

13/03/2025
C397ggee**SCHEDULE 47 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO47**.

174 COLAC ROAD, HIGHTON DEVELOPMENT PLAN**1.0**13/03/2025
C397ggee**Objectives**

- To provide for a range of dwelling types to cater for a variety of housing needs.
- To protect the amenity of adjoining dwellings through appropriate siting and design.
- To create a high standard of internal amenity for future residents.
- To integrate sustainable design features to address water management, solar access and energy saving initiatives, to deliver lower housing costs for future residents.

2.013/03/2025
C397ggee**Requirement before a permit is granted**

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority.

Before granting a permit, the responsible authority must be satisfied that the permit will not prejudice the future use and integrated and orderly development of the precinct in accordance with the conditions and requirements for planning permits and requirements for a development plan in this Schedule.

3.013/03/2025
C397ggee**Conditions and requirements for permits**

The following conditions and/or requirements apply to permits.

An application for a permit listed in Clause 2.0 of the schedule must be accompanied by a report which details how the proposal will not prejudice the future preparation or implementation of a development plan.

Any permit issued for the use, subdivision or development of the land must be generally in accordance with the objectives and guidelines in Clause 1.0 and Clause 4.0 of this Schedule.

A permit application submitted after a development plan has been approved under this Schedule must provide the following, as appropriate. If in the opinion of the responsible authority an application requirement is not relevant to the consideration of an application, the responsible authority may waive or vary the requirement.

- A planning report that demonstrates how the recommendations of the development plan required by this Schedule have been incorporated into the proposed use or development of the land.
- An Affordable Housing Delivery Strategy that details:
 - The minimum proportion or number of dwellings to be provided within the proposed development as affordable housing, or an alternative contribution to the provision of affordable housing.
 - Preferred delivery method(s) for the provision of affordable housing or any alternative contribution of equal value.
 - How the Affordable Housing Delivery Strategy is consistent with the Affordable Housing Statement approved under Clause 4.0 of this Schedule, including how it contributes to the overall 10 per cent affordable housing requirement for DPO47.
- A Waste Management Plan.
- A Drainage / Stormwater Management Plan, including STORM or MUSIC modelling.

The following conditions apply to permits, as applicable and where required by the responsible Authority.

GREATER GEELONG PLANNING SCHEME

- Any permit that provides or contributes to the provision of affordable housing must include the following conditions:
 - Before the use or development of the land begins, excluding demolition, excavation, piling, site preparation works and works to remediate contaminated land, the owner of the land must enter into an agreement with the responsible authority under section 173 of the *Planning and Environment Act 1987*, in a form to the satisfaction of the responsible authority, that provides for a contribution to affordable housing in a manner consistent with the approved Affordable Housing Delivery Strategy required under Clause 3.0 of DPO47 within the Greater Geelong Planning Scheme, or by any agreed alternative method of an equivalent value to the satisfaction of the responsible authority.
 - The mix of any affordable housing dwellings provided on the land should generally be representative of the approved dwelling mix unless otherwise required by a registered housing authority and agreed by the responsible authority.
 - The agreement must specify the timing of the delivery of the contribution and a mechanism for the reporting of the outcome to the responsible authority. The landowner must meet all the expenses of the preparation, registration and ending of the agreement, including the reasonable costs borne by the responsible authority.
 - The agreement will end when the owner can demonstrate the implementation of the Affordable Housing Delivery Strategy via the reporting mechanism to the satisfaction of the Responsible Authority.
- The connection of the internal drainage infrastructure to the legal point of discharge (LPD) must be to the satisfaction of the City of Greater Geelong. Collected stormwater must be retained onsite and discharged into the drainage system at pre-development peak discharge rates, unless with the further written consent of the City of Greater Geelong. The drainage plan, including any retention system within the property boundary, must be submitted to the satisfaction of the City of Greater Geelong.

Section 173 Agreement

A planning permit granted for the use or development of the land must, if required by the responsible authority, include a condition that requires the landowner to enter into an Agreement with the responsible authority pursuant to Section 173 of the *Planning and Environment Act 1987* which provides for the following matters:

- Noise attenuation measures as identified in the approved acoustic assessment and as determined necessary by the Responsible Authority to be implemented at subdivision stage.
- The agreement will end when the owner can demonstrate the implementation of noise attenuation measures identified in the approved acoustic assessment and determined necessary by the Responsible Authority.

The landowner must meet all the expenses of the preparation, registration and ending of the agreement, including the reasonable costs borne by the responsible authority.

Infrastructure

A permit issued for subdivision or buildings and works must include the following conditions as appropriate:

- Any aesthetically unsuitable material/waste should be removed prior to or during development works.
- During construction of any concrete subsurface features into soil, materials must be designed to withstand naturally low pH conditions, in accordance with Australian Standard 2159 (Piling-Design and Installation) as amended from time to time. This work needs to be verified by a suitably qualified professional.

GREATER GEELONG PLANNING SCHEME

- The surface water/stormwater swale drain should be managed using formal drainage infrastructure rather than continue to freely flow across the site soil. This may include, but is not limited to, utilizing best practice environmentally sustainable development and water sensitive urban design, or a concrete-lined drain and/or re-directed surface water flow to a sub-surface drainage network.
- Groundwater sampling must be conducted prior to any extractive use should this be required in future.
- Prior to the use of the land, all stormwater infrastructure works within the site/on nearby and surrounding land must occur at the cost of the landowner.
- Access to the site be constructed using Left-In and Left-Out only with the following specifications
 - The creation of a pedestrian refuge.
 - A priority crossing for the shared path with any necessary speed control measures.
 - The installation of signage to reflect the priority crossing and speed controls.
- Prior to subdivision and the creation of the accessway, application must be made and implemented for the following changes at the Colac Road/ Rossack Drive intersection. The works are to occur at the cost of the landowner.
 - Phase changes to the traffic signals.
 - The removal of the U-turn ban for westbound vehicles.
 - Changes to the median nose to allow for swept path for the design vehicle.
 - Minor line remarking for turn lanes to cater for swept paths.
 - Installation of signage per the recommendation within the *Traffic Impact Assessment* by Civil and Traffic Consulting P/L (February 2022).
 - If required a review of the left turn slip lane from the Princes Highway.

Acoustic

- Any recommendation(s) of the Acoustic Assessment imposed as permit conditions, as considered appropriate by the Responsible Authority.
- Verification testing of buildings housing a sensitive use must be conducted by a qualified acoustic consultant to confirm that any recommended noise attenuation measures required by the Responsible Authority have been appropriately implemented.

Emergency access

- Any 'Paper Road' is to be along the frontage of the relevant proposed lots (the rear of the properties to include locked garage access via a laneway). Hydrant coverage to be achieved via frontage of dwellings, not the rear. A paper road should, unless otherwise agreed to by the relevant referral authority:
 - Have a minimum 4m trafficable width (usually concrete).
 - Be straight.
 - Incorporate a suitable fire appliance turnaround if a dead-end is included.
 - Have concrete crossovers (both ends), no grasscrete or similar will be supported.
 - Have signage installed at both ends (Emergency Vehicle Access only).

Construction Environmental Management Plan

A permit issued for subdivision or buildings and works must include a condition requiring that a Construction Environmental Management Plan (CEMP) addressing the construction activities proposed on the land is prepared. The views of the relevant authorities (Barwon Water, and Head, Transport for Victoria) must be sought, and the CEMP must be prepared to the satisfaction of the responsible authority.

The CEMP must include:

- Soil erosion and sediment control provisions to protect existing local stormwater infrastructure, Warne Ponds Creek and associated wetlands from erosion and sediment transport by minimising erosion of lands during work.
- Dust suppression measures to be provided during works to minimise dust impact.
- Measures to prevent construction fill encroaching on or being placed within the Geelong Ring Road Freeway reserve.
- A Traffic Management Plan for the site identifying the location of the proposed vehicle access point(s) and detailing the measures to ensure amenity of the adjoining areas is not impacted by the movement of vehicles (cars, trucks and construction machinery) associated with construction activities on the site.
- Any recommendations relating to Aboriginal Cultural Heritage and considerations triggered by the Aboriginal Heritage Regulations.

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Requirements for development plan

A development plan must be generally in accordance with the Outline Concept Plan (Figure 1) of this overlay. The plan may be amended at any time to the satisfaction of the responsible authority.

A development plan must include the following documents and plans as appropriate, having regard to the stage of the development, to the satisfaction of the responsible authority.

- A Masterplan that illustrates land uses (including open space), interface treatments and an indicative road layout across the site.
- A Site Context Analysis and Design Response Report that addresses:
 - The urban context and existing conditions showing topography, the surrounding land uses, buildings, access points, adjoining roads, cycle and pedestrian network and public transport.
 - Views to be protected and enhanced through the site.
 - The proposed built form edge and interface treatments to the Geelong Ring Road, Council tree reserve and adjacent properties.
 - The key land uses and the location of these uses in each stage.
- A Landscape Masterplan that shows the landscape design concept for the site, including key streetscapes and public open space (active and passive recreation areas, natural areas, other public realm). The use of local indigenous plant species is encouraged throughout the development site.
- An Integrated Transport Management Plan that addresses access to and from the site and movement within the site. The plan should include:
 - Emergency vehicle access.
 - Indicative waste storage, servicing and collection points.
- An Integrated Water Management Plan that addresses holistic stormwater management within the site and those water-related interfaces beyond the site that:

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- Identifies all land to be set aside for drainage purposes, detailing the 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.
- Provides 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.
- A detailed stormwater management plan and flood impact assessment to the satisfaction of the Responsible Authority and the Catchment Management Authority to determine pre and post development flood extents to demonstrate that the proposal will not:
 - Divert floodwaters to the detriment of any adjoining property.
 - Increase flood velocity on any adjoining property.
 - Increase flood levels and depths on any adjoining property.
 - Result in a detrimental loss of flood storage.
- A Bushfire Management Plan that:
 - Demonstrates that completed development will have a radiant heat flux of less than 12.5 kilowatts/square metre under AS3959-2018 Construction of buildings in bushfire-prone areas (Standards Australia).
 - Addresses fire hazard, emergency vehicle road design, the provision of reticulated or static water supply and hard stand access for firefighting.
- A Services and Infrastructure Plan that addresses how the site will be serviced including a description of all appropriate utility services to development parcels.
- An Environmental Management Plan with requirements on weed management, appropriate setbacks, planting (identifying native vegetation only) and maintenance.
- An acoustic assessment report prepared by a qualified acoustic engineer or other suitably skilled person to the satisfaction of the responsible authority which:
 - Addresses Geelong Ring Road and off-ramp; Colac Road; Commercial uses and associated carparking to the immediate southeast, and any other noise source as required.
 - Applies the following noise objectives:
 - 35 dB LAeq,8h when measured within a sleeping area between 10pm and 6am
 - 40 dB LAeq,16h when measured within a living area between 6am and 10pm.
 - For areas other than sleeping and living areas, the median value of the range of recommended design sound levels of Australian Standard AS/NZ 2107:2016 (Acoustics – Recommended design sound level and reverberation times for building interiors).
 - Includes recommendations for any noise attenuation measures required to meet the applicable noise level objectives.
 - Includes additional considerations, where relevant, to address:
 - Potential noise character (tonality, impulsiveness or intermittency); and
 - Noise with high energy in the low frequency range; and – transient or variable noise.
 - Meets the *Vicroads Traffic Noise Reduction Policy 2005* (or replacement policy), and is approved by the Head, Transport for Victoria.
- A Planning Report which demonstrates how the proposal meets the requirements of the planning scheme.

- An Affordable Housing Statement that sets out how an affordable housing contribution is intended to be delivered. The Statement must provide for:
 - At least 10 per cent of the total number of dwellings developed on the land affected by DPO47 must be provided as affordable housing, as defined in the Planning and Environment Act 1987, or an alternative contribution of an equivalent value to the satisfaction of the Responsible Authority.

Figure 1: Outline Concept Plan

