

30/09/2026  
C477ggee

## **SCHEDULE 50 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO50**.

### **GREATER AVALON EMPLOYMENT PRECINCT WEST**

#### **1.0**

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#### **Objectives**

To facilitate the coordinated sustainable development of the Greater Avalon Employment Precinct West.

To ensure development does not prejudice or conflict with the current and future operation of the Avalon Airport and provides an appropriate interface to sensitive uses outside of the precinct.

To ensure development does not adversely impact existing Ramsar wetlands to the south, Avalon Coastal Reserve and existing biodiversity values within the Rural Conservation Zone.

To provide a high amenity industrial precinct supported by essential infrastructure, ancillary services, and a high-quality usable open space network for workers and visitors.

#### **2.0**

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#### **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, for the following:

- Temporary uses.
- Subdivision of the land to realign property boundaries, or create or remove easements.
- The construction or carrying out of minor buildings or works.
- Works which alter the existing surface of the land through the placement of fill.
- Extensions or alterations to an existing building or works associated with an existing use.
- Any works required to satisfy a certificate or statement of environmental audit or undertake site rehabilitation.

Before granting a permit, the responsible authority must be satisfied that the permit will not prejudice:

- the preparation of a development plan;
- the future use or development of the land in an integrated and orderly manner in accordance with Plan 1 to this schedule;
- the achievement of the objectives of this schedule;
- the ability to mitigate against adverse impacts on the hydrological and environmental conditions as a result of the placement of fill;
- the ability to mitigate against adverse impacts on receiving waters and environment;
- the operation of the State transport system; and
- the current and future operations of Avalon Airport, having regard to the current approved airport master plan.

#### **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.

**Condition - Drainage and Stormwater Management**

A permit to subdivide land or to undertake works (other than vegetation removal) must include a condition that requires a drainage and stormwater management plan for the development be prepared that implements the recommendations identified in the Integrated Water Management Plan and Drainage and Stormwater Management Strategy (prepared under Clause 4.0 of this Schedule), to the satisfaction of the relevant drainage authority. The plan must include:

- Consideration of the drainage and earthworks requirements of any upstream and downstream landholders,
- Any proposed works (including interim works) and their operational and maintenance arrangements,
- An agreed schedule and cost apportionment for maintenance of drainage and water quality assets,
- Assessment of the risks of adverse impact on receiving waters and environment with regard to stormwater volume and water quality,
- Concept plans (if applicable),
- An assessment of flood risk to the satisfaction of the responsible authority,
- Measures to address and implement any relevant recommendations or requirements arising from the Avalon Airport Impact Assessment Report approved under Clause 4.0 of this schedule.

The condition does not apply to permits granted prior to the approval of a Development Plan.

**Condition - Construction Environmental Management Plan**

A permit to subdivide land or to undertake earthworks must include a condition that requires a construction environmental management plan be prepared to the satisfaction of the responsible authority in consultation with the Department of Energy, Environment and Climate Action. The plan must:

- Ensure that fill, soil storage and earthworks do not contribute to erosion or cause silt/soil to enter waterways, and dust is managed.
- Ensure that areas nominated for storage and vehicle parking are not placed on or near areas nominated as waterways, conservation or open space reserves.
- Include specific species/vegetation conservation strategies, regular monitoring, sedimentation management, site specific rehabilitation plans, weed and pathogen management methods.
- Provide details on any necessary salvage and relocation of native fauna by a qualified ecologist during preliminary earthworks.
- Provide details of any necessary measures to avoid land locking kangaroos such as exclusion construction fencing.
- Provide details on any necessary measures to control any outflow impacts to down-catchment ecological values along the watercourse, across migratory wader and shorebird habitat, Ramsar wetlands and marine environments.

**Condition - Bushfire Hazard Site Management Plan**

A permit to subdivide land within or adjacent to an area of bushfire hazard as identified by the Bushfire Management Plan approved under Clause 4.0 of this schedule, must include a condition requiring that prior to commencement of works on site, a Bushfire Hazard Site Management Plan must be submitted to and approved by the responsible authority. The Bushfire Hazard Site Management Plan must:

- Address and implement any recommendations of the Bushfire Management Plan approved under Clause 4.0 of this schedule.

This condition does not apply to permits granted prior to the approval of a Development Plan.

#### Condition - Gas and Oil Pipelines

A permit to subdivide land, construct a building or carry out works on land identified within or adjacent to pipelines regulated under the *Pipelines Act 2005* must include a condition requiring that, prior to the commencement for works, the applicant address the interface treatment of the pipeline throughout the land.

A permit to subdivide land, construct a building or carry out works on land identified within or adjacent to pipelines regulated under the *Pipelines Act 2005* must include a condition requiring that, prior to the commencement for works, the applicant must design the interface treatment for pipelines, and construct buildings and works, to the satisfaction of the relevant licensee of the pipeline regulated under the *Pipelines Act 2005*.

#### Requirement - Preliminary Risk Screen Assessment

A proposal to subdivide land or to use land for a sensitive use (child care centre or caretakers house), or construct or carry out buildings and works associated with this use, where the land is identified as having a potential risk for contamination in Table 1 must demonstrate the site is suitable by providing:

- A preliminary risk screen assessment statement has been issued in accordance with the *Environment Protection Act 2017* stating that an environmental audit is not required for the proposal; or
- An environmental audit statement has been issued under Part 8.3 of the *Environment Protection Act 2017* stating that the land is suitable for the proposal; or
- A certificate of environmental audit for the land has been issued in accordance with Part IXD of the *Environment Protection Act 1970*; or
- A statement of environmental audit for the land has been issued in accordance with Part IXD of the *Environment Protection Act 1970* stating that the environmental conditions of the land are suitable for the proposal.

The responsible authority may waive the requirement for a further preliminary risk screen assessment (or environment audit) where it has already been undertaken for the land, and where it is satisfied that the previous preliminary risk screen assessment (or environment audit) considered the relevant land uses.

This requirement does not apply to the construction or carrying out of buildings and works if:

- The buildings and works are associated with an existing sensitive use (residential) and the soil is not disturbed.
- The buildings and works are required by the Environment Protection Authority Victoria or an environmental auditor appointed under the *Environment Protection Act 2017* to make the land suitable for use; or
- The buildings and works are reasonably required by the environmental auditor appointed under the *Environment Protection Act 2017* or the *Environment Protection Act 1970* to undertake a preliminary risk screen assessment or environmental audit.

This application requirement does not apply to buildings and works associated with a residential use established before the approval date of Amendment C477ggee.

**Table 1: Preliminary Risk Screen Assessment**

| Address                | Lot Number    |
|------------------------|---------------|
| 25 Avalon Road, Avalon | Lot 1 LP76925 |

| Address                     | Lot Number                              |
|-----------------------------|-----------------------------------------|
| 255-275 Avalon Road, Avalon | Lot 1, 2, 3 TP221328 and Lot 1 TP411602 |

**Condition - Environmental Audit**

Any permit to subdivide land, or to use land for a sensitive use (childcare centre or caretakers house), or to construct or carry out buildings and works associated with these uses where an environmental audit statement under Part 8.3 of the *Environment Protection Act 2017* has been issued stating that the land is suitable for the use or proposed use subject to recommendations must include the following conditions:

- Any recommendations that relate to the development of the land must be complied with to the satisfaction of the responsible authority before the development commences for any stage;
- Any recommendations that relate to the use of the land must be complied with to the satisfaction of the responsible authority before the use commences for any stage; and
- Written confirmation of compliance with any recommendations in the environmental audit statement must be provided by a suitably qualified environmental professional (with the costs borne by the applicant) to the satisfaction of the responsible authority. Compliance sign-off must be in accordance with any requirements in the environmental audit statement recommendations regarding verification of works.

**Condition - Environmental Audit Agreement**

Any permit to subdivide land, construct a building or construct or carry out works, or to use land where an environmental audit statement under Part 8.3 of the *Environment Protection Act 2017* has been issued stating that the land is suitable for the use or proposed use, subject to ongoing maintenance and/or monitoring, must contain the following condition:

- The owner must enter into an agreement with the responsible authority under Section 173 of the *Planning and Environment Act 1987* requiring the owner to meet any ongoing maintenance and/or monitoring requirements identified in the environmental audit statement issued under Part 8.3 of the *Environment Protection Act 2017*, to the satisfaction of the responsible authority. The Section 173 agreement must be executed on the title of the relevant land prior to the commencement of works, unless otherwise agreed to by the responsible authority. The owner must meet all costs associated with the drafting and execution of the agreement, including those incurred by the responsible authority.

**Condition - Infrastructure Contribution Agreement**

A permit to subdivide land or construct or carry out buildings and works must include a condition that prior to the commencement of buildings or works or the certification of a plan of subdivision, an agreement under Section 173 of the *Planning and Environment Act 1987* must be entered into between the owner of the land or other person in anticipation of becoming the owner of the land, the responsible authority and Greater Geelong City Council (where Council is not otherwise the responsible authority) which specifies the nature and amount of any infrastructure contributions. The agreement must be informed by the Development Plan approved for the land in accordance with Clause 4.0 of this schedule as it relates to infrastructure needs for the Greater Avalon Employment Precinct West and must specify:

- Net developable area for each property.
- Development catchment areas (if applicable).
- Methodology of levies calculated.
- Infrastructure items to be included as shared infrastructure, including relevant triggers or staging based on advice of technical reports.

- What, if any, infrastructure items are eligible to be provided as works in kind to the satisfaction of the responsible authority.
- Itemised costings of any shared infrastructure items.
- Responsible delivery agency of any shared infrastructure items.
- Details of the future ownership and management arrangements for any shared infrastructure items.
- Operational and administrative provisions.

The owner will pay all costs and expenses of, and incidental to, the execution and recording of the agreement.

This condition does not apply to permits granted prior to the approval of a Development Plan.

**Condition - Transport Infrastructure Contributions Agreement**

A permit to subdivide land or construct or carry out buildings and works must include a condition that prior to the commencement of buildings or works or the certification of a plan of subdivision, an agreement under Section 173 of the *Planning and Environment Act 1987* must be entered into between the owner of the land or other person in anticipation of becoming the owner of the land, the responsible authority and Greater Geelong City Council (where Council is not otherwise the responsible authority) and the Head, Transport for Victoria, for the delivery by the developer and / or landowner, at its cost of Transport Infrastructure items between the Greater Avalon Employment Precinct West and the external road network servicing the use and development. The agreement must be informed by the Development Plan approved for the land in accordance with Clause 4.0 of this schedule and must specify:

- The scope of work and location of infrastructure items required as a result of the development, including any land provision or acquisition.
- The expected timing of provision of each infrastructure item and who is responsible for delivery.
- What, if any, infrastructure items are eligible to be provided as works in kind to the satisfaction of the responsible authority.
- The cost of any items that are the subject of financial contributions rather than direct delivery by the owner.
- The equitable apportionment of costs.
- Operational and administrative provisions.

The agreement will apply to the following infrastructure items:

- Upgrades to the Avalon Road and Princes Freeway interchange.
- Construction of a new intersection on Avalon Road to provide access into the Greater Avalon Employment Precinct.
- Any upgrades to Avalon Road and other municipal roads to facilitate the increased traffic volumes associated with providing access into and egress out of the Greater Avalon Employment Precinct.

The owner will pay all costs and expenses of, and incidental to, the execution and recording of the agreement.

This condition does not apply to permits granted prior to the approval of a Development Plan.

**Requirement - 15 Avalon Road, Avalon - Interim Access**

An application to subdivide, construct a building or carry out works on the land at 15 Avalon Road, Avalon which proposes to create an interim access connecting to the Avalon Road / Princes Freeway off and on ramp roundabout must:

- Prepare a concept of the arrangement, showing the location of the interim access in accordance with Plan 1 to this schedule.
- Demonstrate that there is sufficient capacity in the intersection with the interim access to facilitate the proposed use and development of the land without adversely impacting the operation, capacity and function of the Avalon Road roundabout.

**Condition - 15 Avalon Road, Avalon - Interim Access Agreement**

A permit to subdivide, construct a building or carry out works on the land at 15 Avalon Road, Avalon which proposes to create an interim access in accordance with the Requirement to the property from the Avalon Road roundabout must include a condition which requires that:

- Before the issue of a Statement of Compliance or the development starts (as the case may be), the owner must enter into an agreement with the responsible authority and Greater Geelong City Council (where Council is not otherwise the responsible authority) and Head, Transport for Victoria under Section 173 of the *Planning and Environment Act 1987* which provides for the following:
  - That the interim access is temporary and will be removed when access is available from the Avalon Road / Coonawarra Drive intersection or an alternate arrangement is agreed at the discretion of Head, Transport for Victoria.
  - That all costs associated with the construction and removal of the interim access are at the full cost of the owner, including the cost of works to the Avalon Road roundabout to facilitate the interim access and the cost of reinstatement of the Avalon Road roundabout and abutting land when the interim access is removed.
  - That the owner of the land will, when directed to do so by Head, Transport for Victoria, remove the interim access to the Avalon Road roundabout in accordance with plans and specifications prepared to the satisfaction of Head, Transport for Victoria.
  - The quantum of bonds to be paid to Head, Transport for Victoria to ensure the completion of the works associated with the removal of the interim access.

The owner will pay all costs and expenses of, and incidental to, the execution and recording of the agreement.

**Condition - Sodic and Dispersive Soils Management Plan**

A permit to subdivide land or construct or carry out earthworks for land identified in the precinct wide Sodic and Dispersive Soils Assessment under Clause 4.0 of this schedule as requiring specific management must include the following condition:

Prior to commencement of buildings or works or the certification of a plan of subdivision, a sodic and dispersive soils management plan prepared by a suitably qualified professional, must be prepared to the satisfaction of the responsible authority that describes:

- Implementation of the recommendations of the Sodic and Dispersive Soils Assessment prepared under Clause 4.0 of this schedule;
- The extent of any proposed earthworks;
- Soil management practices (including fill) with consideration of anticipated sodic and dispersive soil exposure;
- The management of drainage during all stages of development (including run-off);
- The staging of development;
- Any training and supervisions processes proposed for construction contractors to ensure compliance with the sodic and dispersive soils management plan;
- Proposed document monitoring and reporting processes that ensure works are undertaken in accordance with the sodic and dispersive soils management plan;

- Any treatment of soil proposed to be removed from the site;
- Any post-construction monitoring and/or management requirements; and
- Requirements for a site management plan including:
  - The management, volume and location of any stockpiles.
  - Vehicle access and movement within the site area.
  - Any treatment to manage the soil while works are undertaken.
  - Treatments to rehabilitate areas that are disturbed during site works.
  - Any soil treatment to manage the soil to reduce risk to existing or current infrastructure and dwellings.

**Condition - Coastal Acid and Sulfate Soils Management Plan (CASSMP)**

A permit to subdivide land or construct or carry out earthworks for a high-risk activity within a coastal acid and sulfate soil (CASS) risk area as identified in the precinct wide Coastal Acid and Sulfate Soils Assessment under Clause 4.0 of this schedule, must include the following condition:

Prior to the commencement of buildings or works or the certification of a plan of subdivision, a coastal acid and sulfate soils management plan prepared by a suitably qualified professional, must be prepared to the satisfaction of the responsible authority that describes:

- Detailed CASS mapping including the vertical and spatial distribution of CASS onsite and offsite with chemical testing results and interpretations;
- A description of the management strategies that should be used to minimise impacts from the oxidation of sulphides including managing excavations to limit oxidation (e.g. avoid disturbing CASS materials, minimising disturbance to groundwater, trenchless technology), planned treatment (in-situ or ex-situ liming) and containment strategies of CASS and leachate, water table management;
- Overview of proposed works including detailed descriptions of any dewatering and drainage works, any soil excavations, delineation of geological lenses and horizons that may affect dewatering, plans for temporary above ground storage of CASS and plans for reuse/disposal of CASS;
- Details on how the planned management activities integrate with different components of the project including construction and other environmental management activities;
- Performance criteria for monitoring the effectiveness of the CASS management strategies during construction;
- Monitoring program which includes proposed location of monitoring points and frequency of monitoring, details of sampling and analytical parameters and details of procedures to be undertaken in the event that monitoring indicates that thresholds are being exceeded;
- Contingency procedures need to be developed as part of the CASSMP in order to manage impacts in the event of management strategies failure;
- The CASSMP should generally align with:
  - the Victorian Best Practice Guidelines for Assessing and Managing Coastal Acid Sulfate Soils (Victorian Government Department of Sustainability and Environment, October 2010); and
  - the National Acid Sulfate Soils Guidance (Water Quality Australia, 2018).

**Condition - Conservation Area Management Plan Agreement**

A permit to subdivide land within a conservation area as shown in Plan 1 of this schedule must include the following condition:

- Prior to the certification of a plan of subdivision, an agreement under Section 173 of the *Planning and Environment Act 1987* must be entered into between the owner of the land or other person in anticipation of becoming the owner of the land, the responsible authority and Greater Geelong City Council (where Council is not otherwise the responsible authority).
- The agreement must implement the recommendations of the Conservation Area Management Plan prepared under Clause 4.0 of this schedule, including identifying the landowner/s for funding the conservation actions, monitoring and management responsibilities.

#### 4.0

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#### Requirements for development plan

The development plan must be generally in accordance with Plan 1 and be prepared to the satisfaction of the responsible authority and include:

A **Site Analysis Plan** that identifies the key attributes and constraints of the land and its context including:

- Topographical, landscape features and any other relevant elements.
- Uses on adjoining and nearby land.
- Provision of services to the land.
- Surrounding movement network.
- Notable areas of Aboriginal cultural values, as informed by a cultural values assessment prepared for the precinct.
- Any other notable feature or characteristic of the site deemed necessary to provide a full analysis of the site.

A **Site Master Plan** that includes:

- Land uses that reflect the land uses and interface area shown in Plan 1.
- A concept plan which shows the open space network including the location of unencumbered open space and conservation reserves in the Rural Conservation Zone.
- An indicative movement network, including public and active transport road layout, and any intersection treatments required (as determined by an Integrated Transport Management Plan).
- Details of proposed treatments to manage sensitive interfaces between residential, conservation areas (land included in the Rural Conservation Zone) and industrial land uses.
- Provision for stormwater and drainage management and integrated water management, consistent with the Integrated Water Management Plan and Drainage and Stormwater Management Strategy.
- Details of how areas of Aboriginal cultural values, as informed by a cultural values assessment, are addressed within the precinct.
- Buffer areas and procedures to protect any areas of Aboriginal cultural values in accordance with the recommendations of a cultural values assessment prepared for the precinct.
- Identification of bushfire hazard areas and relevant setbacks.
- Provisions for land to be set aside for a Victoria State Emergency Services facility and a fire services facility generally in accordance with the locations shown in Plan 1.
- Any recommendations or requirements in the Avalon Airport Impact Assessment Report prepared under this schedule.
- Details of how the development will respond to the interfaces identified on Plan 1.
- Details of how all foreseeable threats to pipelines regulated under the *Pipelines Act 2005* affected by the use and development of the precinct are identified and managed.

A **Site Servicing Report** that addresses the infrastructure and utilities servicing requirements for the precinct.

A precinct wide **Avalon Airport Impact Assessment Report** prepared by a suitably qualified professional addressing the National Airports Safeguarding Framework, and associated guidelines A to I, and the current approved airport master plan. Any recommendations or requirements of this assessment must be incorporated into the Development Plan.

In deciding whether the Avalon Airport Impact Assessment Report is satisfactory, the responsible authority must seek and, if provided, consider the views of Avalon Airport.

An **Integrated Water Management Plan** which includes:

- A precinct wide concept design for an integrated water management system, with consideration of:
  - The treatment, discharge, storage and reuse of stormwater (as per the Drainage and Stormwater Management Strategy).
  - The potential to store, treat and reuse wastewater.
  - The approach to offsetting the use of potable water.
  - Considerations of the full water cycle and merits of possible options.
  - Future ownership and responsibility for the long term maintenance and management of stormwater and wastewater storage and reuse infrastructure.
  - Details of how any proposed harvesting and reuse of stormwater and treated wastewater, if employed, will be appropriately managed, as required by the relevant drainage authority.
  - Consideration for adaptive management (i.e. local and regional water requirements).

In deciding whether the Integrated Water Management Plan is satisfactory, the responsible authority must seek and, if provided, consider the views of the Greater Geelong City Council, Corangamite Catchment Management Authority, Parks Victoria and Barwon Region Water Corporation, as appropriate.

A **Drainage and Stormwater Management Strategy** that includes:

- A precinct wide concept design of the drainage and stormwater management system, with consideration of:
  - An impact assessment of stormwater volumes to determine enhanced stormwater management objectives in consideration of the *Urban Stormwater Management Guidance* (Environment Protection Authority Doc No 1739.1) including identified risks on receiving waters and environment with regard to stormwater volume and water quality.
  - The treatment, retardation, discharge, storage and reuse of stormwater (if applicable), including an approach to managing the impact of stormwater on the surrounding and downstream environment.
  - The details of any stormwater detention basins, including the location, asset reserve area, sections, and approximate volume and surface area. Stormwater and drainage assets should be located outside of the conservation areas (land included in the Rural Conservation Zone) unless benefits to the ecological values can be demonstrated.
  - The location and details of stormwater discharge points (outfall) including determination of the appropriate discharge quantity and water quality treatment requirements, for water generated from the Development Plan area to manage the risk of adverse impact on environmental values to the Avalon Coastal Reserve, Hovells Creek and Ramsar site.
  - The management of upstream flows in the existing watercourse with consideration of adaptive management for both the new and existing waterways (Austins Swamp catchment).
  - The impacts of sea level rise and climate change.

- An analysis of major and minor overland flowpaths, including consideration of any future earthworks on the site.
  - The agreed points of discharge/s for the site for major and minor drainage and the approach to manage or convey existing upstream flows.
  - The integration of drainage and earthworks with upstream and downstream land, including water quality and quantity considerations.
  - Coordination between landholders to ensure there is a deliberate approach to managing combined stormwater volumes. This must relate to how stormwater is to flow between owners as well as management of the stormwater as a potential reuse resource.
- A Flood Impact and Risk Assessment to the satisfaction of the responsible authority that includes a consultative method statement prior to flood mapping and analysis for all events up to and including the 1% AEP under future climate change.
  - An investigation and risk assessment of the impact of the proposed works on environmental values of the receiving waters, Avalon Coastal Reserve and Ramsar wetland values, particularly seagrass. This must be prepared by a suitably qualified ecohydrology expert and may include consideration of the advice in any applicable *Environmental Reference Standard* and any defined Limits of Acceptable Change which are refined having regard to the *Port Phillip Bay (Western Shoreline) & Bellarine Peninsular Ramsar Site Ecological Character Description* (DELWP, 2020), including future climate conditions.
  - For the properties identified in Table 1 to Clause 3.0 of this Schedule, an assessment of surface water to the satisfaction of the responsible authority, to determine the presence of any Contaminants of Potential Concern which may guide the location and management of stormwater detention basins.
  - Future ownership and responsibility for the long term maintenance and any monitoring and management of stormwater and reuse infrastructure (as defined in the investigation and risk assessment).
  - Demonstration of how a drainage and stormwater strategy considers the requirements of the Avalon Coastal Reserve and has no adverse impact on existing Ramsar wetlands.
  - Mitigation of wildlife strike risk on Avalon Airport operations, consistent with any recommendations of the Avalon Airport Impact Assessment Report prepared under Clause 4.0 of this schedule.
  - Details of the existing waterway values including the values associated with the different channels and how the water management regime will maintain these values.
  - Details of groundwater levels and their salinity on the site and how the potential impacts on drainage and stormwater assets and interaction with surface runoff will be managed.
  - The strategy should include reference to current best practice guidelines.
  - If relevant, conceptual details of the proposed drainage crossings of the gas and oil pipelines to the satisfaction of the relevant authority.

In deciding whether the Drainage and Stormwater Management Strategy is satisfactory, the responsible authority must seek and, if provided, consider the views of the Greater Geelong City Council, Corangamite Catchment Management Authority, the Department of Energy, Environment and Climate Action, Parks Victoria and Barwon Region Water Corporation, as appropriate.

A **Drainage Asset Management Plan** that provides details of drainage assets, including where these assets are proposed to be privately owned and managed and any maintenance requirements.

In deciding whether the Drainage Asset Management Plan is satisfactory, the responsible authority must seek and, if provided, consider the views of the Greater Geelong City Council.

A **Biodiversity Assessment** prepared by a suitably qualified expert that includes a desktop assessment and field assessment that will establish an ecological baseline documenting existing species, habitat and ecosystem health to address the relevant provisions of the Greater Geelong Planning Scheme for protection of biodiversity and native vegetation management.

In deciding whether the Biodiversity Assessment is satisfactory, the responsible authority must seek and, if provided, consider the views of the Department of Energy, Environment and Climate Action.

A **Conservation Area Management Plan** informed by the Biodiversity Assessment that includes:

- Details of conservation areas in the Rural Conservation Zone, including whether conservation areas are proposed to be privately owned and managed.
- Details and recommendations on the conservation actions and monitoring of ecological values and species likely to utilise habitat within the conservation areas.
- Details on the conservation actions to ensure no net loss of native vegetation within the conservation area, even during naturally occurring desalination processes.
- Management recommendations to control noxious weeds and exotic animals.
- A long-term adaptive management framework to manage the progression of non-saline habitats and provide for naturally occurring desalination processes over time.
- Mitigation of wildlife strike risk on Avalon Airport operations, consistent with any recommendations and requirements of the Avalon Airport Impact Assessment Report.
- Operation period of the management plan, and where relevant identifying a strategy to handover conservation area management actions, including detail on funding of those actions, upon change of conservation area ownership.

Where conservation areas are proposed to be privately owned and managed, the Conservation Area Management Plan must identify the landowner/s responsible for funding the conservation actions, monitoring and management responsibilities.

In deciding whether the Conservation Area Management Plan is satisfactory, the responsible authority must seek and, if provided, consider the views of the Greater Geelong City Council and Department of Energy, Environment and Climate Action, as appropriate.

An **Integrated Transport Management Plan** that includes:

- An assessment of traffic generation and the impact on the adjoining road network, including consideration of impacts to the State transport system, Avalon Airport (with reference to the current approved airport master plan) and development of the north precinct.
- Identification of any upgrade work required on the adjoining road network, including the State transport system and the staging of any works.
- Typical road cross-sections, showing all proposed new or upgraded intersections, crossovers and street frontages.
- Identification of a bus capable road network including integration with the broader public transport network.
- Identification of an active transport network including pedestrian and cycling links (including the Strategic Cycling Corridor) where appropriate.
- Measures to minimise the potential impacts of vehicle movements associated with the Greater Avalon Employment Precinct West on properties within the Rural Living Zone west of Avalon Road.

In deciding whether the Integrated Transport Management Plan is satisfactory, the responsible authority must seek and, if provided, consider the views of the Greater Geelong City Council and Head, Transport for Victoria.

A **Staging Plan** that includes:

- Indicative staging of infrastructure, services, and future development and/or subdivision.
- Proposed roads, intersections and drainage infrastructure.

A precinct wide **Coastal Acid Sulfate Soil Assessment (CASSA)** prepared by a suitably qualified and experienced practitioner. The CASSA should:

- Identify and map CASS present in the precinct, and
- Provide an overview of the physical characteristics and environmental attributes of the precinct as relevant to CASS including if geomorphic indicators of CASS are present.

A precinct wide **Sodic and Dispersive Soils Assessment** prepared by a suitably qualified and experienced professional that includes:

- Assessment of existing site conditions (topsoils and sub-soils), including assessment of the extent of sodic and dispersive soils (including laboratory analysis of Exchangeable Sodium Percentage and soil dispersion). Sample locations should consider land gradient, erosion risk mapping, the extent of any existing erosion, landslip or other land degradation, potential surface water receptors and the proposed locations of surface water and stormwater features.
- Assessment of soils collected from the soil profile, including from the anticipated depth of excavations/land disturbance.
- Soils assessment at a sufficient frequency to distinguish areas of low sodicity risk (if any) from areas that will require sodicity management and or further assessment.
- Presentation of site-specific data which links soil and landscape characteristics to the sodic soil risks and the potential for sub-surface erosion (sub-surface structure decline).
- Identification and assessment of risks of sodic and dispersive soils to the environment from proposed development activities (including but not limited to surface water and buildings and structures).
- Identification of any areas within the precinct that require the preparation of a Sodic and Dispersive Soils Management Plan to be prepared at the planning permit stage.
- Recommended approaches to minimise disturbance and or risks from sodic soils at the precinct scale, with consideration of:
  - Proposed staging of the precinct.
  - Soil management practices (including fill) with consideration of anticipated sodic and dispersive soil exposure/disturbance.
  - Potential need for baseline assessment (i.e. baseline turbidity) of surface water features (where risk assessment indicates potential for impact to surface water features).
  - Potential need for further soil assessment.

A **Bushfire Management Plan** that achieves development that is bushfire resilient for both the completed development and during any staging of the development. The Bushfire Management Plan must address the following requirements:

- Identification of areas of bushfire hazard within and adjacent to the precinct.
- The provision of a perimeter road on all interfaces with a permanent bushfire hazard.
- Identification and mapping of setbacks from classified vegetation that will lead to exposure of radiant heat no greater than 12.5kW/m<sup>2</sup>.

- Recommendations for any vegetation management requirements to achieve acceptable level of defensible space.
- Identify areas where the bushfire hazard requires specific bushfire management measures for subdivision and building works to be implemented.

In deciding whether the Bushfire Management Plan is satisfactory, the responsible authority must seek and, if provided, consider the views of the relevant fire authority.

An **Open Space and Landscape Concept Plan**, informed by the Biodiversity Assessment that includes:

- An overall landscape master plan for the land in the Development Plan.
- Retention of high and moderate value trees (as identified in the Arboricultural Assessment Report (Tree Logic, September 2023)).
- Recommendations on how the retained trees and vegetation should be managed.
- Details of the form and location of public parks and public urban squares distributed across the precinct. Any land reserved for such purpose must be configured to be usable open space (generally square or rectangular shape and edged by roads unless an alternative configuration is agreed by the Responsible Authority).
- The location and areas of unencumbered open space.
- A Public Open Space Table showing the land size and the percentage of each land parcel that will be provided for unencumbered public open space contribution.
- Details of any shared paths, bike paths or walking trails. Where practicable, links should be provided to connect local parks, the Lara Train Station, Strategic Cycling Corridor and the Bay Trail.
- Details of how areas of biodiversity and conservation significance will be addressed including any proposed landscape buffers or treatments at the interface of the precinct and adjacent conservation areas, and impacts to habitat provided by native and exotic grasslands of natural and rocky substrate.
- Details of how any landscaped areas, where practicable, may provide biodiversity links to the conservation areas to facilitate species connectivity across the precinct.
- Trees and shrubs should be of local indigenous plant species relevant to the Ecological Vegetation Class (EVC) throughout the development area.
- Details of the interface and buffer treatments between open space areas and industrial uses or land set aside for drainage or conservation purposes.
- Details of how the landscape concept implements the requirements and recommendations of the Avalon Airport Impact Assessment Report, including confirmation that species selection will mitigate the risk of wildlife strike and avoid penetration of protected airspace.
- Details of the landscape treatment for the linear reserve along Gillets Road.
- Details of the landscape treatment along Avalon Road, including consideration of:
  - the provision of a 25m linear reserve as shown in Plan 1 of this schedule (with details to be resolved with City of Greater Geelong) or another form of open space;
  - a shared walking / cycling path;
  - landscape screening including new and retained vegetation.

Details of how areas of Aboriginal cultural values, as informed by a cultural values assessment, are addressed within the precinct.

## GREATER GEELONG PLANNING SCHEME

Details of how all foreseeable threats to pipelines regulated under the *Pipelines Act 2005* affected by use and development of the precinct are identified and managed. In considering the detail provided, the responsible authority must seek and, if provided, consider the views of the Minister administering the *Pipelines Act 2005*.

Details of how all required existing and proposed utilities are provided for within the precinct and are consistent with the Site Master Plan and Open Space and Landscape Concept Plan.

Details of how the physical infrastructure meets Greater Geelong City Council standards.

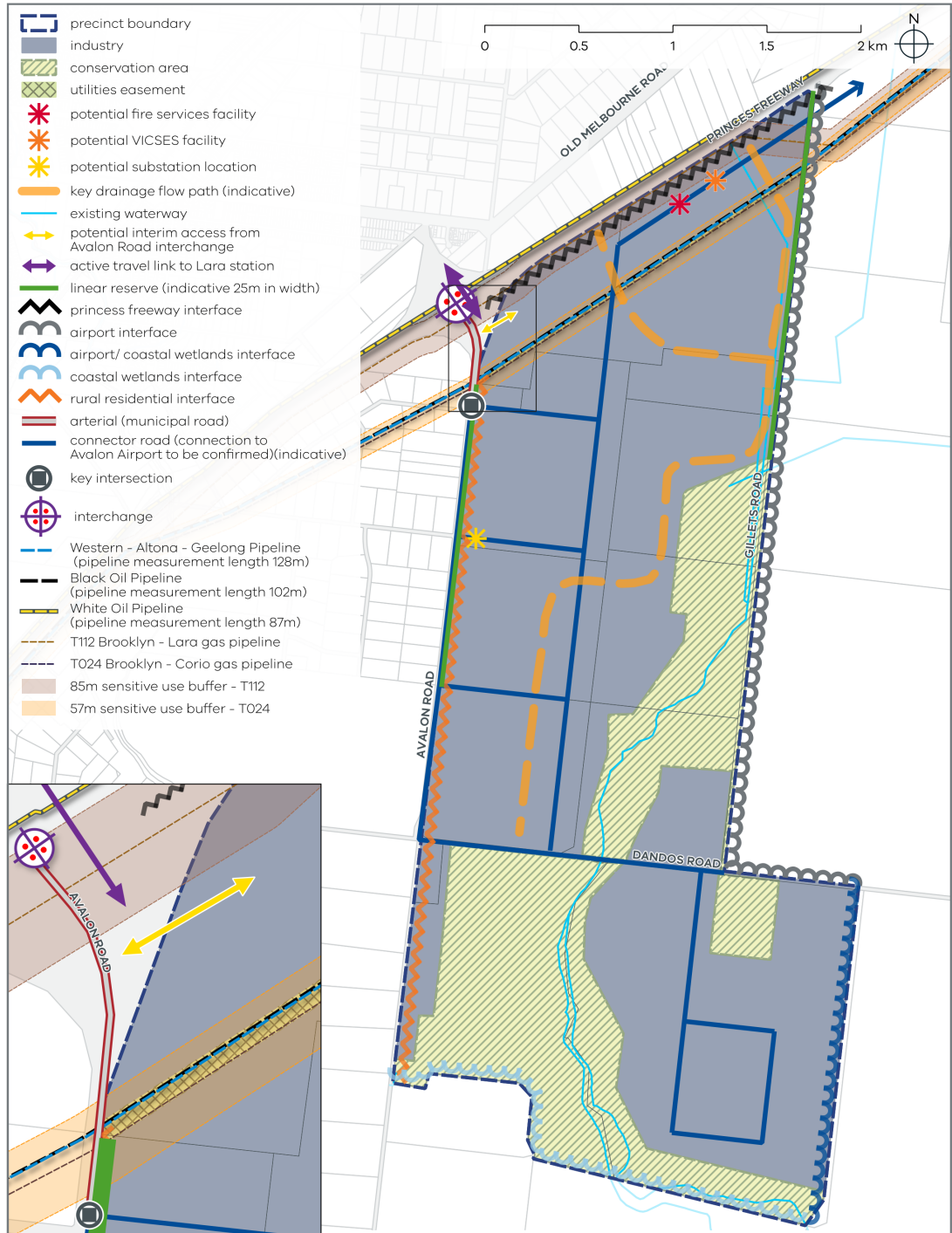
Any plan forming part of the Development Plan approved under Clause 4.0 of this schedule that requires Greater Geelong City Council to be the asset owner and / or manager (such as for road, drainage, conservation and open space reserves), must be prepared to the satisfaction of Greater Geelong City Council before the Development Plan is approved by the responsible authority.

Plan 1 - Greater Avalon Employment Precinct West Concept Plan

Development Plan Overlay  
Greater Avalon Employment Precinct



Department  
of Transport  
and Planning



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