

GREATER GEELONG PLANNING SCHEME
Community Care Accommodation Facility, 120 Russells Road,
Mount Duneed

Incorporated Document

August 2019

1. INTRODUCTION:

- 1.1. This document is an incorporated document in the Greater Geelong Planning Scheme (planning scheme) and is made pursuant to section (6)(2)(j) of the Planning and Environment Act 1987.
- 1.2. The land identified in Clause 3 of this document may be used and developed in accordance with the specific controls listed in Clause 4 of this document.
- 1.3. The control in this document prevails over any contrary or inconsistent provision in the planning scheme.

2. PURPOSE:

- 2.1 The purpose of the control in Clause 4 is to facilitate the use and development and the removal of vegetation on the land described in Clause 3 for a Community Care Accommodation Facility (Residential Drug and Alcohol Facility).
- 2.2 The project includes but is not limited to:
 - provide for the use and development and the removal of vegetation for the purposes of a Community Care Accommodation Facility (Residential Drug and Alcohol Facility) generally in accordance with the plans within **Attachment 2**.
 - provide for the use and development of a Community Care Accommodation Facility (Residential Drug and Alcohol Facility) on a parcel of land within the Farming Zone which currently prohibits Community Care Accommodation.

3. LAND TO WHICH THIS INCORPORATED DOCUMENT APPLIES

- 3.1 The control in this document applies to the land as shown on Map 77 Specific Controls Overlay (SCO3) forming part of the Greater Geelong Planning Scheme. The address of the land is 120 Russells Road Mount Duneed, Crown Allotment L2 Section 21 Parish of Duneed (referred to hereafter as 'the land') as shown in Attachment 1.

4. CONTROL

Exemption from planning scheme requirements

- 4.1 This document is an incorporated document in the Schedule to Clause 45.12 Specific Controls Overlay and the Schedule to Clause 72.04 of the Greater Geelong Planning Scheme (the Scheme).
- 4.2 Despite any provision to the contrary in the Scheme, pursuant to Clause 45.12 of the Scheme the land identified in this incorporated document may be used and developed for Community Care Accommodation in accordance with the specific controls contained in this document.

Conditions

4.3 The use and development permitted by this document must be undertaken in accordance with the following conditions:

4.4 Endorsed Plans

4.4.1 The use and development must be undertaken in accordance with the plans in **Attachment 2** which may be altered with the written consent of the Responsible Authority.

4.5 Facility Management Plan

4.5.1 Prior to commencement of the use hereby approved, a Facility Management Plan must be submitted to and approved by the Responsible Authority. When approved the plan will be endorsed and will then form part of the permit. The plan must not be modified without the written consent of the Responsible Authority. The plan must provide details of, but is not limited to:

- a) Protocols to ensure the orderly arrival and departure of residents, staff and visitors;
- b) Contact details of a Facility Manager responsible for ensuring that the use does not have a detrimental impact on the amenity of the area;
- c) Staffing arrangements that ensures on-site supervision and support of residents at all times;
- d) Protocols for dealing with any incidents associated with the use that may have a detrimental impact on the amenity of the area;
- e) A requirement that the Facility Manager must take immediate ameliorative action in response to any incident associated with the use that may have a detrimental impact on the amenity of the area;
- f) Establish and maintain a complaints register to record details of any and all complaints received by the Facility Manager from neighbours, and the action taken by the Facility Manager to address the complaint;
- g) Maintenance of the grounds and upkeep of the buildings;

all to the satisfaction of the Responsible Authority.

4.5.2 The facility operator must ensure that the use hereby approved does not cause detriment to the amenity of the area and must ensure that the premises is operated in accordance with the approved Facility Management Plan, to the satisfaction of the Responsible Authority.

4.6 Maximum Resident Capacity

4.6.1 Unless otherwise approved in writing by the Responsible Authority, not more than eight (8) adult residents may occupy the premises at any one time, to the satisfaction of the Responsible Authority.

4.7 Maximum staff

4.7.1 Unless otherwise approved in writing by the Responsible Authority, not more than 5 staff may be present on the premises at any one time, to the satisfaction of the Responsible Authority.

4.8 Visiting Hours

4.8.1 Unless otherwise approved in writing by the Responsible Authority, visiting hours may only occur during the following times:

- a) Saturdays 1:00PM-6:00PM
- b) Sundays 1:00PM-6:00PM

4.9 General Amenity

4.9.1 The amenity of the area must not be detrimentally affected by the permitted use through the:

- a) Transport of materials, goods or commodities to or from the land;
- b) Appearance of any building works or materials;
- c) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
- d) Presence of vermin;

All to the satisfaction of the Responsible Authority.

5.0 Landscape Plan

5.0.1 Prior to the works commencing, three (3) copies of a landscape plan prepared by a suitably qualified or experienced, person to the satisfaction of the Responsible Authority, must be submitted to and approved by the Responsible Authority. The plan(s) must be drawn to scale and show:

- a) A survey (including botanical names) of all existing vegetation to be retained and/ or removed;
- b) Details of surface finishes of pathways and driveways;
- c) A planting schedule of all proposed trees, shrubs and ground covers including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant;
- d) Landscaping and planting within all open areas of the site;
- f) The use of indigenous plants of the Geelong Region, Zone 8.
- g) Offset the driveway and carpark off the boundary alignment in order to retain trees (where appropriate) and plant trees to provide a landscape buffer to the reserve and to improve landscape amenity.

When approved, the plan will be endorsed and form part of the permit, all to the satisfaction of the Responsible Authority.

5.1 Cultural Heritage Management Plan

5.1.1 All works must be in accordance with any conditions set out within the approved Cultural Heritage Management Plan no. 15818.

5.2 Engineering

5.2.1 The site must be drained to the satisfaction of the Responsible Authority and no concentrated storm water may drain or discharge from the land to adjoining properties.

5.2.2 Prior to the new use commencing, the developer must:

- a) Construct vehicular crossings in accordance with the requirements and standards of the City of Greater Geelong.
- b) Remove any redundant vehicular crossings with kerb and channel and the footpath/nature strip area reinstated to match existing construction in the street;
- c) Construct and drain the car park and accessways and common access road within the development in accordance with the endorsed plans.
- d) Complete the landscaping in accordance with the endorsed plans.

All to the satisfaction of the Responsible Authority.

Notes

1. All internal property drainage must be designed and constructed to satisfy AS/NZS 3500.
2. A Vehicle Crossing Permit must be obtained prior to commencement of works.

5.3 Stormwater Management

5.3.1 The site stormwater system must be designed and installed such that the site stormwater discharge is not increased by the proposed development. An appropriate on-site detention system designed in accordance with the Infrastructure Design Manual may be required all to the Satisfaction of the Responsible Authority

5.4 Recreation and Open Space

5.4.1 There must be no access through or storage on the adjoining council reserve known as/located at Mt Duneed Recreational Reserve at any time during the construction period.

5.4.2 Nominate on the landscape plan the effluent discharge location.

5.6 Environmental Audit

5.6.1 Unless otherwise approved in writing by the Responsible Authority, prior to the commence of works a Site Investigation Assessment must be submitted to Council that assesses the potential level and nature of contamination on the land. Provides clear advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or part, of the land is recommended having regard to the Potentially Contaminated Land General Practice Note June 2005, DSE. Recommends remediation actions for any contaminated land.

5.7 Environmental Health

5.7.1 An approved septic tank system as defined by the Environment Protection Act 1970 must be installed in accordance with the land capability assessment report or to the satisfaction of the Responsible Authority. All wastewater must be treated and disposed of within the curtilage of the property.

5.8 Powercor

5.8.1 The applicant shall provide an electricity supply to the development in accordance with the Distributor's requirements and standards.

5.8.2 The applicant shall establish easements, for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new powerlines to service the lots or adjust the positioning existing easements.

Notes

1. Extension, augmentation or rearrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.
2. Existing easements may need to be amended to meet the Distributor's requirements
3. Easements required by the Distributor shall be specified on the subdivision and show the Purpose, Origin and the In Favour of party as follows:

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of
	Power Line		Section 88 - Electricity Industry Act 2000	Powercor Australia Ltd

4. It is recommended that applications for electricity supply to each lot be submitted at the earliest opportunity so that the precise requirements of the Distributor can then be determined and accommodated. Applications for electricity supply shall be submitted via the Distributor's web portal, "mySupply" which can be accessed via the following link:
5. <https://customer.portal.powercor.com.au/mysupply/CIAWQuickCalculator>
6. Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.
7. Any construction work must comply with Energy Safe Victoria's "No Go Zone" rules.
8. Apply for a site visit and permit to work assessment. This can be done via the Powercor website.
9. Keep the easement land clear of any buildings or structures whatsoever.

5.9 CFA

Amended Emergency Management Plan

5.9.1 Unless otherwise approved in writing by the CFA, the applicant is required to provide an amended Bushfire Emergency Management Plan for the site which includes:

- a) Details on the type and nature of the various Risks/Emergencies
- b) The Fire Danger Rating triggers for the closure of the facility for Bushfire risk.
- c) Monitoring and notifying staff and visitors of forecast Fire Danger Rating and any consequential actions.
- d) Details of the location/s for emergency assembly, evacuation and shelter-in-place (in the event that evacuation from the site is not practicable).
- e) Transport arrangements for staff and visitors
- f) The need for any additional arrangements for persons with special needs.
- g) Training of staff, visitors and overnight guests on emergency procedures.
- h) The nature and frequency of emergency procedure exercises.

- i) Emergency procedures (bushfire action statements) including the assignment of roles and responsibilities to staff. This must include assigning responsibility for the:
 - Management and oversight of emergency procedures.
 - Training of employees in emergency procedures.
 - Reviewing the effectiveness of emergency procedure exercises and implementing procedure improvements.
 - Accounting for all persons during the emergency procedures.
 - Monitoring and review of the Emergency Plans at least annually.

Notes:

Addition changes to the Bushfire Emergency Plan could include: -

1. Page 5 FDR Response table notes that for Code Red and Extreme days guests will be relocated to a place of lesser risk, yet page 7 Evac Action Statement notes guests will be taken off site for Code red only?
2. Page 5 FDR Response table Code Red and Extreme requires a note indicating that duration of relocation will be from no later than 10:00 AM until the FDR drops later that afternoon/evening to that of Severe or below.
3. Page 6 - Bushfire Advice Warnings – Notes guests to contact management for advice on warnings. Needs to be revised that **“Management are advising guests of actions to be taken”**.
4. Page 7 Evacuation Procedures – Notes that Planned evacuation site is Mt Duneed Recreation Reserve. Alternate location Torquay Secondary College White St Torquay. **CFA considers that the Recreation Reserve is not an appropriate evacuation location for bushfire.** Primary response should be to shelter in place. People should only leave the shelter of the site buildings if the integrity of the building is compromised by fire (Rec Reserve may be a suitable location in this event).

5.10 Bushfire/Structural Fire Mitigation Measures

- 5.10.1 Unless otherwise approved in writing by the CFA or the Responsible Authority in consultation with the CFA, the building is required to constructed to a Bushfire Attack Level of BAL 19.
- 5.10.2 The whole of the subject site should be maintained as “defendable space” to the following prescription:
 - a) Grass must be short cropped and maintained during the declared fire danger period.
 - b) All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
 - c) Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
 - d) Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
 - e) Shrubs must not be located under the canopy of trees.
 - f) Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
 - g) Trees must not overhang or touch any elements of the building.
 - h) The canopy of trees must be separated by at least 5 metres.
 - i) There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

- 5.10.3 Unless otherwise approved in writing by the CFA or the Responsible Authority in consultation with the CFA, landscaping and planting out of vegetation on the site should be in accordance with CFA publication Landscaping for Bushfire – Garden Design and Plant Selection.
- 5.10.4 Unless otherwise approved in writing by the CFA or the Responsible Authority in consultation with the CFA, a below ground operable hydrant must be provided at or near the proposed driveway on Russells Rd. The maximum distance between the hydrant and the rear of the building envelope must be no more than 120 metres. The street hydrant shall be identified as per the Fire Services Guideline – Identification of Street Hydrants for Fire Fighting Purposes.
- 5.10.5 Unless otherwise approved in writing by the CFA or the Responsible Authority in consultation with the CFA, the proposed driveway and accessway must meet the following requirements:
- a) Curves must have a minimum inner radius of 10m.
 - b) The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
 - c) Have a minimum trafficable width of 3.5m of all weather construction.
 - d) Be clear of encroachments for at least 0.5m on each side and 4m above the accessway
 - e) Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
 - f) Incorporate a turning area for fire fighting vehicles close to the building.
- 5.10.6 Unless otherwise approved in writing by the CFA or the Responsible Authority in consultation with the CFA, domestic sprinklers should be installed within the proposed building. Sprinkler installation to be installed to the relevant Australian Standards and Building Regulations.

Bushfire Notes

1. *This property is in a designated bushfire prone area.*
2. *Special bushfire construction requirements apply at the Building Permit stage.*
3. *Any building should consider AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).*

5.11 Barwon Water

- 5.11.1 The developer will be required to apply to Barwon Water for connection during the permit phase. Specific servicing comments below:
- a) **Water** – Water is available at the front (northwest) corner of the lot in Russells Road. The main is only a small diameter (DN63mm) and as such pressure and flow is likely to be limited. Due to this, there is a chance that onsite tanks may be required to buffer supply, Barwon Water would assess this on application. In addition, should a fire service be required for the site, they will likely require a self-reliant solution (i.e. tanks and pumps). Exact supply availability to be determined on application.
 - b) **Sewer** – Reticulated Sewer is not available to this property.

Note:

Water is available at the site however there is limited capacity. The applicant should approach Barwon Water to discuss specific servicing requirements as part of the connection process.

5.12 Heritage Victoria

5.12.1 Any works located within the Heritage Inventory area of the site will need a permit from Heritage Victoria.

5.13 Expiry

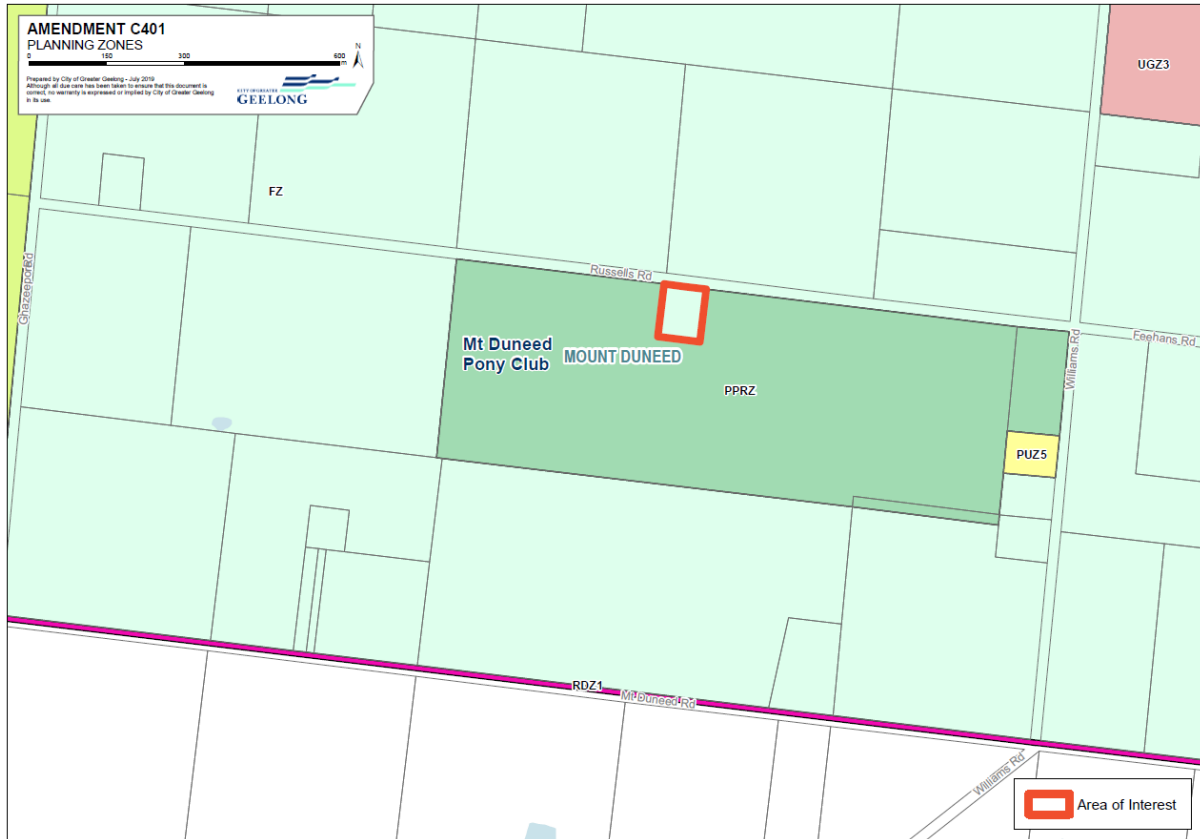
5.13.1 This permit will expire if one of the following circumstances applies:

- a) The use and/or development is not commenced within two (2) years of the date of this permit.
- b) The development is not completed within four (4) years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires; or

- a) within six (6) months after the permit expires where the use or development has not yet started; or
- b) within twelve (12) months after the permit expires, where the development allowed by the permit has lawfully commenced before the permit expiry.

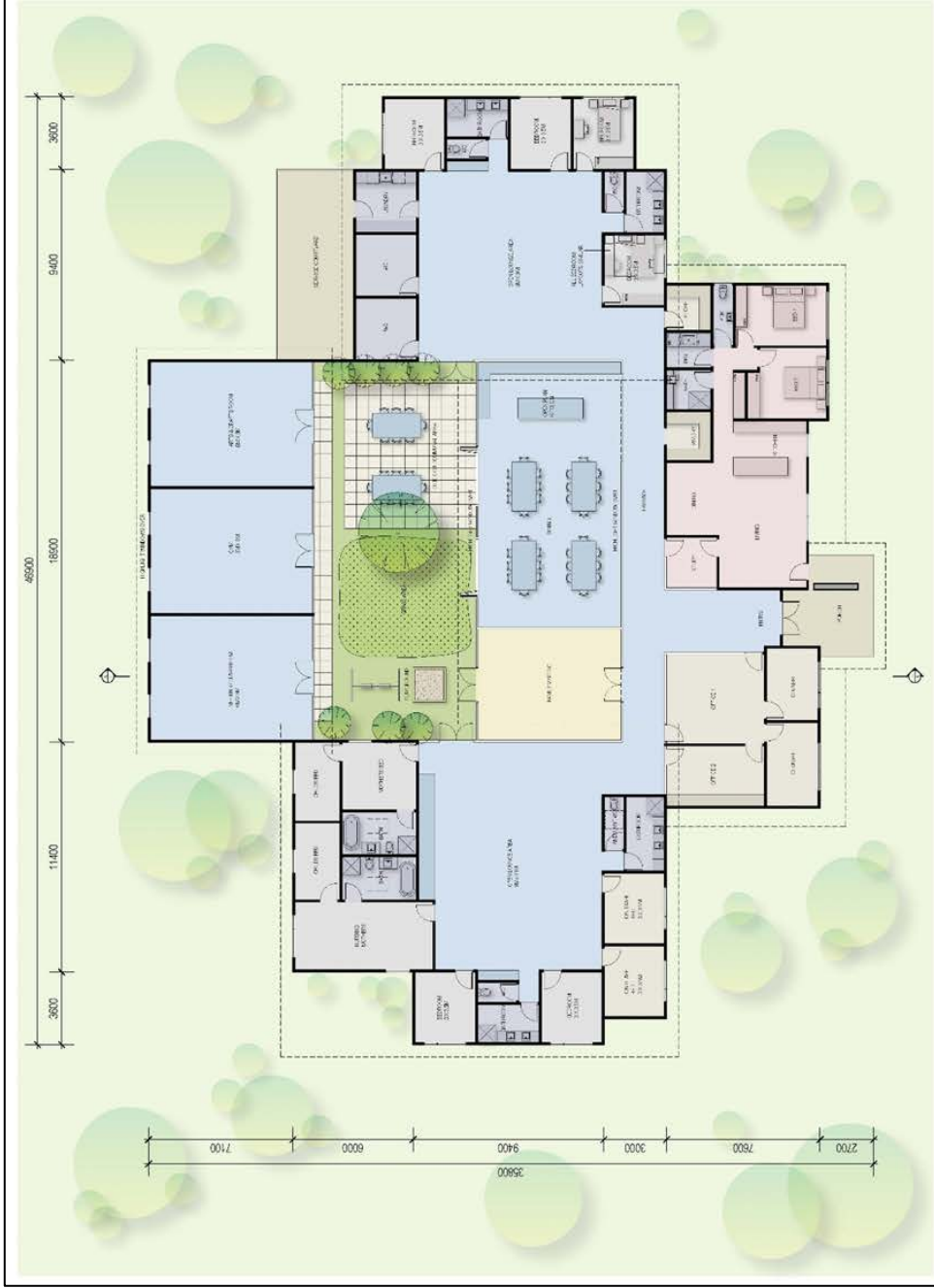
Zone Map



PROPOSED DEVELOPMENT
WOMENS REHABILITATION CENTRE



SITE PLAN
1:200 @ A3

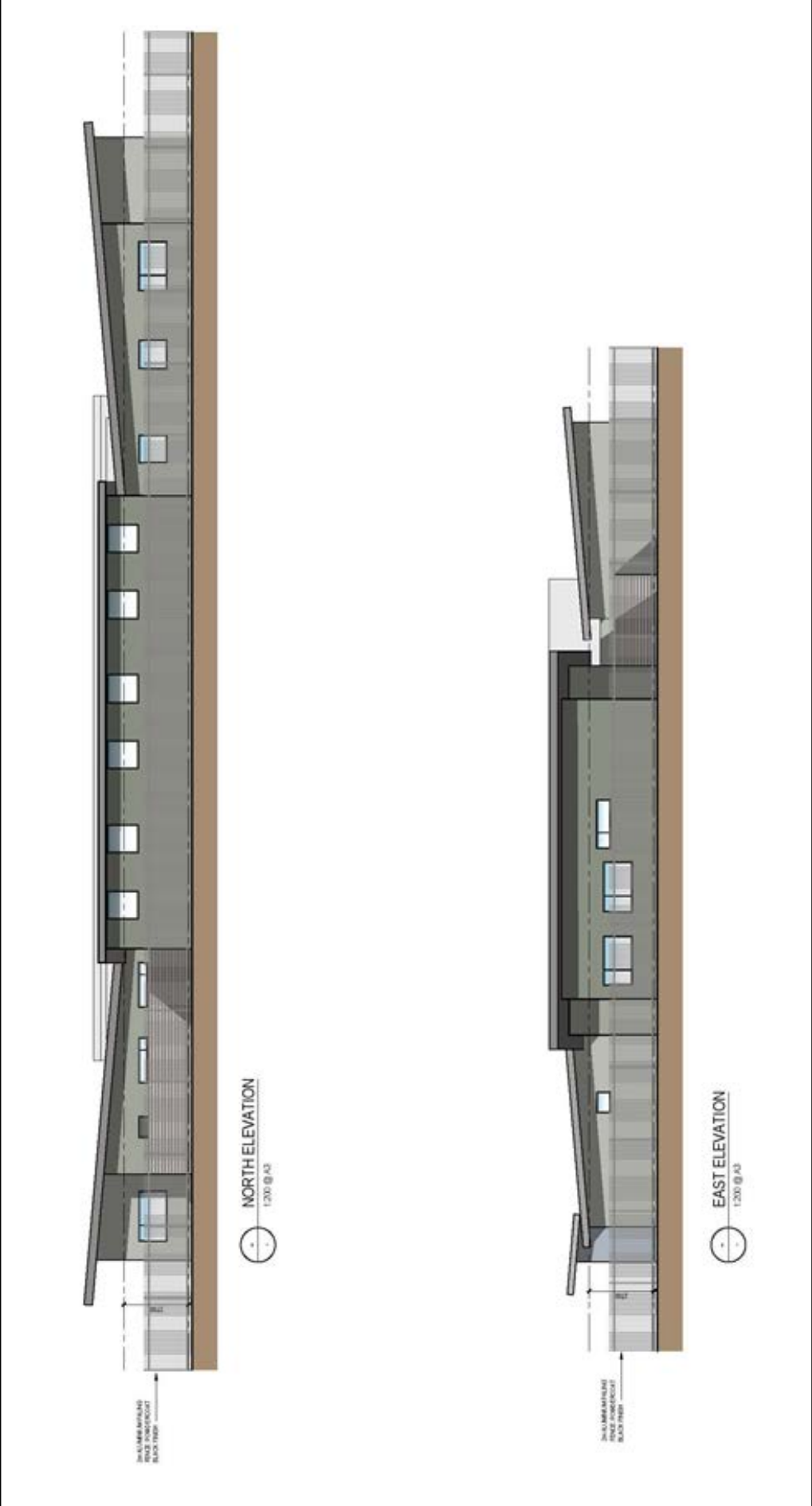


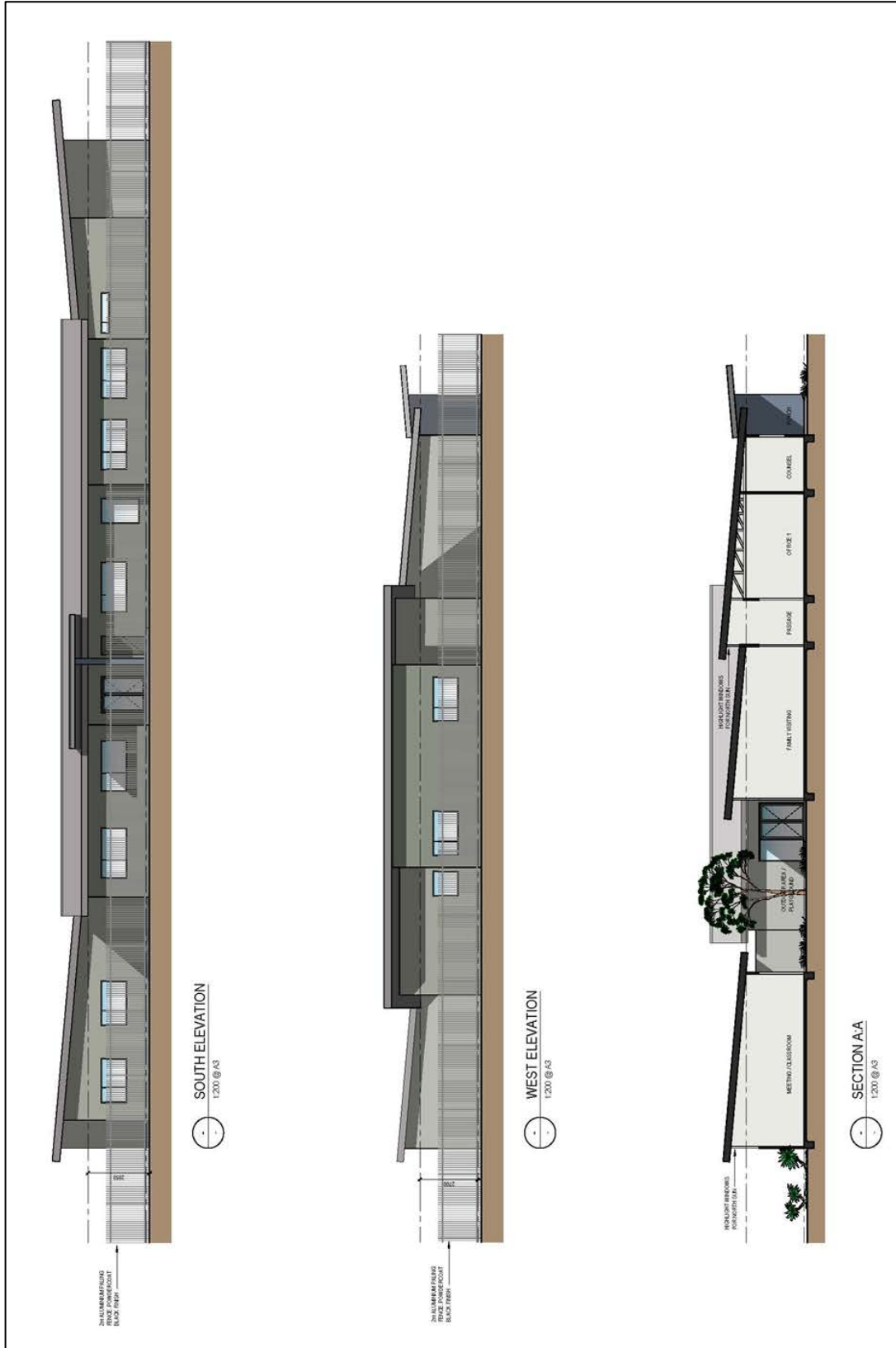
- VESTIBULE
- RECEPTION AREA
- OFFICE
- MEETING ROOM
- CONFERENCE ROOM
- STORAGE ROOM
- BATHROOM
- KITCHEN
- DINING ROOM
- BEDROOM

PROPOSED DEVELOPMENT

GFA	962.0 m ²
GROUND FLOOR	150.0 m ²
COURTYARD	
TOTAL:	1112.0 m²

FLOOR PLAN
1:200 @ A3





END OF DOCUMENT