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Proposed C214warr

SCHEDULE 15 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO15**

EASTERN ACTIVITY CENTRE OFFICE AND EMPLOYMENT CHARACTER PRECINCT

1.0

Objectives

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To implement the vision of the *Warrnambool Eastern Activity Centre Structure Plan (Mesh Pty Ltd, 2016, amended 2020)* by providing for an attractive business park for a range of office, employment and other services-based industry uses to support the primary role of the Warrnambool CBD.

To create a distinct and defined character precinct for office and employment and to enhance the gateway role of the Eastern Activity Centre.

To achieve a high quality built form outcome which minimises visual bulk, provides for high standards of environmentally sustainable design and presents an active interface to Horne Road, Princes Highway, internal connector roads and open space.

To achieve a high quality and attractive landscape outcome which considers water-sensitive urban design and is integrated with surrounding interfaces and land uses.

To provide for a high level of connectivity that supports a range of transport options and enhances accessibility within the Eastern Activity Centre and to surrounding uses.

2.0

Requirement before a permit is granted

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A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- Minor buildings and works to existing buildings.
- The use of an existing building.
- Removal or creation of easements or restrictions.

Before any planning permit is granted the responsible authority must be satisfied that the permit will not prejudice the future use and development of the land in accordance with the objectives and requirements of this schedule and the *Warrnambool Eastern Activity Centre Structure Plan (Mesh Pty Ltd, 2016, amended 2020)*.

3.0

Conditions and requirements for permits

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The following conditions and/or requirements apply to permits:

- A written statement describing how the proposed subdivision or development of land addresses the approved Development Plan.
- A condition requiring a Section 173 agreement to be registered on the title of the land to provide for apportionment of financial contributions to higher order shared infrastructure in accordance with the *Warrnambool Eastern Activity Centre Shared Infrastructure Plan 2016*.

4.0

Requirements for development plan

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A development plan must include the following requirements:

A **Site and Context Analysis** that includes an analysis of existing conditions comprising the following items to the satisfaction of the responsible authority:

- Analysis of surrounding land uses and development, adjoining roads, public transport routes and relevant infrastructure.

- A feature and level survey prepared by a suitably qualified expert which nominates the ground level and contours of the land, identifies existing and adjoining structures on the surface including current buildings and fences, shows trees and other vegetation, and identifies an existing drainage or utility services.
- An environmental assessment prepared by a suitably qualified expert of the flora, fauna and habitat significance of the land which includes recommended actions for management, revegetation and restoration of any identified conservation and vegetation protection areas where relevant. The assessment must also make recommendations with regard to management of noxious weeds as identified by the *Catchment and Land Protection Act 1994*.
- An archaeological survey and heritage assessment prepared by a suitably qualified expert which includes recommendations for the protection, restoration and interpretation of significant sites, and where appropriate, design measures to sensitively integrate sites. The assessment must also identify areas where a Cultural Heritage Management Plan is required by the *Aboriginal Heritage Act 2006*.
- An environmental audit prepared by a suitably qualified expert identifying any environmental hazards or contamination on the land and proposed treatments, if any; or a qualified statement indicating the absence of such hazards or contamination.

A **Land Use Plan** that addresses the following:

- A clear definition of the Office/Employment land uses generally in accordance with the *Warrnambool Eastern Activity Centre Structure Plan (Mesh Pty Ltd, 2016, amended 2020)*.

Built Form and Urban Design Guidelines that demonstrate consideration of the design guidelines, objectives and requirements listed in the *Warrnambool Eastern Activity Centre Structure Plan (Mesh Pty Ltd, 2016, amended 2020)* and include the following:

- Built form
- Public realm and adjoining land interfaces
- Landscaping and fencing
- Car parking provision and accessibility
- Environmentally Sustainable Design and Water Sensitive Urban Design
- Signage
- Subdivision

An **Access and Street Network Plan** that includes:

- An overall street level concept plan that demonstrates compliance with the Design Guidelines in the *Warrnambool Eastern Activity Centre Structure Plan (Mesh Pty Ltd, 2016, amended 2020)*.
- A service road to be provided in accordance with the *Warrnambool Eastern Activity Centre Structure Plan (Mesh Pty Ltd, 2016, amended 2020)* adjoining Raglan Parade to the satisfaction of the Department of Transport and Planning.
- A plan of pedestrian and bicycle connectivity and integration within and external to the precinct.
- Internal street cross-sections to be provided consistent with the Infrastructure Design Manual (IDM) for the applicable standard of road, also demonstrating how street trees can be integrated in road reserves.

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

- Details of an integrated approach to stormwater system management for the whole precinct which addresses all off-site drainage infrastructure requirements (including any on adjoining land external to the area affected by the schedule), and designed with reference to the whole catchment.

WARRNAMBOOL PLANNING SCHEME

- Identification of all land to be set aside for drainage purposes, detailing the approximate size and location of all drainage reserves and system requirements.
- A stormwater management system that ensures peak discharge rates, volumes, and pollutant loads of all stormwater leaving the site post development are no greater than pre-development and that ensures no adverse impacts to any surrounding area.
- The design, sizing, construction details and maintenance requirements of all Water Sensitive Urban Design facilities including, swales, wetlands, and sedimentation basins, in particular during and post-construction when any wetland plants are establishing.

A **Landscape Masterplan** that includes:

- The location of any existing vegetation, the nomination of any existing vegetation to be removed or any measures required to provide for its retention, where appropriate.
- An overall landscape master plan for any proposed open space, including street tree master plan with an emphasis on landscaping adjoining the interface of development, Princes Highway, Horne Road and internal connector roads.
- A description of landscaping themes and written justification for the type and location of landscaping.
- A management plan for the establishment of all landscape treatments, including any open space, trees or vegetated wetland areas.

A **Planning Report** that addresses the following:

- How the Development Plan demonstrates consistency with the requirements described within this schedule and the requirements of the *Warrnambool Eastern Activity Centre Structure Plan (Mesh Pty Ltd, 2016, amended 2020)*.
- The infrastructure projects relevant to the precinct and that financial contributions are to be secured via a Section 173 Agreement in accordance with the requirements of this schedule and the *Warrnambool Eastern Activity Centre Shared Infrastructure Plan 2016*.