

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

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

To ensure development does not adversely impact existing Ramsar Wetlands to the south, Avalon Coastal Reserve and existing biodiversity values within the development area.

To facilitate a high amenity precinct supported by ancillary services, and a high-quality open space network for workers and visitors.

2.0**Requirement before a permit is granted**Proposed
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A permit may be granted to subdivide land or construct a building or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, for the following:

- Subdivision of the land to realign property boundaries, or create a road, or create or remove easements.
- Works required for physical infrastructure or utilities to service the land.
- Extensions or alterations to an existing building or works associated with an existing residential use.
- Extensions or alterations to an existing building or works associated with an existing use that will not prejudice the preparation of a development plan for the site.

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

- the preparation of a development plan; and
- the future use or development of the land in an integrated and orderly manner in accordance with Plan 1 to this schedule and the operation of the State transport system.

Infrastructure Contributions Agreement

Unless otherwise agreed to by the responsible authority, a permit must not be granted to subdivide or develop land until an agreement under Section 173 of the *Planning and Environment Act 1987* has been entered into between the owner of the land and the Greater Geelong City Council which specifies the nature and amount of any infrastructure contributions. The agreement 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.
- Itemised costings of the shared infrastructure items.
- Responsible delivery agency of the 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.

Transport Infrastructure Contributions Agreement

Unless otherwise agreed to by the responsible authority and Head, Transport for Victoria, a permit must not be granted to subdivide or develop land until an agreement under Section 173 of the *Planning and Environment Act 1987* has been entered into between the owner of the land, the Greater Geelong City Council 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 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.
- The cost of any items that are the subject of financial contributions rather than direct delivery by the owner.
- The equitable apportionment of costs between the developer, Council and Head, Transport for Victoria for any items which exceed the needs of the development.
- 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 to facilitate the increased traffic volumes associated with providing access into the Greater Avalon Employment Precinct.

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

3.0

Conditions and requirements for permits

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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.

Drainage and stormwater management

- A permit to subdivide land or to undertake works (other than vegetation removal) must include a condition that requires a stormwater management plan be prepared that implements the recommendations identified in the Integrated Water Management Plan (prepared under Clause 4.0 of this Schedule), to the satisfaction of the relevant drainage authority. The plan must include:
 - Consideration of the drainage requirements of any upstream and downstream landholders,
 - Any proposed 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,
 - Detailed civil construction plans,
 - Development of lots must be outside the 1% Annual Exceedance Probability (AEP) flood extent for riverine flooding and coastal flooding (with consideration for

climate change scenarios as recommended by the Corangamite Catchment Management Authority).

Sodic and dispersive soil site management plan

- A permit to subdivide land or to undertake earthworks must include a condition that requires a site management plan to be prepared that implements the recommendations identified in the sodic and dispersive soil management plan, to the satisfaction of the responsible authority.

Construction environmental management plan

- A permit to subdivide land or to undertake earthworks must include a condition that requires a construction environmental management plan to ensure that fill, soil storage and earthworks do not contribute to erosion or cause silt/soil to enter waterways, and dust is managed. Areas to be nominated for storage and vehicle parking are not placed on or near areas nominated as waterways, conservation or open space reserves. It should include specific species/vegetation conservation strategies, daily monitoring, sedimentation management, site specific rehabilitation plans, weed and pathogen management methods. The construction environmental management plan must be prepared to the satisfaction of the responsible authority in consultation with Department of Energy, Environment and Climate Action.

Bushfire hazard site management plan

- A permit to subdivide land 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.
 - Identify the staging of development. Identify the management of any interim bushfire hazard setbacks and vegetation management.

Gas and oil pipelines

- A permit to subdivide land, construct a building or carry out works on land identified within or adjacent to the high pressure gas pipeline must include a condition requiring that, prior to the commencement for works, the applicant address the interface treatment of the high pressure gas pipeline throughout the land.
- A permit to subdivide land, construct a building or carry out works on land identified within or adjacent to the measurement lengths of the Westernport Altona-Geelong Pipeline and Black Oil Pipeline, as shown in Plan 1, must include a condition requiring that, prior to the commencement for works, mitigation measures be implemented to safeguard the pipelines to the satisfaction of the Minister administering the *Pipelines Act 2005*.

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.

- If 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 proposal, a condition must be included on the planning permit. 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) included in Clause 62.02-1 or 62.02-2 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
255-275 Avalon Road, Avalon	Lot 1,2,3 TP221328 and Lot 1 TP411602

- 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:
 - The recommendations that relate to the use and development of the land must be complied with to the satisfaction of the responsible authority before the use or development commences; 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 verifications of works.

Where recommendations of the Environmental Audit Statement require significant ongoing maintenance and/or monitoring, the applicant must enter into an agreement with the responsible authority under section 173 of the *Planning and Environment Act 1987*. The section 173 agreement must be executed on the title of the relevant land prior to the grant of a permit to develop the land, unless otherwise agreed to by the responsible authority. The applicant must meet all costs associated with the drafting and execution of the agreement, including those incurred by the responsible authority.

Transport Infrastructure

An application for the use or development of land that will result in a leasable floor area of 5,000 or more square metres must include a response to matters identified in the Integrated Transport Management Plan, as set out in Clause 4.0 of this schedule.

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 in consultation with the City of Greater Geelong, and include:

- A **site analysis plan** that identifies the key attributes and constraints of the land its context, the surrounding area and its relationship with existing and proposed uses on adjoining land which includes an accurate description of:
 - Topographical, landscape features and any other relevant elements, as informed by a feature and level survey.
 - Views to and from the site.
 - Provision of services to the land.
 - Flood mapping and analysis for all events up to and including the 1% AEP for climate change (including potential coastal inundation from sea level rise and combined effects of tides, storm surges, coastal processes and local conditions such as topography and geology) or as determined by the floodplain management authority.
 - Surrounding land uses and movement network.
 - Notable areas of Aboriginal cultural values, as informed by a Cultural Values Assessment.
 - 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.
 - An open space network that where feasible provides for the retention of high and moderate value trees (as identified in *Arboricultural Assessment and Report (Tree Logic, September 2023)* and the retention of native vegetation consistent with Greater Avalon Employment West Native Vegetation Precinct Plan.
 - A concept plan with indicative locations of key roads, drainage reserves, habitat conservation areas/reserves, distribution of land uses and interface treatments.
 - An indicative movement network, including public and active transport, bus stop locations, road layout, and any intersection treatments required (as determined by a Traffic Impact Assessment).
 - Cross-section details of roads.
 - Details of the extent and location of cut and fill to occur across the site, including site levels.
 - Proposed design responses at key interfaces and along key view lines.
 - Details of how walking and cycling infrastructure integrates with the surrounding existing and planned active transport network.
 - Provision for integrated water management, consistent with the Integrated Water Management Plan recommendations.
 - Provision for stormwater and drainage management, consistent with the Drainage and Stormwater Management Strategy.
 - Any necessary infrastructure required to service the development, including any water sensitive urban design measures.
 - Buffer areas and procedures to protect any areas of Aboriginal cultural values in accordance with the recommendations of a Cultural Values Assessment.

- 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 and including but not limited to:
 - The configuration of any Protected Airspace applicable to the environs of the Avalon Airport, consistent with the Avalon Airport Impact Assessment Report.
 - Recommended maximum heights for buildings and landscaping located within Protected Airspace as it extends to ground level, to ensure the obstacle limitation surface (OLS) and Procedures for Air Navigational Services – Aircraft Operations (PANS-OPS) is not penetrated, as recommended in the Avalon Airport Impact Assessment Report.
- A staging plan of the subdivision, buildings and works.
- An **Environment Protection and Biodiversity Conservation Report** that shows how the proposal meets any commonwealth conditions stipulated in an approval under the *Environment Protection and Biodiversity Conservation Act 1999* including how those conditions will continue to be met over the long term with regard to climate change and degradation of assets over time which should inform the maintenance schedule.
- A **Site Servicing Report** that addresses the infrastructure and utilities servicing requirements for the precinct. Where the need for above-ground utilities (such as electricity substations, sewer pump stations, telecommunications facilities and overhead powerlines) is identified, the report must provide indicative locations for these to inform the future subdivision layout.
- An **Avalon Airport Impact Assessment Report** prepared in consultation with the Avalon Airport, having regard to the National Airports Safeguarding Framework, and associated guidelines, and the Avalon Airport Master Plan 2015 (or any superseding master plan). Any recommendations or requirements of this assessment must be incorporated into the development plan, with particular emphasis on:
 - any recommendations required for wildlife strike management,
 - ensuring airport safety is prioritised, including no negative impacts to the runway operations,
 - any recommendations required to ensure buildings and works do not conflict with the Obstacle Limitations Surface (OLS) and Procedures for Air Navigational Services Aircraft Operations (PANs OPS) guidelines.
- An **Integrated Water Management Plan** prepared to the satisfaction of the responsible authority and Corangamite Catchment Management Authority and in consultation with, Parks Victoria, Barwon Water, the Department of Energy, Environment and Climate Action and City of Greater Geelong that includes:
 - A concept design for an integrated water management system, with particular emphasis on:
 - 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 the harvesting and reuse of stormwater and treated wastewater will be appropriately managed, as required by the relevant authority.

- Appropriate links to the Drainage and Stormwater Management Strategy.
- **A Drainage and Stormwater Management Strategy**, prepared to the satisfaction of Corangamite Catchment Management Authority and Greater Geelong City Council and in consultation with Parks Victoria, Barwon Water and the Department of Energy, Environment and Climate Action that includes:
 - A concept design for an integrated water management system, with particular emphasis on:
 - The treatment, discharge, storage and reuse of stormwater, including an approach to managing the impact of stormwater on the ecological needs of the onsite and downstream receiving environment.
 - Details of any stormwater detention basins, including the location, asset reserve area, sections, and approximate volume and surface area.
 - Location of stormwater discharge points (outfall) including determination of the appropriate discharge quantity and water quality treatment requirements to manage the risk of adverse impact on environmental values to the Avalon Coastal Reserve, Hovells Creek and Ramsar site.
 - Management of upstream flows to maintain the hydrological regime in the existing watercourse.
 - Consideration of the priority areas volume reduction as contained in the *Urban Stormwater Management Guidance* (Environment Protection Authority, 2021).
 - The impacts of sea level rise and climate change.
 - A drainage management strategy section that includes consideration of:
 - A slope analysis and direction 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.
 - Integration of drainage works with upstream and downstream land, including any required maintenance plan.
- A Flood Impact and Risk Assessment to the satisfaction of the Corangamite Catchment Management Authority and the Greater Geelong City Council that includes flood mapping and analysis for all events up to and including the 1% AEP under future climate change.
- Detailed 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 should include consideration of the advice in the *Environmental Reference Standard for Geelong Arm and the Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar Site Management Plan Summary* (Department of Environment, Land, Water and Planning, 2018 and future climate conditions).
- Details on the existing freshwater flow regime and modelling to demonstrate that any proposed onsite system will provide adequate protection of downstream values and maintain the existing freshwater flows to the Avalon Coastal Reserve.
- Details of any storage basins associated with the harvesting and reuse of stormwater, including the location, sections, and approximate volume and surface area.
- Water sensitive urban design (WSUD) stormwater management measures to maintain water quality and environmental flows.
- Future ownership and responsibility for the long term maintenance and management of stormwater and reuse infrastructure.
- Demonstration of how a future drainage scheme considers the requirements of the Avalon Coastal Reserve and has no adverse impact on existing Ramsar wetlands

- Management of birdstrike risk on Avalon Airport operations associated with stormwater quality treatment measures, particularly those that utilise permanent standing water.
- Details of the upstream freshwater flows versus the coastal influence of Port Phillip Bay on the existing waterway along the western boundary (see Plan 1) which contains sensitive high value saltmarsh habitat so an appropriate water management regime can be implemented to retain and enhance this habitat.
- Details of the appropriate outfall location(s) for the site to minimise impacts on Ramsar values including avoiding impacts on the intertidal reefs within the Point Wilson / Limeburner's Bay. Site selection should be based on existing conditions at the selected locations as well as consideration of future climate conditions in which sea level rise may alter the values and change the hydrology conditions.
- 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 its salinity on the site and how the potential impacts on drainage and stormwater assets and interaction with surface runoff will be managed.
- The plan must be guided by the *Greater Avalon Employment Precinct - West Position Paper 03* by HARC, November 2025 and *Existing Conditions Flood Modelling Report* by Alluvium, 31 May 2024 and include reference to:
 - WSUD Engineering Procedures: Stormwater CSIRO Publishing 2005.
 - Clause 56.07 of the Greater Geelong Planning Scheme.
 - The Infrastructure Design Manual and associated Design Notes (City of Greater Geelong Design Notes).
 - Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar Site Management Plan.
 - The Avalon Coastal Reserve Conservation Action Plan, Parks Victoria (or subsequent version).
 - Environment Protection Authority guidelines for best practice sedimentation and pollution control measures for waterways and wetlands.
- A **Drainage and Conservation Area Asset Management Plan** to the satisfaction of Greater Geelong City Council that includes details of drainage assets, including where these assets are proposed to be privately owned and managed.
- An **Integrated Transport Management Plan** prepared to the satisfaction of the responsible authority, Greater Geelong City Council and Head, Transport for Victoria and 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 Master Plan 2015 (or subsequent version) and development of the north precinct.
 - Identification of any upgrade work required on the adjoining road network, including the State transport system, including the staging of any works.
 - Conceptual traffic access plans and 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 the active transport network including pedestrian and cycling links and access improvements including both internal and external connections
 - Consideration of operation of the road network during events such as the Avalon Airshow.
- A **Staging Plan** that includes:

- The proposed provision, staging and timing of the various development plan projects requirements including:
 - stormwater drainage works in accordance with the approved Drainage and Stormwater Strategy and Integrated Water Management Plan.
 - reticulated water, sewerage, gas and any other infrastructure, linked to stages of development.
 - road and intersection upgrades in accordance with the approved Integrated Transport Management Plan.
 - open space and conservation areas.
 - the identification of any agency or person responsible for provision of particular items of infrastructure.
 - the indicative development commencement location and direction of the development pattern across the precinct.
 - a provision that any out-of-sequence development can only be supported by negotiation and agreement between a developer and the impacted infrastructure providers and not impose unreasonable additional burden on infrastructure providers.
- A **Geotechnical Report** including details of the fill to be placed on the site.
- A precinct wide **Coastal Acid Sulfate Soil Management Plan (CASSMP)** be prepared by a suitably qualified and experienced practitioner, to the satisfaction of Greater Geelong City Council. Such a person is a professionally accredited soil scientist or a person with five or more years recognised experience in acid sulfate soil assessment and management. The CASSMP should include:
 - An overview of the physical characteristics and environmental attributes of the site.
 - Detailed CASS mapping including the vertical and spatial distribution of CASS onsite and offsite with chemical testing results and interpretations.
 - 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.
 - A description of the management strategies that will be used to minimise impacts from the oxidation of sulphides including the possibility of redesigning layout of the 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.
 - 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).
- A precinct wide **Sodic and Dispersive Soils Assessment and Management Plan** prepared by a suitably qualified and experienced soil scientist, to the satisfaction of Greater Geelong City Council, 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.
 - Soil 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).
 - Risk Assessment. 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).

If sodic soils are present, development of a Sodic and Dispersive Soils management plan is required including recommendations on:

- Planning 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,
 - 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.
 - Management and mitigation measures for potential erosion and dispersion risks.
 - Management of drainage (interim and permanent) during all stages of development (including run-off).
 - Any post-construction monitoring and/or management requirements (soil and or water).
 - Potential need for soil treatment and amelioration.
 - Any treatment of soil proposed to be reused onsite or removed from the site.
 - Any training and supervisions processes proposed for construction contractors to ensure compliance with the sodic and dispersive soils management plan. Consider management requirements at the individual lot level which could be provided by the Greater Geelong City Council to inform landowners if their site contains potential sodic soils and outline their responsibilities for minimising disturbance and implementing mitigation measures.
- A **Bushfire Management Plan** prepared in consultation with the relevant fire authority and Greater Geelong City Council 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:

- 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/m².
 - 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 (such as static water supply requirements and bushfire emergency management plans).
- A **Landscape Concept Plan**, prepared to the satisfaction of Greater Geelong City Council that includes:
- An overall landscape master plan for the land in the Development Plan.
 - A survey of existing vegetation to be retained and/or removed, including an arborist assessment for the identification and assessment of trees within the precinct including tree species, health, structure, estimated lifespan, amenity value, retention value, tree retention zones and anticipated mature height of all vegetation.
 - Details of any shared paths, bike paths or walking trails.
 - Details of likely impacts to native fauna resulting from the modification of land form and disturbance of surface soils and rocks.
 - Details of vegetation to be retained and recommendations for management and retention vegetation.
 - 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.
 - Details of understory flora, tree and shrub species suitable for planting within any Protected Airspace as it extends to ground level area applicable to the environs of the Avalon Airport, such that the anticipated mature height of plants must not exceed the height of any applicable Protected Airspace. Trees and shrubs should be of local indigenous plant species relevant to the Ecological Vegetation Class (EVC) throughout the development area.
 - Details of how vegetation will be ecologically restored consistent with local EVC characteristics to include habitat features such as stags, sock or hollow logs,
 - Details of irrigation systems provided to service proposed plantings.
 - A written description of the management of all reserves, landscaping areas and water sensitive urban design treatments.
 - Details of the interface and buffer treatments between industrial uses and the conservation and open space areas and land set aside for drainage purposes.
 - An assessment of the impact of the landscaping concept on airport safety including instruction into Protected Airspace and details on whether the landscaping concept will attract more birdlife to the area.
- A **Conservation Management Plan** prepared by a suitably qualified consultant and in consultation with the Department of Energy, Environment and Climate Action and Greater Geelong City Council outlining vegetation management, fencing and access and pest plant and animal management, inclusive of:
- Identification of any areas to be retained outside of the Rural Conservation Zone. Measures for the long-term conservation, and maintenance and enhancement of native vegetation and habitat values within the precinct.

- Details on how management of the land is compatible with the long-term conservation, and maintenance of native vegetation and habitat values within the precinct.
- The avoidance and minimisation of destruction of habitat for native fauna resulting from the modification of land form and disturbance of surface soils and rocks.
- Costing of conservation management plan, and a financial plan for execution of the conservation management plan.
- An **Environmentally Sustainable Development (ESD) Assessment** that includes:
 - An assessment of the nature of the proposed development, and the site conditions which present opportunities or constraints for achieving sustainable design outcomes.
 - A framework which identifies how the use and development of the land can achieve ESD outcomes in accordance with any relevant policies and strategies developed by the City of Greater Geelong and the Victorian Government.
- Details of how areas of Aboriginal cultural values, as informed by a Cultural Values Assessment, are addressed within the precinct.
- Design guidelines that address the *Greater Avalon Employment Precinct Landscape and Visual Impact Assessment Report*.
- Details of how the development will treat the interfaces and respond to the key view lines as identified on Plan 1 and in the *Greater Avalon Employment Precinct Landscape and Visual Impact Assessment Report*.
- Details of how all foreseeable threats to existing gas and / or liquid hydrocarbons transmission pipelines subject to the *Pipelines Act 2005* which may be affected by use and development of the precinct are identified and managed through protection measures in accordance with safety obligations of the *Australian Standard A2885 Pipelines – Gas and liquid petroleum*.
- Details of how all required existing and proposed utilities are provided for within the precinct and are consistent with the Site master plan and Landscape concept plan.
- Details of how the physical infrastructure meets City of Greater Geelong standards or if not defined, be subject to the approval of the responsible authority and be generally in accordance with the following:
 - *City of Greater Geelong Infrastructure Development Guidelines (IDG) 2010.*
 - *City of Greater Geelong adopted Infrastructure Design Manual (IDM) 2010.*

In deciding whether the Development Plan is satisfactory the responsible authority must consider the views of:

- Greater Geelong City Council
- Head, Transport for Victoria
- Department of Energy, Environment and Climate Action
- Corangamite Catchment Management Authority
- Parks Victoria
- The relevant water, drainage and sewerage authority

Plan 1 – Greater Avalon Employment Precinct West Concept Plan

