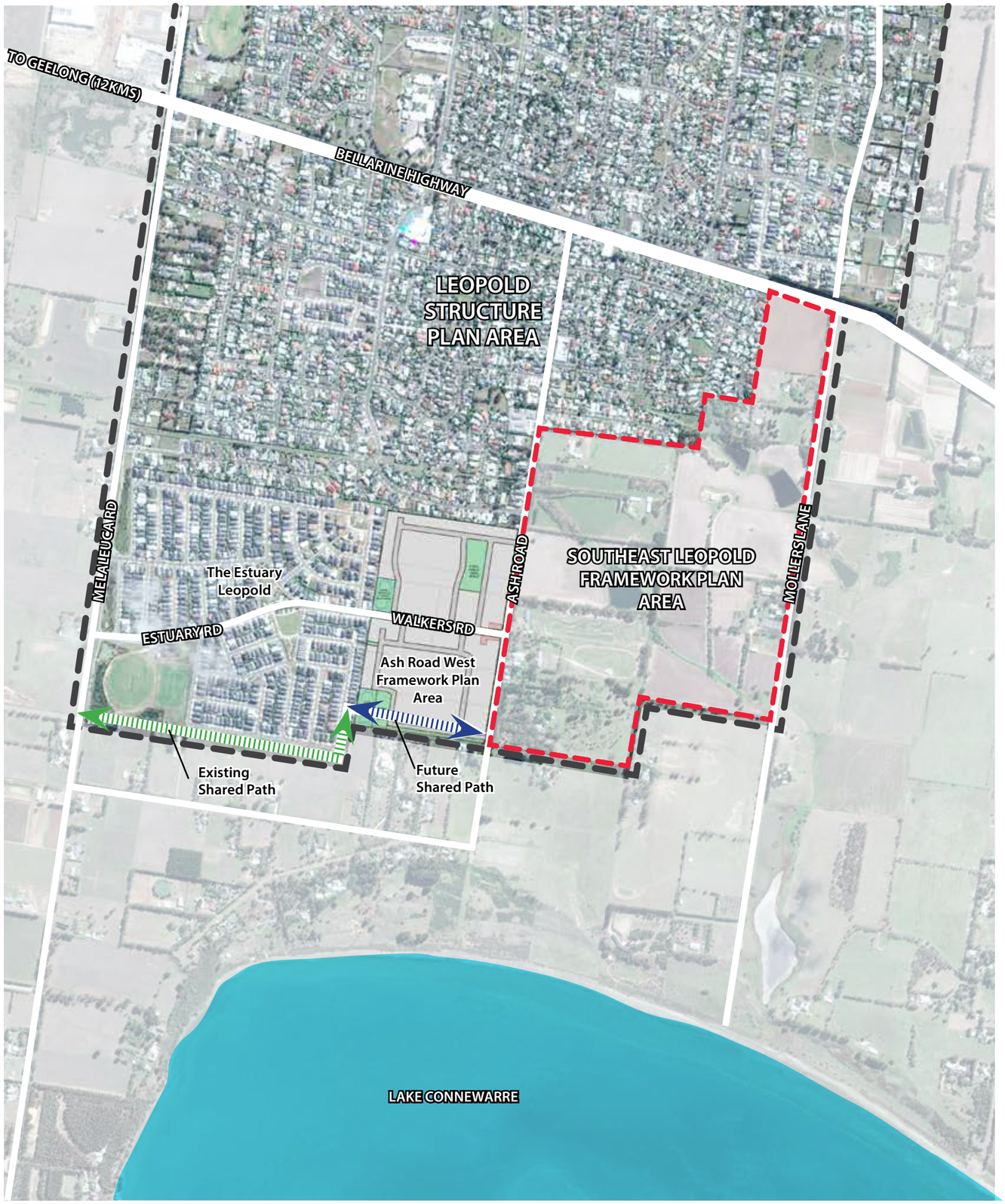

Framework Plan - Context

The SELGA Framework Plan area is situated to the south of Bellarine Highway and an existing residential subdivision. The site is bounded by Ash Road to the west and Mollers Lane to the east. Less than a kilometre to the south lies Lake Connewarre with farmland located to the east. The recently developed 'Estuary Leopold' is located approximately a kilometre west of the site and the Ash Road West Development Plan area (Amendment C280) is located immediately across Ash Road. The settlement boundary as identified in the Leopold Structure Plan generally runs along the southern and eastern boundaries of the Framework Plan area.

A neighbourhood shared path, already constructed in Estuary, Leopold and included in the Ash Road West Development Plan area will be extended through the Southeast Leopold Framework Plan area to Mollers Lane.

The Leopold Structure Plan identified a possible school within the Framework Plan area, although the Education Department have not yet confirmed that it is something they will actively pursue. As such, no specific location has been identified although it is something that may become necessary at a point in the future.

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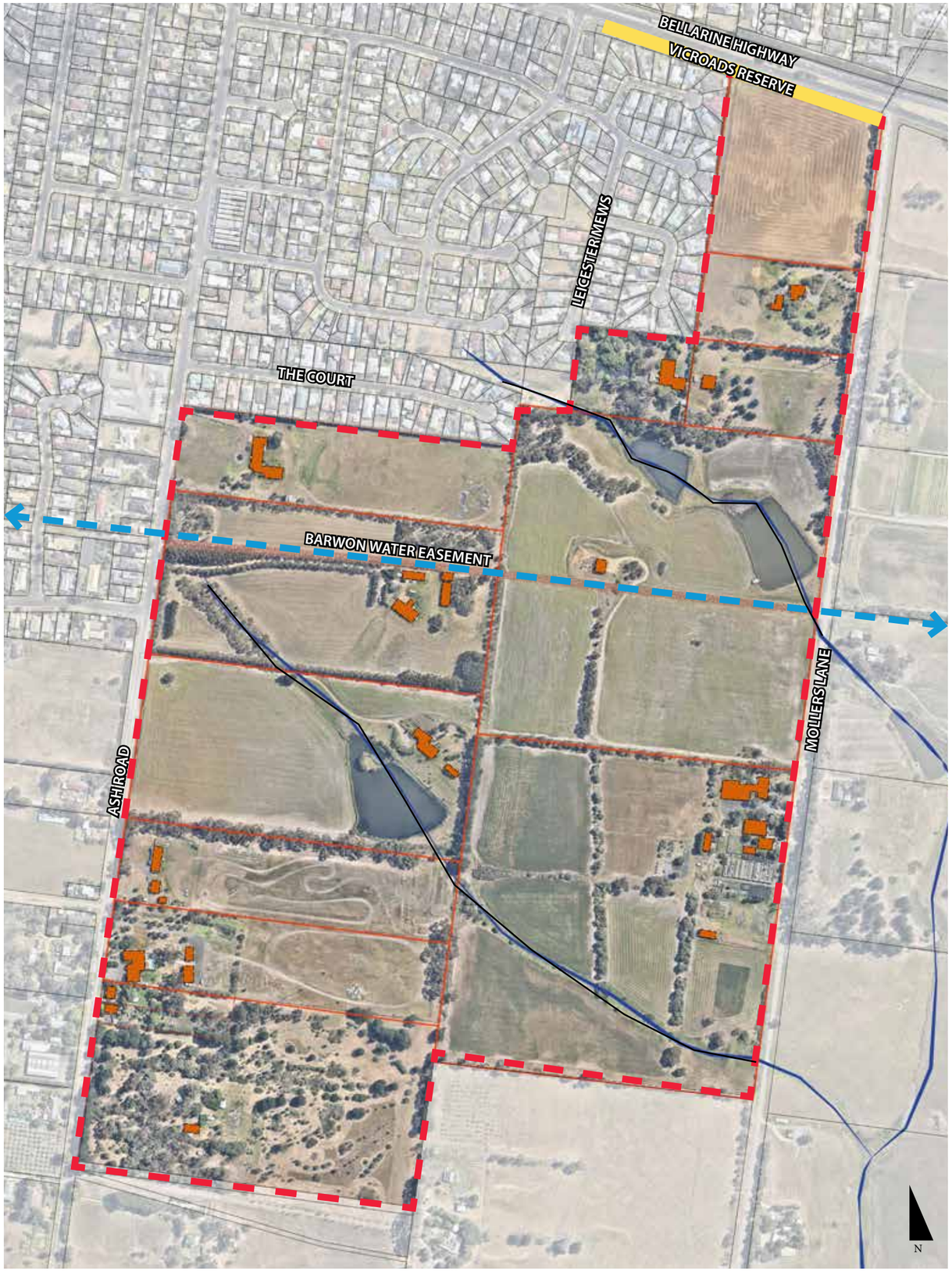

Parcels & Current Ownership

The SELGA Framework Plan area comprises of 14 parcels, most of which contain residential dwellings with the exception of a church along Mollers Lane and the parcel on the corner of Bellarine Highway & Mollers Lane which is vacant.

Several landowners have expressed a desire to stay in their homes and/or on a portion of their current properties for a period of time or indefinitely once development is underway. For this reason individual dwellings are shown on the Framework Plan.

A 10 metre wide VicRoads reserve is located immediately adjacent to Bellarine Highway, along the northern edge of the adjoining residential subdivision to the west. It is understood VicRoads would look to impose a similar requirement on the northern edge of the SELGA Framework Plan area where it abuts the Bellarine Highway.

A 10 metre wide Barwon Water easement runs east-west through the site and contains the two Bellarine Water Transfer Main pipelines.

- Site boundary
- VicRoads Reserve (not currently in use)
- Barwon Water Easement
- Existing residential dwellings

EXISTING RESIDENCE ALONG ASH RD

EXISTING RESIDENCE ALONG ASH RD

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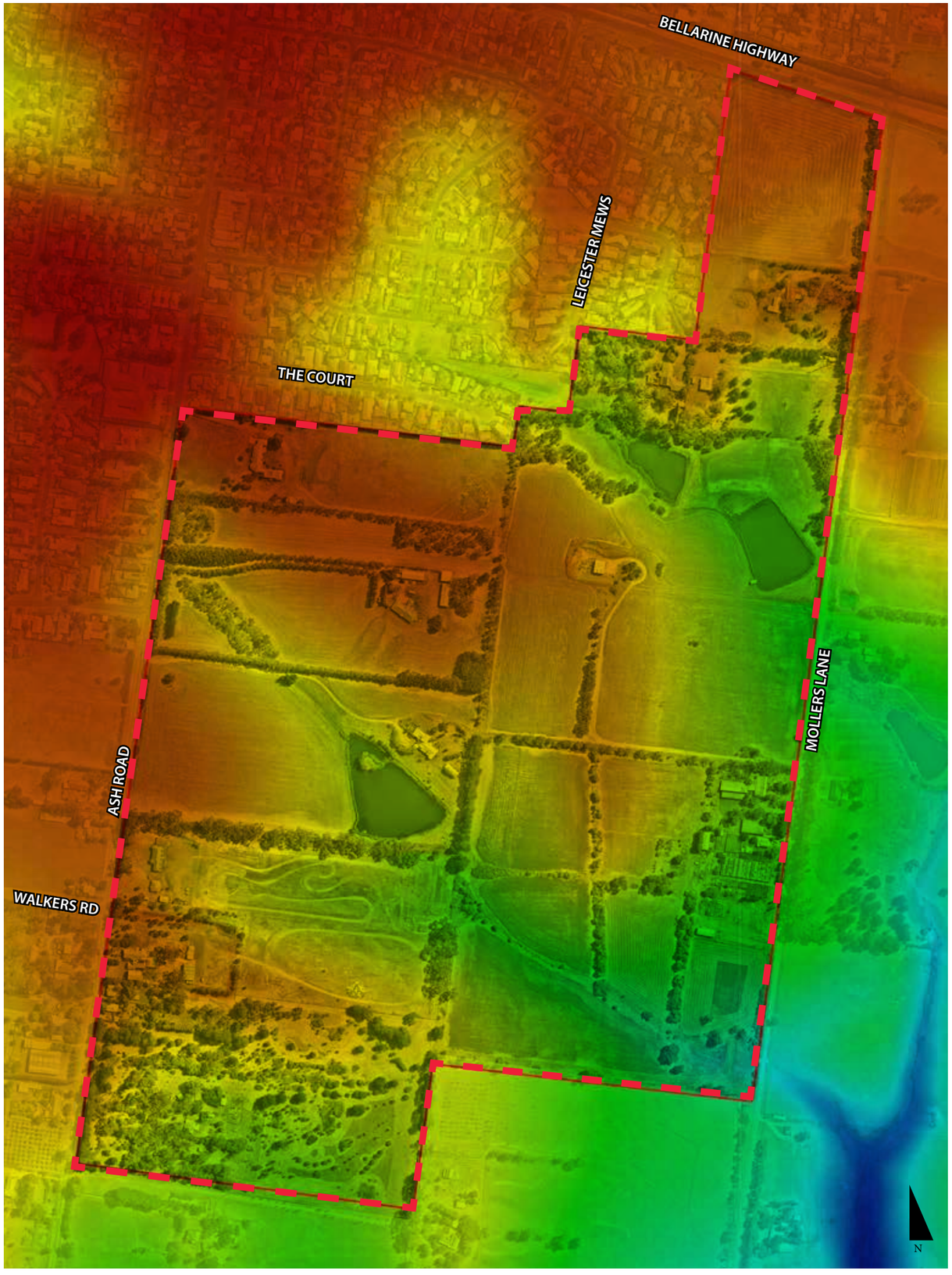
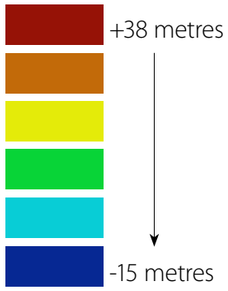


Topography & Views

The SELGA Framework Plan area is located on rolling farmland with an approximate 40 metre fall across the site. The high land sits along Ash Road in the north-western corner of the site and at the northern most part of the site along Bellarine Highway. The best views of surrounding farmland can be found along Ash Road. The low land sits along Mollers Lane in the south-eastern corner of the site.

There are two major drainage lines that run across the site from west to east. There are three existing dams on site - two along the northern drainage line and one along the southern drainage line.



VIEW SOUTH-WEST ALONG MOLLERS LANE TO ROLLING FARMLAND

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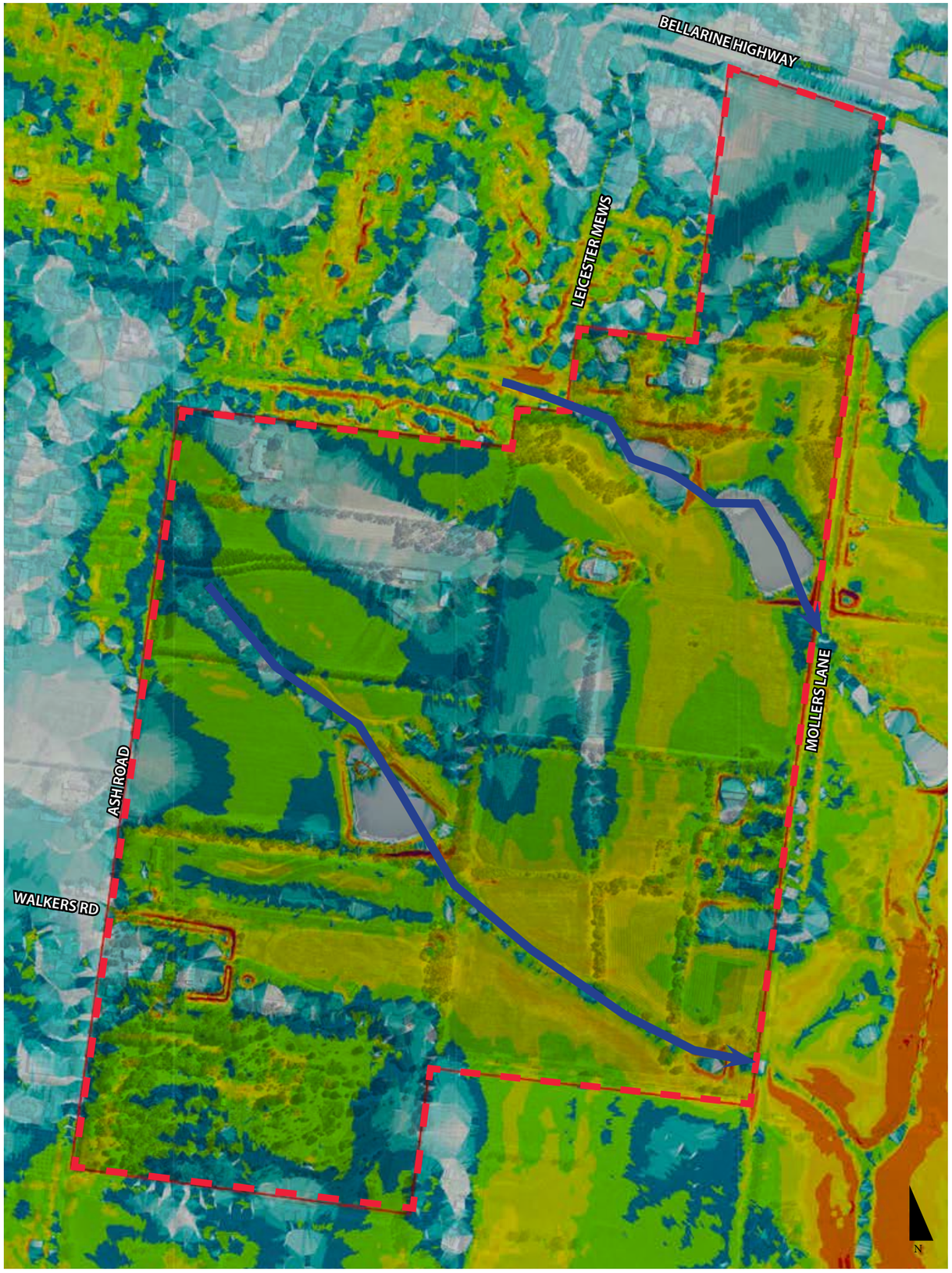

Slope Analysis

The flattest land is located along Bellarine Highway and in the north-western part of the site close to Ash Road where grades are never more than approximately 1:20.

The steepest land across the entire site is around the two drainage lines, where grades are as steep as 1:8 along the southern drainage line and 1:10 along the northern drainage line.

- Flat Slopes (1:100 - 1:20)
- Moderate Slopes (1:20-1:10)
- Steep Slopes (1:10-1:3)

SLOPES AROUND EXISTING DAMS & DRAINAGE LINES TEND TO BE STEEPER THAN THE REST OF THE SITE

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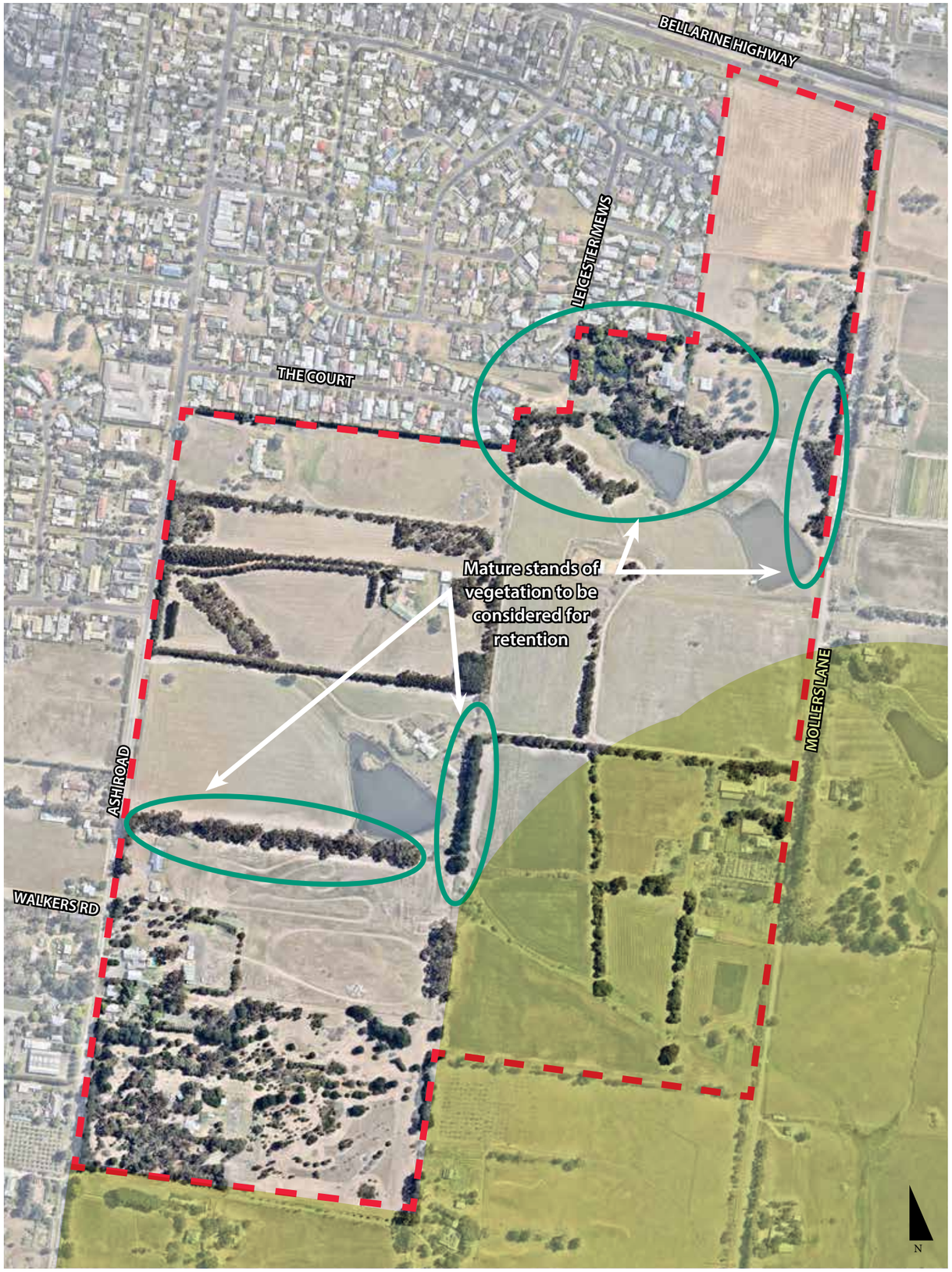

Landscape & Vegetation

The landscape consists primarily of open farmland and paddocks with rows of trees along fence-lines and adjacent to drainage lines. There are a few mature stands of trees across the site and future development proposals are encouraged to consider their retention.

Schedule 10 to the Significant Landscape Overlay (SLO10) exists on the south-eastern portion of the site. Council are reviewing the application of the SLO10 in this location given it is being proposed for development.

SEMI-MATURE EUCALYPTS OFF ASH RD

MATURE TREE STAND IN CENTRE OF SITE

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Framework Plan

Encumbered Public Open Space
(30m buffer either side of drainage line or steep slope)

Unencumbered Public Open Space

Local Park (Indicative location)

Shared Path along southern edge and Mollers Lane (others to be considered in linear open space)

Barwon Water Easement

VicRoads Reserve

Existing Residential Dwellings

Connector Roads (22m)

Local Street adjacent to open space
(13 metres generally. All utilities must be on residential side of street)

Indicative Local Street Network (16m generally)

Key Intersections

Future Residential

Additional Notes:

1. A frontage road should be utilised to ensure that parcels do not back on to Bellarine Highway.
2. Possible locations of storm water detention or retention areas. CCMA have requested that given the location of the site in relation to Lake Connewarre, water quality is paramount and measures to protect the lake should exceed expectations. Melbourne Water Guidelines for wetland treatment system should be followed.
3. The alignment of the northern Connector Road has been designed to generally align with the existing Barwon Water easement. It is intended that adjoining development will therefore front the easement rather than create a 'dead space' behind lots.
4. Possible sewerage pump station locations
5. Signalisation of Bellarine Hwy and Mollers Lane needs to be further discussed with VicRoads.
6. Steep sloped land (revegetate or keep as open, grassy backdrop)

The Leopold Structure Plan identified a possible school within the Framework Plan area, although the Education Department have not confirmed that it is being actively pursued. As such, no specific location has been identified.

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RESIDENTIAL DEVELOPMENT FRONTING ONTO OPEN SPACE & DRAINAGE CORRIDORS

SHARED PATHWAYS THROUGH OPEN SPACE & ACROSS DRAINAGE CORRIDORS

Key Features - Open Space

Co-locate encumbered open space (drainage corridors) with unencumbered open space to maximise open space opportunities

Utilise drainage corridors and associated open space network for an off road shared path network

Utilise grade change to create interesting open spaces (including pathway network, playgrounds, picnic areas, fitness stations, viewpoints)

Accommodate some areas of flat open space suitable for informal ball games by creatively integrating grade change into design

Continuation of buffer and shared path treatment to southern boundary as provided for as part of 'Estuary Leopold' and the 'Ash Road West Development Plan Area'

Additional Notes:

Ensure an open space contribution of 10% of the developable land area (unencumbered) as either land, cash-in-lieu of land, or a combination of both.

Further detailed flood mapping undertaken as part of rezoning applications will help determine whether land is encumbered or unencumbered. Council officers advise that land outside the 1% AEP flood extent is generally considered to be unencumbered unless the dimensions or slope of the land are such that it is unusable as open space (eg. narrow strips of land around the edge of drainage basins and drainage lines).

RECREATION AREAS STEPPING DOWN GRADE TO DRAINAGE AREA

PLAYGROUND INTEGRATED INTO OPEN SPACE & INTO GRADE

OFF ROAD PATH NETWORK CREATES OPPORTUNITIES FOR SMALL GATHERING AREAS

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UTILISE LANDSCAPE TO FRAME STREETSCAPE

RESIDENTIAL DEVELOPMENT FRONTING ONTO OPEN SPACE & DRAINAGE CORRIDORS

Key Features - Access & Circulation

- Include two east-west connector roads across the site, one in the northern half of the site and one in the southern half of the site
- Upgrade Ash Road and Mollers Lane to connector road standard
- Maximise opportunities for frontage roads along open space (Roads along open space may be narrowed)
- Limit the number of Local Street intersections on to Mollers Lane and Ash Road
- xxxxxx Ensure no direct vehicular access from Bellarine Highway

UTILISE LANDSCAPE & EXISTING TREES TO FRAME STREETSCAPE

UTILISE LANDSCAPE TO FRAME STREETSCAPE

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Service Authority Preliminary Comments

- Barwon Water's Asset Planning Department has investigated the water and sewer requirements for the SELGA. A summary of the Barwon Water advice is in **Appendix 1**.
- The Corangamite Catchment Management Authority (CCMA) has provided preliminary advice on best practice floodplain/waterway and environmental management, see **Appendix 2**.
- Vic Roads has provided initial comments on access to Bellarine Highway and the road network and these are provided in **Appendix 3**.

Further Issues to be Investigated (by Council and/or as part of rezoning applications)

- Liaise further with the Department of Education regarding the likelihood of a primary school being located within the SELGA Framework Plan area
- Investigate with VicRoads, the traffic impacts of further development along Bellarine Highway and whether signalisation of Bellarine Hwy and Mollers Lane will be acceptable to VicRoads
- Further understand existing site flora and fauna and investigate the possibility of retaining some mature stands of trees
- Investigate the presence of a natural spring on site
- Flood modelling of the area
- Aboriginal cultural heritage assessment
- Consideration of the impact of development on the Ramsar listed Lake Connewarre.

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South East Leopold

Framework Plan Appendices

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Appendix 1
Preliminary Water and Sewerage Advice
Barwon Water (20 Nov 2015)

Sewerage

Barwon Water has made plans to service these areas with sewerage. The Leopold South development is to be serviced via four separate gravity catchments. The existing Estuary Estate drains via gravity towards Melaluka Road. The proposed Ash Road (C280) development will be predominantly serviced via this catchment. The land east of Ash Road is serviced via three gravity catchments shown on **Figure 1** below.

All three new catchments will require new sewer pump stations to transfer flow back up to the Walkers Road/Estuary Boulevard 225mm gravity main. The final sizing of these pump stations is to be determined after more when more information about the number of lots in each development is provided.

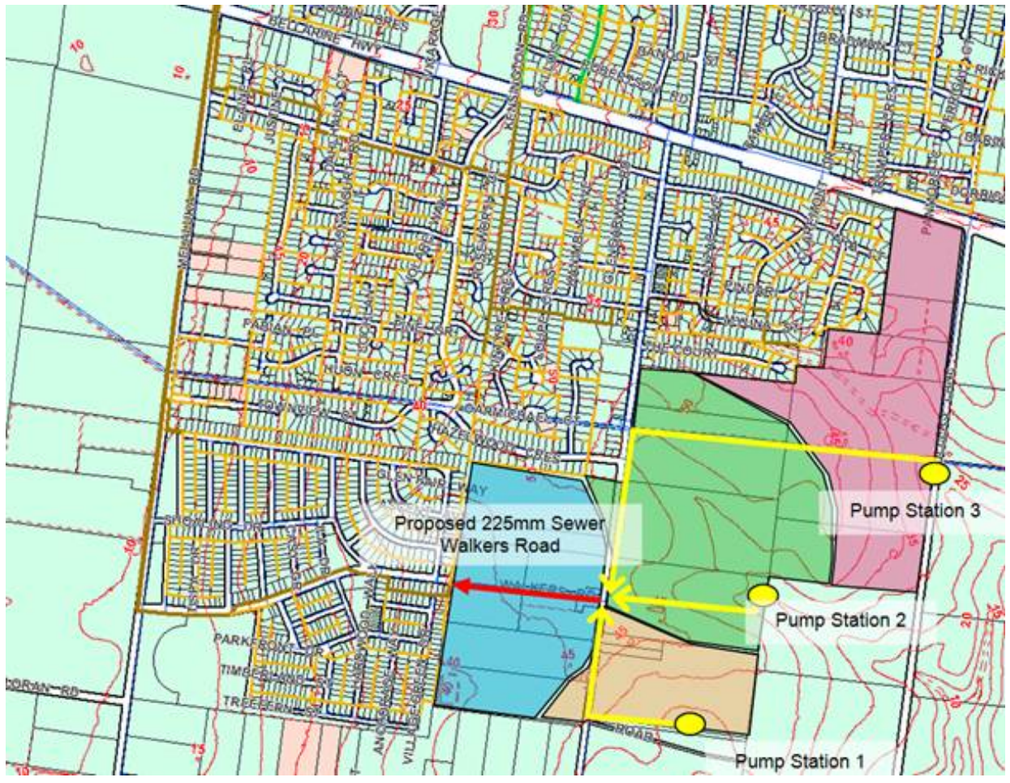


Figure 1 - Leopold South sewerage catchments

The final boundary of this growth area will also have an impact on the number of pump stations. The current boundary shown in your correspondence has a low point of approximately 29m AHD.

Barwon Water notes this splits a property at 92-120 Mollers Lane. Should this entire lot be included in the future urban growth boundary it would result in a new low point of 18m AHD. This could mean that pump station 2 and pump station 3 catchments could be combined and a single pump station installed at the low point on Mollers Lane. This needs to be considered as part of this process.

Water

Barwon Water has made plans to service these areas with water. Leopold is currently serviced with water by gravity from the Geelong system. There are existing water mains running through Leopold. The 600mm diameter Bellarine Transfer Main (BTM) runs through Leopold and connections exist at Melaluka Road, Ash Road and Mollers Lane. There is adequate capacity in the BTM to supply the Growth Area

Two large diameter water main runs through development (east west) in a 10m wide easement from Ash Road to Mollers Lane. As mentioned above, the 600mm main supplies Leopold directly. The other BTM which is a 960mm diameter pipe transfers water from the Geelong system to the townships on the Bellarine Peninsula including Ocean Grove, Drysdale, Clifton Springs, Portarlington, St Leonards, Queenscliff and Point Lonsdale.

These mains are of critical importance to Barwon Water. As such the planning for this area will need to note the presence of this easement and ensure Barwon Water has satisfactory access to its entire length. Crossings of the pipelines may involve lowering at the developer's expense. Barwon Water will consider the need to convert the easement into a freehold pipe track reserve, or common open space area as development proceeds.

Barwon Water has recently constructed a 300mm main in Mollers Lane which can be used to supply this area. To provide supply to the areas fronting Ash Road, new 225mm and 300mm water mains need to be constructed along Ash Road as shown on **Figure 2**.

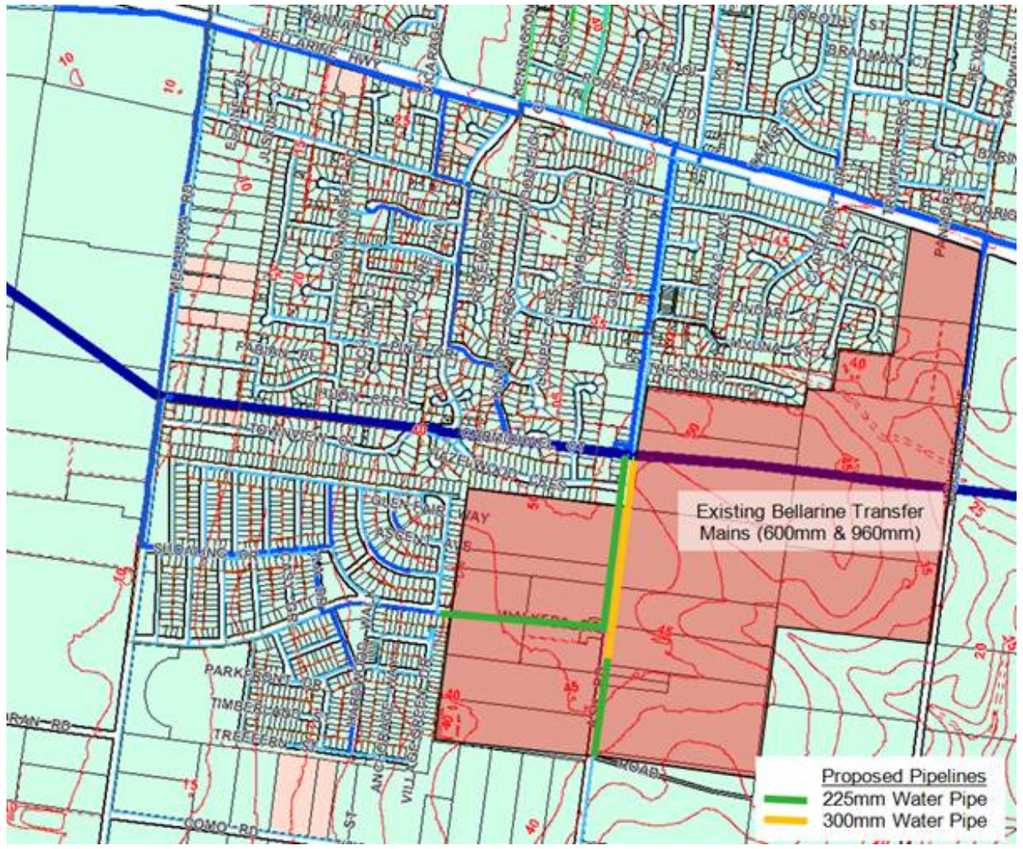


Figure 2 – Proposed Water Supply Servicing

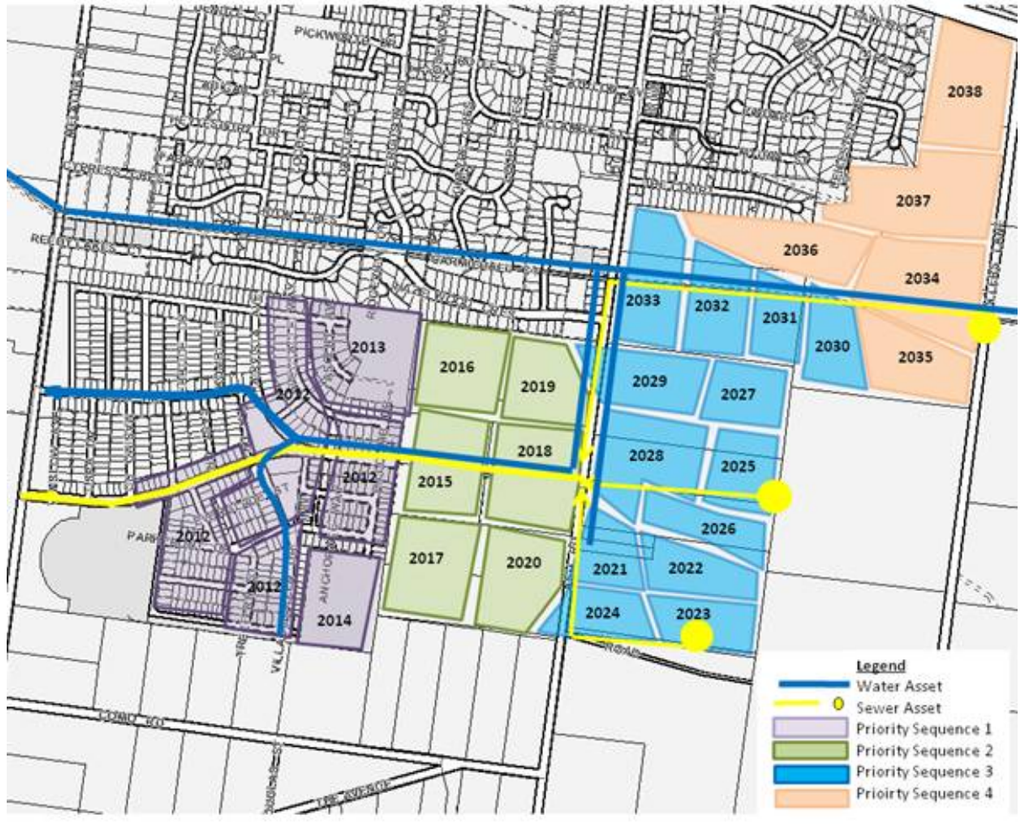


Figure 3 – Infrastructure sequencing Leopold South

Recycled Water

The Leopold area is remote from any sources of recycled water and as such it is not available for this area. Further considerations of Integrated Water Cycle Management (IWCM) approaches should be undertaken closer to the timing of the Structure Plan or Overall Development Plan stages.

Infrastructure Sequencing Plan

Barwon Water has prepared a New Customer Contributions (NCC) framework document in accordance with the Essential Services Commissions (ESC) determinations for the 2013 Water Plan, including Infrastructure Sequencing Plans (ISPs). The ISP's were used as the basis for Barwon Water's capital expenditure plan and the basis for determining the standard NCC applicable for new connections in the Geelong region, including Leopold.

Infrastructure Sequencing Plans (ISPs) were developed for all growth precincts based on a sequential and cost efficient extension of infrastructure into the precincts. This approach minimises the magnitude of the standard NCC charge per lot. The ISP's were subject to consultation with developers and their consultants as well as the ESC in late 2012 and early 2013. The ISP for Leopold South is shown below in **Figure 3**.

Based on the plan above, Barwon Water's next priority sequence for growth in Leopold is west of Ash Road (C280). It would be Barwon Water's preference that this area develop first followed by land to the east of Ash Road, however should development proceed in a location and sequence which differs from that indicated in Barwon Waters ISP's, bring forward charges could be applied to those assets.

Bring forward charges cover the incremental financing costs incurred by Barwon Water in providing assets earlier than assumed in the standard NCC charge calculation which is based on the ISP's. The sequence should not be seen as a major impediment to growth in an alternate sequence as this has been managed in other areas such as Armstrong Creek without major issue.

Conclusion

Barwon Water can provide services to the growth area east of Ash Road in Leopold. Services can be extended within the growth area. It would be preferable for growth to have commenced in the area west of Ash Road as major sewer services have to run through this site. New Customer Contributions would be applicable and negotiated at the time of development.

Appendix 2
Preliminary Catchment Management and Drainage Advice - CCMA (14 Dec 2015)

Designated Waterways
A number of waterways traversing the property have been designated under the Water Act (1989). These Waterways have been identified as (**Figure 1**):

- Designated Waterway No.33-1-4-1
- Designated Waterway No.33-1-4-1-2

Prior to any works in, on, or over these waterways, a works on waterways application must be submitted to Corangamite CMA for assessment.

A Works on Waterway Permit from the Corangamite CMA is required for any access crossings (temporary or permanent), stormwater outlets or other works carried out on designated waterways. This permit process is required under the Water Act 1989 and is independent of the planning permit process (under the Planning and Environment Act 1987) and it is the responsibility of the person or persons proposing to undertake the works to obtain a works on waterway permit. Please note that applications for Works on Waterway Permits do not incur a fee.

Figure 1 Subject development area identifying designated waterways

Waterway Buffers
In order to protect the existing designated waterways onsite and to address Clause 14.02-1 of the Victorian Planning Provisions which requires natural drainage corridors with vegetated buffer zones to be retained along *each side of a waterway at least 30m wide*. The waterway is defined by the bed and banks (where the top of the bank is delineated as the break of slope from the river bank to the surrounding land).
The subject property is a complex site and falls to the south-east to Lake Connewarre/Barwon River. **Figure 2** shows a 30 metre buffer along the waterways at this site (green hatching).

Providing a balance between achieving river health and biodiversity objectives, providing for recreation and visual amenity and maximising developable land is complex on this site.
Based on the gradient of the waterway bank at this location, the Corangamite CMA recommends that Council adopt a *minimum* of 30 metres of flat, easily trafficable and undeveloped land (including roads) along each side the waterway for the following purposes:

1. to allow for continuous safe vehicle and pedestrian access along the entire length of the waterway;

2. to provide space for recreational and social uses; and

3. to allow for future maintenance access along the river bank (e.g. weed control and storm-water system maintenance).

4. The corridor will assist in reducing the threat of future channel migration (erosion) that Council may be held accountable for, resulting in costly remediation works.

Consideration must also be given to the provision of buffer areas around adjoin low lying land with the Waterway including the number of existing dams, which are located within the existing waterway corridor.

Waterway Management

To ensure the long term protection of designated waterways, and to minimise future maintenance requirements for any reserves created over the waterways, a Waterway Management Plan is required. The Waterway Management Plan must include detail of the existing environmental values, any initial stabilisation and vegetation works, a maintenance regime and the long term management and maintenance actions that will be required.

This plan should be developed by a suitably qualified and experienced professional and also show:

- A landscape plan showing the revegetation of the riparian zone including a species list and proposed density of the plantings. The plantings should be representative of the Ecological Vegetation Class for the site; and
- A maintenance plan detailing the establishment, short, medium and long term actions and agencies/developers responsible for each stage.

In particular the Authority notes that a considerably large area of the reserve has been highlighted as grass land. The Authority has concerns for large areas of non-native grassed land in reserves due to the ongoing maintenance requirements for the long term agency (e.g. shire), however the Authority does support limited grassed areas for active recreation and playgrounds etc.

Floodplain Management

The Authority does not hold any flood related information for the subject area with the exclusion of Lake Connewarre to the south of the location.

Given that a number of existing waterways currently pass through the area. The Authority would require that a detailed flood assessment of the growth area be undertaken. This assessment may be undertaken in accordance with requirements of a *Flood Impact Report*.

A *Flood Impact Report (including hydrological and hydraulic assessment for pre and post development scenario's)* **must be prepared and endorsed by the Responsible Authority and Corangamite CMA, and must consider a range of flood events up to and including the 1% AEP flood event (e.g. 50%, 20%, 10%, 5%, 2% & 1% AEP). The report must:**

- Identify the frequency, duration, extent, depth and velocity of flooding of the site and access ways under ***existing and developed*** conditions.
- Consider the flood warning time available Consider the effect of the development (pre and post development flood mapping) on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities. The effects of the development on river health values including wetlands, natural habitat, stream stability, erosion, environmental flows (if relevant), water quality and sites of scientific significance.
- Is produced in line with State and Local Planning Policy and is in line with Best Practice Floodplain management.

This report should be prepared in lieu of future rezoning of the land and prior to the commencement of subdivision design. It is important to consider that the Authority will not support the creation of new residential lots within the mapped 1% AEP flood extent.

Stormwater (neighbouring properties)

In order to adequately address the requirements of Clause 56 and best practice floodplain management, following the completion of the discussed flood assessment, investigation of the necessary stormwater management infrastructure must be undertaken. In most cases this is undertake as part of the completion of a Stormwater Management Plan or *Surface Water Management Plan* for the growth area.

A *Stormwater Management Plan* **must be prepared and endorsed by the Responsible Authority and Corangamite CMA,** that:

- Identify waterways, major flood paths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by stormwater and overland flooding.
- Outline the design of the stormwater treatment infrastructure including how stormwater will be collected and treated within the development, with particular emphasis on the removal of sediment, litter and other urban wastes from stormwater prior to its discharge into the downstream drainage system.
- The stormwater drainage system must be designed such that stormwater runoff exiting the land meets the current best practice performance objectives for stormwater quality, as contained in the Urban Stormwater Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999) and Councils Stormwater Management Plans.
- The stormwater management system must be designed to ensure that flows discharging from the subdivision site are restricted to predevelopment levels for all events up to and including the 1% AEP (e.g. 50%, 20%, 10%, 5%, 2% & 1% AEP).
- The stormwater drainage system must ensure a design philosophy of 'zero adverse impacts' to surrounding areas for up to and including the 1% AEP flood event.
- Detail 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.
- 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).

WSUD

The stormwater management strategy for any property development must also address contemporary Best Management Practices, through application of the principles of Water Sensitive Urban Design (WSUD).

As set out in Section 1.3 of Australian Runoff Quality –A Guide to Water Sensitive Urban Design (Engineers Australia 2006), the guiding principles of WSUD are centred on achieving integrated water cycle management solutions linked to an ecologically sustainable development focus aimed at:
1. Treating urban stormwater to meet water quality objectives for reuse and/or discharge to surface waters;
2. Using stormwater in the urban landscape to maximise the visual and recreational amenity of developments;
3. Preserving the natural hydrological regime of catchments;
4. Reducing potable water demand through water efficient appliances, rainwater and greywater reuse;
5. Minimising wastewater generation and treatment of wastewater to a standard suitable for effluent reuse opportunities and/or release to receiving waters;

Urban Stormwater-Best Practice Environmental Guidelines were developed by the Victorian Stormwater Committee in 1999 and have since been incorporated into the State Planning Policy Framework. These Guidelines define the best practice performance objectives for Total Suspended

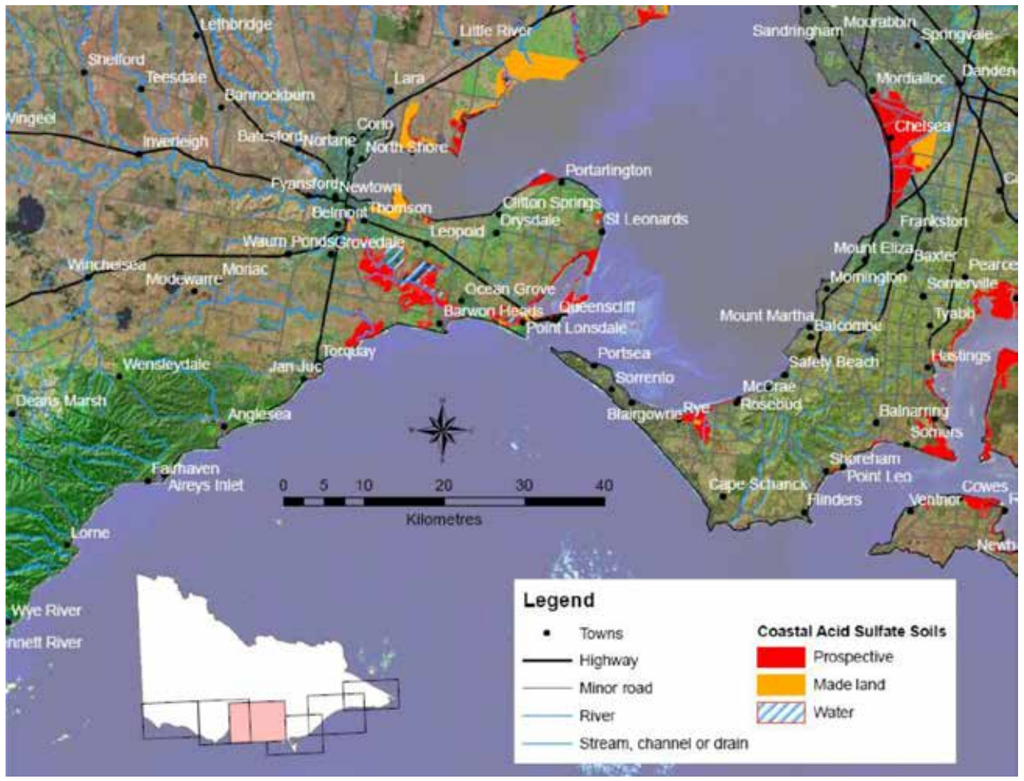
Solids (TSS), Total Phosphorus (TP), Total Nitrogen (TN) and Gross Pollutants (GP) to be 80%, 45%, 45% and 70% reduction of the typical urban annual loads respectively.

Environmental Assets

The existing waterways which pass through the site flow into Lake Connewarre within the greater Barwon River. This area forms part of the lower Barwon Wetland Complex and has been recognised for its environmental significance with an internationally recognised RAMSAR listing (known as the Port Phillip Bay (Wester Shoreline) and Bellarine Peninsula Ramsar site).
Given this significance the Authority will be strongly recommending that appropriate measures are taken to ensure water quality and quantity systems proposed to discharge to this location exceed best practice performance objectives. Further to this, effort should be made to ensure connectivity of vegetated reserves created along the waterways at this location with the wetland areas.
This location is a significant environmental asset to the proposed future development. There is an opportunity here to enhance and feature this wetland systems and its connectivity with the subject site.
It is important however to consider how development at this location will impact on the wetlands, including:

- Spread of weed species into the waterway and wetland complex (garden escapes)
- Migration of non-native garden species into the waterway and wetland complex
- Domestic animals (native animal kill)
- Water quality and quality effect on fringing vegetation communities (coastal saltmarsh)
- Water quality and quality effect on aquatic and terrestrial fauna

Note: The area is considered to be a prospective coastal acid sulphate soils site in accordance to the existing mapping undertaken by the Department of Economic Development, Jobs, Transport and Resources.



Please note: The Corangamite CMA has provided this advice as preliminary information only and has been based on the information you have provided. Any flood level advice provided is based on the most accurate information currently available and may change if new information becomes available. The Authority can provide further information regarding any proposed development of the property in response to a planning permit application referred by the Greater Geelong Shire Council in accordance with the Planning and Environment Act 1987.

This document contains flood level **advice only** and does not constitute approval or otherwise of any development at this location. The Authority recommends you seek further advice from the Greater Geelong Shire Council.

Appendix 3
Preliminary Road Network Advice
Vic Roads (12 Jan 2016)

The following are VicRoads initial comments to the future South East Leopold Growth Area Draft structure plan.

Access to the Bellarine Highway
The Traffic impact assessment report and the PSP background report should look at existing intersection locations. This would be Mollers Lane/ Bellarine Highway and Ash Road/ Bellarine Highway. The structure plan needs to make it clear that access to the Bellarine Highway will be limited to the approved access locations only. The background report and the PSP should recognise this and note that the access to lots abutting the Bellarine Highway will be from the internal roads.

The intersections and treatments will require traffic impact assessment reports to be undertaken to determine if they will operate at a satisfactory level and are not detrimental to the current operation of the Bellarine Highway or if further upgrades are required .

Because of the traffic capacity limitations as Bellarine Highway/ Ash Road intersection, the internal Street network of the Growth Area should be designed so that it is accessed from Mollers Lane rather then Ash Road.

Development Contributions Plan (DCP)
The background report should mention a DCP for the future funding of intersection works. Given that there will be works required by VicRoads for the upgrade of existing intersections VicRoads would be supportive of a contributions plan being put in place. This will ensure the works are evenly shared between developers and the timing of works is clear for all parties.

As part of the DCP VicRoads would require concept layouts for both intersections to get an idea of how the proposed works will integrate in with the existing Bellarine Highway traffic lanes, service road & internal roads. There needs to be some separation between the internal loop road and the Bellarine Highway.

Future plans for the Bellarine Highway
With the Bellarine Highway already being duplicated through this section, VicRoads has no future plans that would require any further land to carry out capacity works.