

Cape Otway Road Australia

Comprehensive Development Plan
September 2020

Prepared by Tract for COESR PTY LTD

Quality Assurance

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1 Introduction

This CDP establishes a long term plan for the staged development of sports, education, retail, accommodation and tourism uses in prescribed precincts.

The CDP describes the future layout of these precincts, and provides a set of objectives, requirements and guidelines that will guide the staged development of the project.

- Figure 3 (Concept Master Plan) sets out the overall concept for CORA.
- Figure 4 (Precinct Plan) shows the precincts that comprise CORA.
- Chapter 2 of the CDP explains the context for CORA.
- Chapter 3.3 sets out built form guidelines for CORA generally for precincts.
- Chapters 3.4 to 3.7 deal with landscaping, transport and infrastructure, water and environment matters in more detail.

1.1 How to read this document

The CDP is incorporated into the Surf Coast Planning Scheme. As such, it should be read as part of the planning scheme.

The various elements of the CDP are to be applied as follows:

Vision and Objectives: The vision and objectives must be complied with.

Requirements: All requirements must be complied with to the satisfaction of the Responsible Authority.

Guidelines: All guidelines should be complied with. If the Responsible Authority is satisfied that an application for an alternative to a guideline satisfies the vision, objectives or requirements of the CDP, then the Responsible Authority may consider the alternative.

1.2 Relationship with CDZ3

This CDP is intended to work in conjunction with the CDZ3, and refers to plans required to be approved under the CDZ3.

Where the CDZ3 requires uses, subdivision or development of land to be generally in accordance with this CDP, compliance with relevant requirements of this CDP is required.

2 Context

2.1 Strategic Context

The Site is situated in the Surf Coast Shire's Rural Hinterland and adjacent to the locality of Modewarre, approximately 9.5km south-east of Winchelsea, 26km south-west of Geelong and 90km south-west of Melbourne.

Cape Otway Road is the central spine of the Rural Hinterland and plays a significant connector role for the region between Geelong and the South-west region including Colac, Apollo Bay and the wider Great Ocean Road region.

Cape Otway Road, together with the Great Ocean Road and other key connector roads form a circuit for a popular tourism region that travels through the Otway National Forest and links to a variety of natural assets.

In addition to proximity to the key transport links and natural assets of the region, the site is surrounded by and is in close proximity to significant services, infrastructure and key landmarks in the region including:

- Winchelsea Railway Station – 13.5km (12 minutes)
- Deakin University, Waurin Ponds – 21.5km (15 minutes)
- Epworth Hospital Geelong, Waurin Ponds – 21.5km (15 minutes)
- GMHBA Stadium, South Geelong - 27.5km (25 minutes)
- Central Geelong (Arts, Education, Health, Recreation, Bay) - 30km (28 minutes)
- Avalon Airport – 53km (35 minutes)

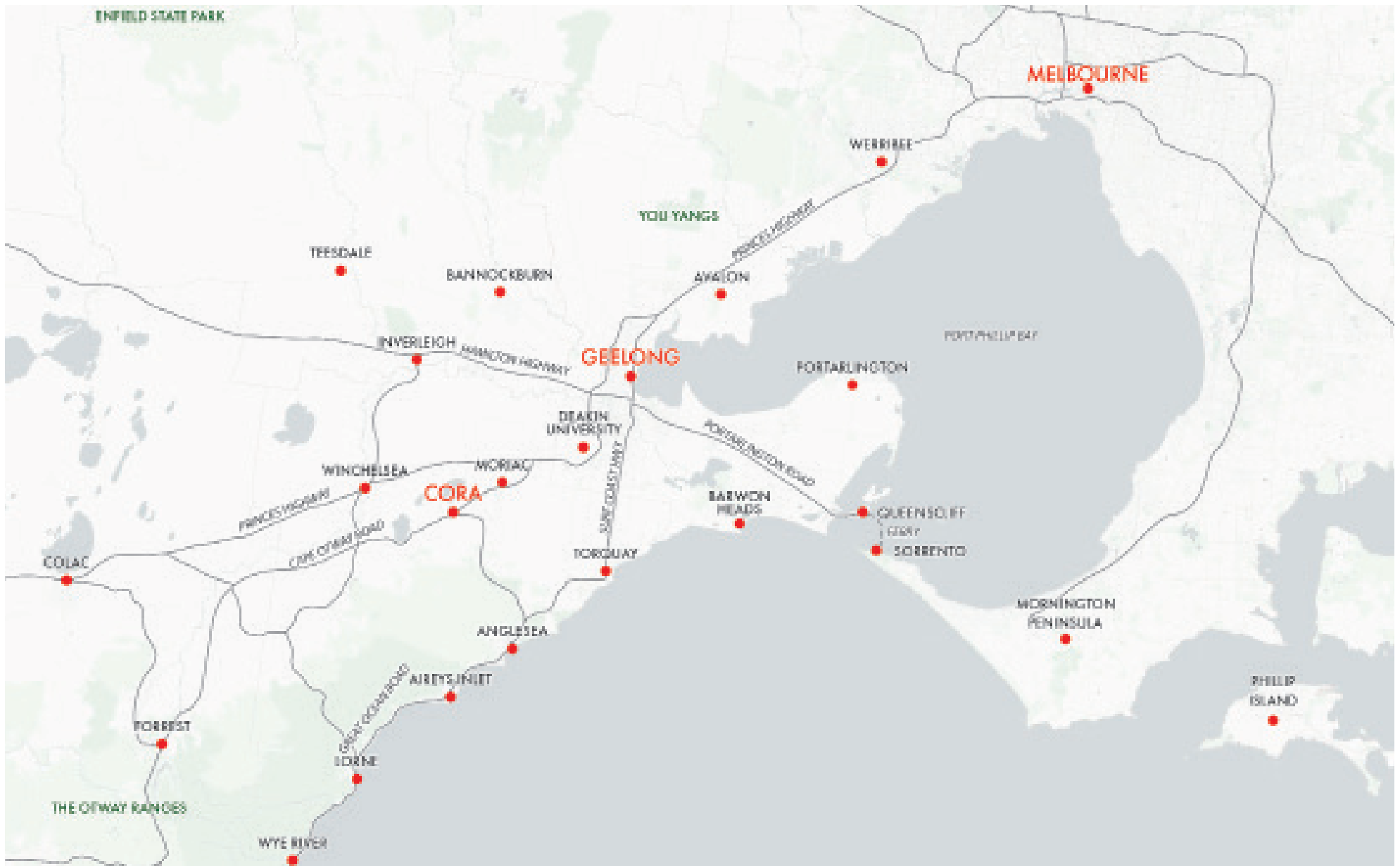


Figure 1. Context Plan



2.2 Landscape & Scenic Values

The CORA landscape setting comprises gently undulating open plains punctuated by the rising profile of Mount Moriac. Intermittently tree-lined roads and the open expanse of Lake Modewarre and the adjoining wetlands are critical to the identity of the setting.

The landscape is agricultural, defined by open paddocks, fencing, drainagelines, scattered dwellings and clusters of farming structures, typical of the western plains of Victoria.

The natural context is defined by the open pastoral fields and wetlands, interspersed with windrow planting and open post and wire style fencing typically demarcating property boundaries and key movement corridors.














A key characteristic of the landscape experience in the locality is the clusters of buildings and associated vegetation that occur somewhat randomly across the panoramic plain, with Lake Modewarre and Mount Moriac serving as critical natural points of demarcation.

The viewing experience along major passageways such as Cape Otway Road, Buckley Road South, Atkins Road and the railway line are transient with local junctions and roads terminating at Lake Modewarre providing static views.

While attractive and amenable, the landscape setting is not considered 'significant' in the sense that it is classified for protection in the Local or State Planning Policy.

Refer to Figure 2 (Landscape Context Plan) for further details.

LEGEND

-  Site Boundary
-  Contours
-  Cape Otway Key Tourist Passage
-  Key Route
-  Main Road
-  Road
-  Road Junction
-  Rail Corridor
-  High Point
-  Undulating Hills
-  Panoramic Views to Site
-  Settlement Area
-  Open Flood Plains
-  Shelterbelt Vegetation
-  Water Area

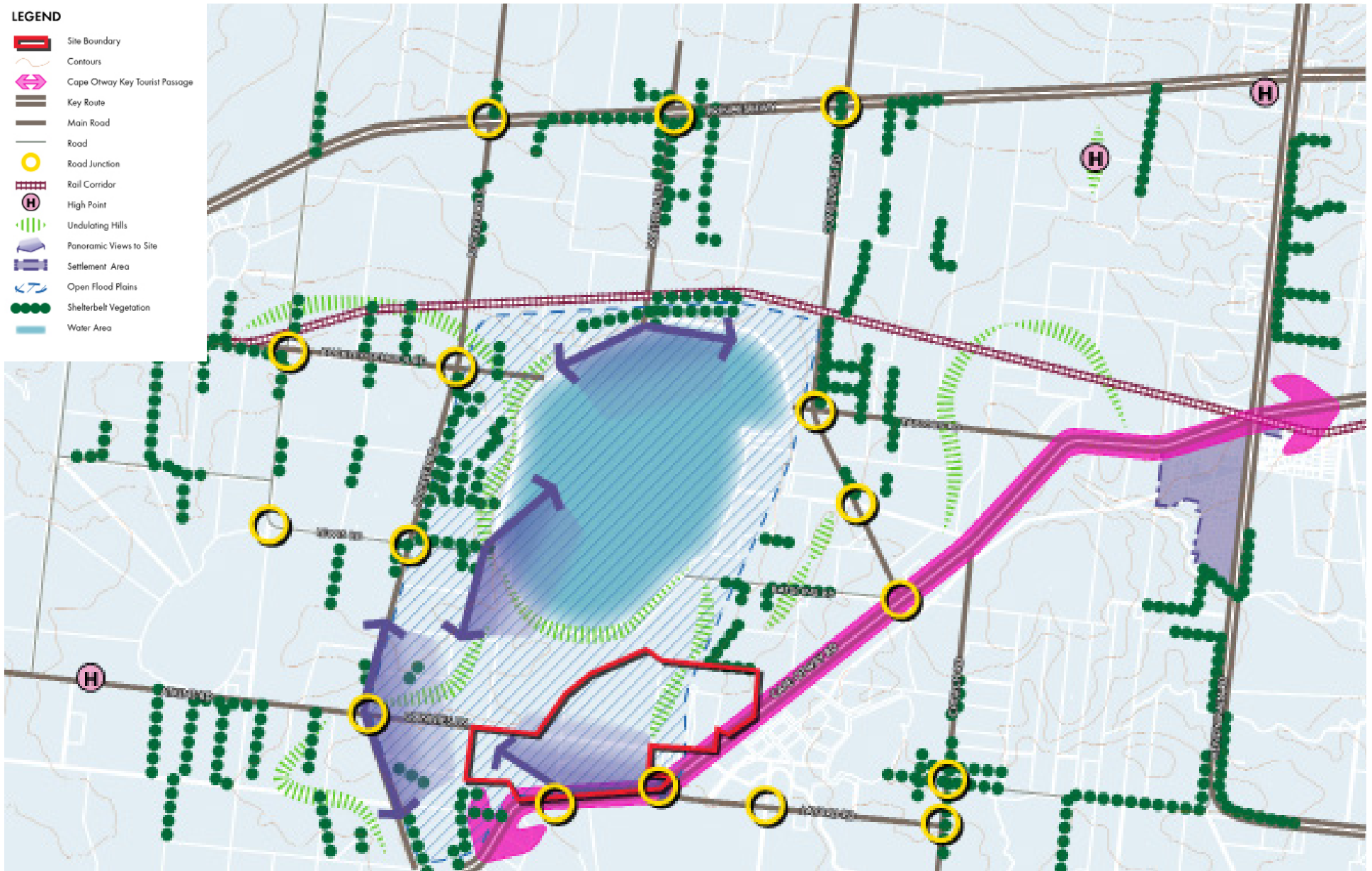


Figure 2. LandscapeContextPlan



3 Outcomes

2.3 Vision

CORA seeks to deliver a global destination where elite sport, health and wellbeing are immersed in a unique environment of natural beauty, art, culture and locally produced food to provide three primary benefits:

- A world-class elite sport training, tourism and accommodation facility capable of attracting the world's best sporting talent whilst promoting tourism within the region.
- A regional facility capable of delivering social benefit to the community through access to employment, hospitality and cultural services, as well as leveraging existing regional educational, health, sporting and transport assets.
- An enhanced environment that promotes the conservation values of the site by delivering an exemplar development through world leading environmental sustainability outcomes including building and landscape design, energy provision and integrated water management practices.

Combined with the unique setting of the wetland which will showcase a quintessential Australian landscape, CORA will promote "brand Australia" through curated produce, products, experiences and art featured within the Retail Village. It will be enjoyed by athletes and visitors alike seeking health and wellbeing services through the Wellness Centre and Elite Sports training facilities.

The best of Australian art, culture, food, sports training and science will be offered on site to provide a first of its kind offering in the Southern Hemisphere.

2.4 Objectives

Objectives

- | | | | |
|-----|--|------|--|
| O1. | To transition the site from a broiler farm and broad-acre grazing to a mixed-use tourism, elite sports training and accommodation precinct. | O7. | To minimize impacts upon existing sensitive environments and to improve environmental outcomes upon the site through conservation and sustainable land management practices. |
| O2. | To facilitate the restoration and conservation of the wetland through appropriate revegetation, habitat creation, enhancement of local biodiversity and the restoration of natural land systems. | O8. | To deliver an integrated water management system that has regard for flood water, stormwater, waste water and their interaction with groundwater. |
| O3. | To establish a well-designed development that contributes to high-quality built form throughout the site. | O9. | To ensure that development staging is co-ordinated for efficient delivery of the overall project. |
| O4. | To achieve site responsive built form and landscape outcomes that reflect the rural nature of the site. | O10. | To discourage subdivision of the site, where possible, to provide for an integrated development. |
| O5. | To achieve environmentally sustainable outcomes in relation to energy management, water sensitive urban design, and environmental conservation. | O11. | To provide a mix of land uses that create a unique and integrated offering. |
| O6. | To develop an inter-connected internal street and pedestrian network within the site that connects appropriately to the external road network. | | |



Figure 3. Concept Master Plan

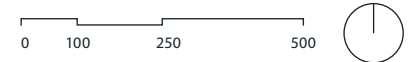


LEGEND

- Site Boundary
- Conservation Precinct
- Retail and Tourism Precinct
- Elite Sports Precinct
- Accomodation Precinct
- Farm Precinct



Figure 4. Precinct Plan



3.1 Built Form

Objectives

- O12. To provide for development siting, design, height, bulk and colours and materials that minimize adverse impacts on the amenity of the area, the natural environment, major roads, vistas and water features.
- O13. To provide for development that is carefully set into the site to create a harmonious relationship between the landscape and built form.
- O14. To provide for buildings that act as identifiers and express the nature, purpose and scale of the various activities within each precinct.

Requirements

- R1. Buildings must be setback a minimum of 40 metres from the Cape Otway Road boundary to accommodate space for landscaping.
- R2. Buildings must not exceed the maximum building heights shown on the Built Form Plan (Figure 6). The heights nominated do not include architectural features and service equipment including plant rooms, lift overruns, structures associated with green roof areas and others such equipment provided that the following criteria is met:
- No more than 50% of the roof area is occupied by the equipment (other than solar panels).
 - The equipment does not extend higher than 3.6m above the maximum building height.
 - The equipment and screening is integrated into the design of the building to the satisfaction of the Responsible Authority.
- R3. Architectural features and service equipment must be integrated into the design of buildings.
- R4. Buildings must be designed to utilize natural colours, muted tones, matte finishes and non-reflective materials.
- R5. Bushfire protection measures must be assessed, considered and implemented.

- R6. Development must achieve best practice in accordance with the Built Environment Sustainability Scorecard (BESS).
- R7. Lighting spill to adjoining properties and to the conservation area must be minimised by design and baffling of lighting and the use of landscaping.
- R8. Lighting must be designed to promote way finding and ensure safety.
- R9. The land to the west of the retail village must not be developed with any buildings, sports fields or structures capable of accommodating groups of people (not including the sculpture park or passive recreation structures such as paths or boardwalks) that conflict with the ongoing use of the Modewarre airfield (YMOD).

Guidelines

- G1. Development should consider the need to provide multiple active interfaces where it will interface with the public domain.
- G2. Environmental sustainable design practices should be implemented to provide design responsive elements that ensure the proposal meets best practice energy efficiency ratings.
- G3. Land uses with the probability of noise emissions should be sited appropriately to avoid or minimise interfaces with existing or proposed sensitive uses.

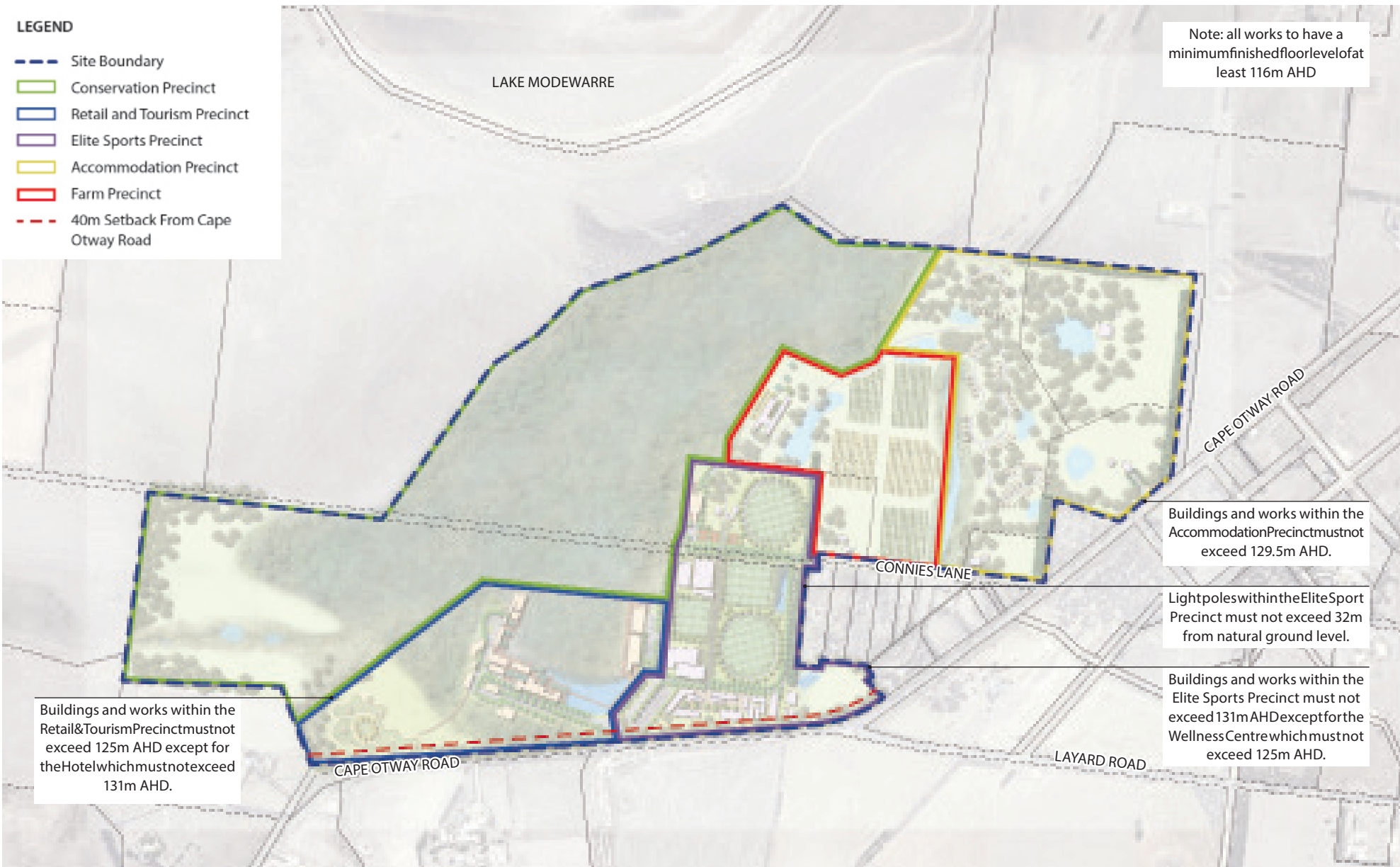
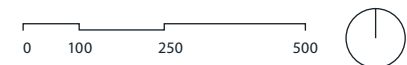


Figure 5. Built Form Plan



3.1.1 Retail And Tourism Precinct

Objectives	Requirements	Guidelines
O15. To create a highly activated and pedestrianised Village that invokes the feel of a 'main street'.	R10. Buildings within the Village without direct road frontage must orientate their activation and address towards the pedestrian pathway.	G4. Buildings within the Village should generally be of single or double storey scale to promote a human-scaled collection of buildings.
O16. To create a sense of informality and relaxation within buildings and the connecting spaces.	R11. Pedestrian interfaces with landscape/water bodies must be provided with appropriate safety barriers.	G5. The Child Care building should provide a site responsive design considerate of its proximity to Cape Otway Road and surrounding landscape design.
O17. To site buildings to form a protective and sheltering barrier from the western exposure.		G6. The public realm should be designed to include canopy trees, outdoor dining, pedestrian activity, and to facilitate high levels of activity.
O18. To provide a central public plaza to act as a focal point for surrounding retail, commercial and hospitality outlets.		G7. Buildings within the Village that have frontage to the internal road network should also address the pedestrianised areas, where practical, to promote surveillance.
		G8. Car parking should be well landscaped and located at the periphery of the Village, to facilitate a pedestrian-oriented environment.
		G9. 80 percent of the building facade at ground level in the Village should be maintained as an entry or with glazing to promote surveillance
		G10. Walls facing the wetland area should be predominantly glazed.
		G11. Differing volumes and proportions should be used in the design, depending on intended function and user interface requirements.

Guidelines

- G12. Any changes in levels at ground plane, particularly between land pier and adjacent surface requires careful design consideration
- G13. The venue at the northern most point of the village should provide a 'peninsula' or 'promontory' type experience overlooking the wetland area.
- G14. Buildings should:
- share similar forms and detailing with adjustment to suit customer numbers, function and interface requirements;
 - create variable and pedestrian focused spaces adjacent to wetland interfaces comprising open and enclosed spaces;
 - respond to the interface with the Conservation Area; and
 - respond to seasonal variations of 'dry' and 'water' edges in the wetland area.
- G15. The childcare facility should generally comply with the above guidelines but have a design modified to reflect its use.

Guidelines

Hotel

- G16. The hotel should generally be a 3 storey building utilizing a segmented form with the top floor setback from lower levels to create usable external terraces linked with interior spaces.
- G17. Sun control should be integrated with architectural form, with particular attention to maximizing the potential of location and orientation on the western side of building.
- G18. The ground floor lobby, gathering, meeting and entertainment spaces should overlap with the wetland edge pedestrian walkway.
- G19. The ground floor plane should express a link between the wetland area and the land side of the building.















- LEGEND**
-  Retail and Tourism Sub Precinct
 -  Hospitality
 -  Office/Gallery
 -  Retail
 -  Child Care
 -  Hotel
 -  Sculpture Park
 -  Distribution Centre
 -  Key Active Frontage
 -  Drainage
 -  Off-Road Shared Path
 -  On-Road Shared Path
 -  Road
 -  Car Parking



Figure 6. Retail & Tourism Precinct Plan



3.1.2 Elite Sports Precinct

Objectives	Requirements	Guidelines
O19. To create a highly permeable and pedestrianised precinct that invokes the feel of a 'campus'.	R12. Buildings and works within the Elite Sports Precinct must not exceed 131m AHD except for the Wellness Centre which must not exceed 125m AHD.	G20. Elite Sports buildings should generally be of three storey scale to facilitate the internal scale required to provide for indoor sports training.
O20. To create a series of external spaces that create multiple openings and transparency of the larger footprint buildings.	R13. Light poles within the Elite Sport Precinct must not exceed 32m from natural ground level.	G21. Elite Sports buildings should provide multiple active frontages where they front one or more roads or the off-road shared path corridor.
O21. To create a campus of smaller buildings within the Sports Science Hub that are interlinked and connected via courtyards and open spaces.	R14. Car parking areas must be located in consolidated positions away from the primary movement network to promote a pedestrian-oriented environment.	G22. Buildings within the Sports Science Hub should generally be of single or double storey scale and provide a site responsive design considerate of its proximity to Cape Otway Road and surrounding landscape design.
O22. To site buildings to form a protective and sheltering barrier from the western exposure.	R15. Appropriate pedestrian and cyclist facilities must be provided to safely and efficiently circulate within the precinct.	G23. Within the Sports Science Hub a high quality plaza should connect the various buildings.
	R16. Lighting associated with the sport training fields must not be used outside the hours of 7:00am and 8:30pm, unless otherwise approved in writing by the Responsible Authority.	G24. Land adjacent sports fields should include passive open space for informal recreation, and tree planting to provide for climate amelioration.
	R17. Lighting associated with the sport training fields must be designed and baffled to minimise light spill to adjoining properties and landscaping is to be used to minimise adverse impacts.	
	R18. The Wellness Centre must provide a key architectural feature in the north of the precinct and provide an activated frontage to the wetland.	

Guidelines

Wellness Centre

G25. The Wellness Centre should:

- generally be a single storey building, possibly with upper level activity space and roof terrace;
- be set low and/or into the ground to create a sense of separation from other sub-precincts within the precinct and maximise presence of the wetlands edge;
- incorporate 'land side' shaping of the ground line to minimise the presence of the facility and enhance the arrival experience;
- include features such as sunken courtyards adjacent to activity areas and treatment rooms to gain controlled views of the wetland and maximise benefits of solar orientation and landscape; and
- utilise materials and architectural form to create a sense of the building being 'at one' with the surrounding landscape setting.

Guidelines

Elite Sports Facilities

G26. The large scale buildings in this sub-precinct should share a common emphasis on connection with the outdoor playing surfaces and landscape and share elements of material selection.

G27. Buildings should be planned with a clear relationship to the significant existing tree avenue reinforcing its main circulation spine function in the precinct.

G28. Level changes between extensive flat areas of playing field surfaces on sloping ground amidst various large buildings should be carefully accommodated in the landscape and circulation proposals within each of the facilities.

G29. Long clear spans spaces should share a common structural approach tailored to their specific functional requirements.

G30. The built form in the sub-precinct should comprise a suite of buildings that, despite their large scale, are harmonious in their relation to the site. Individual distinctiveness of buildings should derive from their primary functions.

G31. The design of the precinct and buildings within it should provide opportunities for viewing facilities within the buildings and overlooking the precinct and others beyond, in order to allow understanding of the connectedness of the site facilities and landscape.

Guidelines

Sports Science Hub

G32. The buildings in the Sports Science Hub should:

- express the idea of a campus of discrete but complimentary and mutually reliant functions;
- be single and two storey structures;
- share a common smart institutional architectural expression; and
- communicate that they are different and apart from the openly accessible Retail and Tourism Precinct, including by presenting a different and slightly more formal appearance to the inviting retail and tourism precinct on the western side of the shared main entry.

LEGEND










-  Elite Sports Sub Precinct
-  Wellness Centre
-  Elite Sports
-  Sports Science Hub
-  Staff Accommodation
-  Existing Storage
-  Depot
-  Key Active Frontage
-  Existing Dam
-  Off-Road Shared Path
-  On-Road Shared Path
-  Road
-  Car Parking
-  ① AFL Oval
-  ② Soccer Tablet
-  ③ Synthetic Pitch
-  ④ Tennis



Figure 7. Elite Sports Precinct Plan



3.1.3 Accommodation Precinct

Objectives	Requirements	Guidelines
O23. To create a varied bushland landscape with informally located buildings that can enjoy a rich natural setting as well as varied private and shared open space interfaces.	R19. Buildings and works within the Accommodation Precinct must not exceed 129.5m AHD.	G33. Developments should provide for a maximum of 61 accommodation lodges that include a range of one, two, three and four bedrooms.
O24. To provide short-term accommodation to visitors to CORA that provides a complimentary accommodation offering to the Hotel.	R20. The internal road network and any car parking must be subservient to the built form and integrated in high quality landscaping.	G34. Existing dams or new drainage basins should be utilized as key landscape features in addition to their water management role.
O25. To create a precinct that is isolated for privacy but connected through vehicle and pedestrian connections.	R21. The building and storage dam associated with the WWTP must be sited to ensure that applicable buffers are contained within the site and do not cover areas of sensitive land uses.	G35. Lodges will be a maximum of two storeys with possible variations as a combination of single and double storey portions within each building.
		G36. Architectural forms should be simple, expressed volumes with sloping roofs maximising the ability to vary internal spaces and water run off/ collection opportunities.
		G37. Lodges should be arranged in clusters of 4 or 5 within the precinct with clear separation and landscaped spaces between.
		G38. Each lodge should be oriented to maximise passive solar performance and connection to landscape whilst maintaining privacy.
		G39. Road circulation within the precinct should be shared with pedestrian to minimise proliferation of unnecessary tracks through the precinct.
		G40. Parking (including of buggies) and rubbish collection areas should be discreet and provided in areas away from outdoor living zones.

LEGEND








-  Accomodation Sub Precinct
-  Eco Lodges
-  Sewer Plant / Depot
-  Waste Water Treatment Buffer
-  Drainage / Dam
-  Road / Car Parking
-  Existing Dwelling



Figure 8. Accommodation Precinct Plan



3.1.4 Conservation Precinct & Conservation Area

Objectives	Requirements	Guidelines
O26. To facilitate the restoration and conservation of the wetland.	R22. The existing artificial earth berm that bisects the wetland must be removed to the extent required to allow water to flow throughout the DELWP Mapped Wetland (Retained) area as shown in Figure 14.	G41. Passive recreation that does not undermine the conservation of the precinct is encouraged within the 'Opportunities for passive recreation Area' shown on Figure 14.
O27. To remove livestock and man-made structures from the floodplain.	R23. Public access to the conservation area must be appropriately managed.	
O28. To appropriately revegetate and landscape the precinct to create habitat, enhance local biodiversity and restore natural land systems.	R24. Buildings and works associated with passive recreation may be permitted within the 'Opportunities for passive recreation Area' shown on Figure 14. A board walk is to be constructed within the wetlands area, but outside the offset area shown in Figure 14 to provide a common pedestrian link between the precincts. Otherwise, no buildings and works other than conservation works are permitted within the Conservation Area shown in Figure 14.	

LEGEND

- Conservation Sub Precinct
- Wetland
- Drainage/Dam
- Offset Area

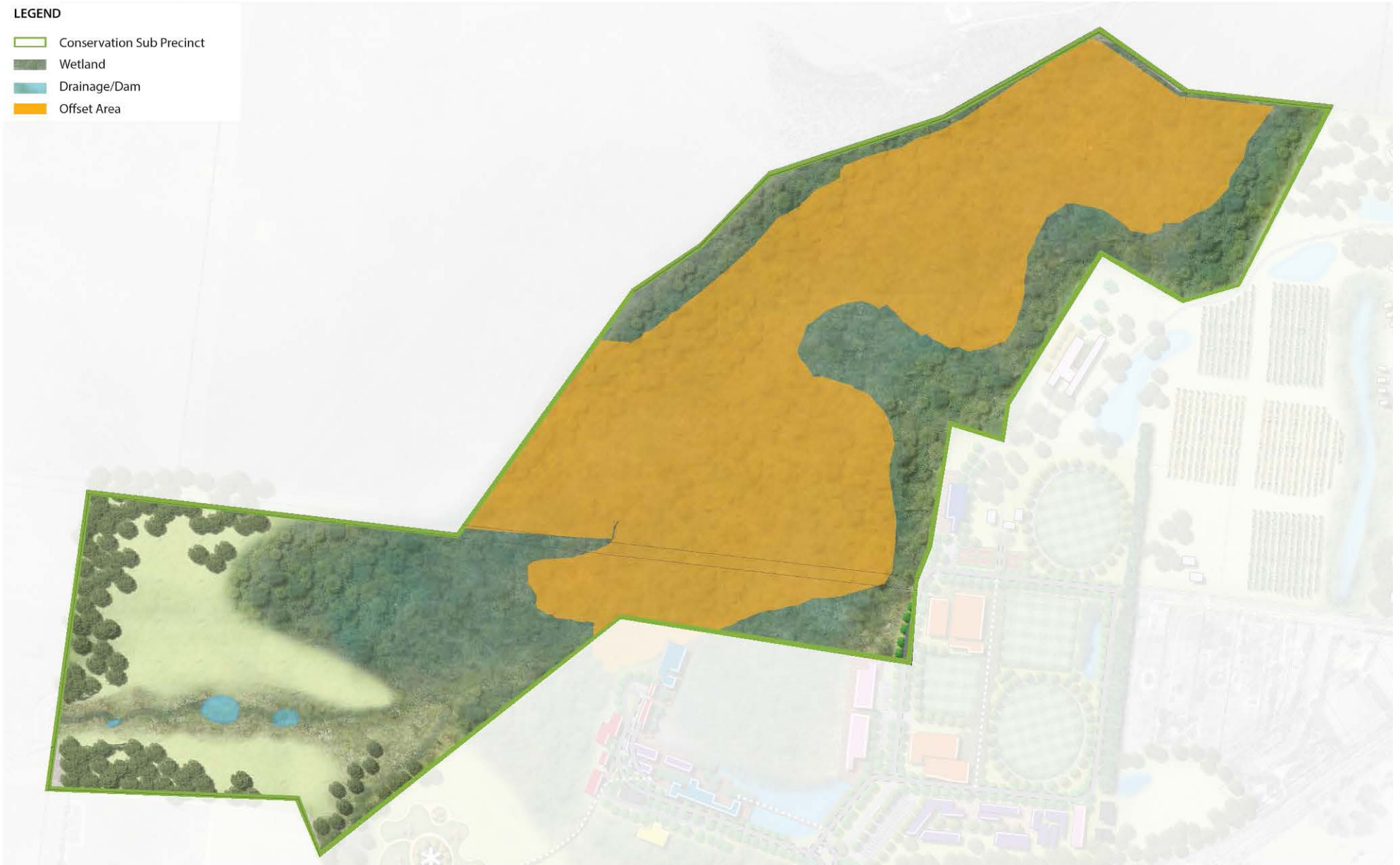


Figure 9. Conservation Precinct Plan



3.1.5 Farm Precinct

Objectives

- O29. To create a low intensity agricultural operation that is considerate of the proximity of existing dwellings to the south of Connies Lane.
- O30. To facilitate food production to deliver on the paddock-to-plate concept for the various hospitality venues within the Retail & Tourism Village.

Requirements

- R25. New buildings within the Farm Precinct must be associated with the farming operations and of a low scale.
- R26. Water run-off from the operations associated with the farm must be appropriately captured and treated to minimise impacts to the adjoining wetland.
- R27. Use and development of the land within the Farm Precinct must avoid unreasonable amenity impacts for dwellings located to the south of Connies Lane.
- R28. Best practice sustainable land management practices must be employed.
- R29. Produce from the Farm Precinct must be predominantly used within CORA.

LEGEND

- Farm Precinct
- Organic Farm
- Managers Residence
- Drainage/Dam



Figure 10. Farm Precinct Plan



3.2 Landscape

Objectives

- O31. To create a reinvigorated landscape which draws on the combination of the locally indigenous vegetation and the land management practices common to the district.
- O32. To create a setting where the built form is subservient to and respectful of the landscape.

Requirements

- R30. The use of local and indigenous plant species and canopy trees in open spaces must be prioritized, where appropriate.
- R31. Publicly accessible areas must promote a high-quality landscape amenity through the inclusion of items such as passive recreation areas, pedestrian and cycle paths, seating and lighting.
- R32. Water Sensitive Urban Design (WSUD) principles must be incorporated into the landscape design to manage run-off and ensure that opportunities such as passive irrigation of trees and open spaces are accommodated where practical.

- R33. The landscape design must recognize and respond to the hazards and risks associated with development within and adjacent to fire-prone landscapes.
- R34. Landscape design must provide for the targeted and progressive removal of exotic or weed species and replaced with indigenous vegetation over time.
- R35. The landscape design must endeavour to maintain and where possible enhance the scenic and natural beauty of the surrounding rural landscape.
- R36. Other than works in accordance with an approved Conservation Management Plan or Offset Management Plan, no landscaping works are to be carried out within the DELWP Mapped Wetland (Retained) area as shown in Figure 14.
- R37. The landscape design must incorporate the retention of the existing windrow on the boundary shared with 51 Connies Lane to assist in the screening of light spill from the sports facilities.
- R38. Landscape design must include the provision of a network of passive open spaces throughout the whole site linked by a walking and cycling trail.

- R39. Incorporate the removal or burying of the overhead power line near the access gate on Connies Lane in the Stage 1 landscaping works in order to enable the creation of a more comprehensive and enduring amenity buffer.
- R40. Consult the owners of 51 Connies Lane regarding the proposed landscaping, fencing, lighting and noise mitigation measures proposed, noting the full cost of implementation of any agreed measure must be borne by the Proponent.

Guidelines

- G42. Landscaping should consider the staged development of the site, and how amenity will be protected for adjoining properties.
- G43. Landscaping should prioritize pedestrian and cyclist movements across the site. Consideration should be given to the use of tailored surface treatments, site furniture, and way finding signage.
- G44. Consideration should be given to the use of sustainable and locally sourced plant and landscape materials.



Figure 11. Landscape Concept Plan

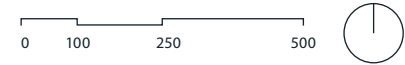


3.3 Transport & Infrastructure

Objectives	Requirements	Guidelines
O33. To create a main entry on Cape Otway Road that efficiently moves vehicles in and out of the site safely.	R41. No access is permitted to the site via Connies Lane.	G45. The road network should be designed to accommodate all users, including private vehicles, buses, emergency and service vehicles, pedestrians and cyclists.
O34. To create a highly permeable and interconnected network of internal roads and paths.	R42. An emergency access point must be created through the land at 1130 Cape Otway Road, Modewarre.	G46. Street layout should consider long views to key destinations, such as key built form in each precinct, and long landscape views.
O35. To focus on providing a pedestrian-oriented environment promoting movement within and across the site.	R43. The internal street network must be designed to allow safe and easy access to and from Cape Otway Road.	G47. Pedestrian and cyclist priority should be provided across all internal roads and car park entrances.
	R44. The internal pedestrian and cycling network must provide for a safe and efficient network that assists to create a pedestrian/cyclist prioritized environment.	G48. Shared path connections should be prioritized by providing clear links between destinations.
	R45. The required upgrades to the external road network must be designed and undertaken to the satisfaction of the Responsible Authority.	G49. Consideration should be given to the need to discontinue the Connies Lane “paper road” that intersects the wetland and floodplain.
	R46. The required upgrades to water and electrical services must be designed and undertaken to the satisfaction of the Responsible Authority and the relevant servicing authority.	
	R47. All infrastructure must remain privately owned and managed, except for authority assets or infrastructure for water, gas, power or telecommunications.	



Figure 12. Transport Plan



3.4 Water

Objectives

- O36. To facilitate the restoration and conservation of the wetland by removing historic man-made structures interrupting natural water flows to Lake Modewarre.
- O37. To create a fully integrated water management system that captures, treats and discharges water to best practice standard.
- O38. To create a water sensitive urban design approach that focuses on water saving measures particularly through the re-use of treated waste water and use of captured stormwater.

Requirements

- R48. Stormwater runoff from new development must meet the performance objectives of the CSIRO Best Practice Environmental Management Guidelines for Urban Stormwater (1999), unless otherwise approved by the Corangamite Catchment Management Authority and the Responsible Authority.
- R49. Quantity of stormwater runoff from development must not exceed the runoff generated from the pre-developed site, unless otherwise approved by the Corangamite Catchment Management

- R50. Design of stormwater drainage, retarding and quality treatment infrastructure must be to the satisfaction of the Corangamite Catchment Management Authority and the Responsible Authority.
- R51. All structures in the Retail & Tourism Precinct (excluding water management infrastructure) must prioritise the use of piers rather than fill to ensure the wetland area to the south of the Village remains connected to the wetland to the north of the Village.
- R52. Buildings, roads and paths must be sited so as to sit at or above 116m AHD unless otherwise approved by the Corangamite Catchment Management Authority.
- R53. Any proposed flood mitigation works must be designed and undertaken to the satisfaction of the Corangamite Catchment Management Authority and the Responsible Authority.
- R54. Development must provide an integrated water management system to facilitate the re-use of storm and wastewater for irrigation of the sports fields and landscaped areas.
- R55. Irrigation of sports fields and landscape areas with treated waste water must be undertaken in accordance with EPA guidelines 168 and 464.2.

- R56. The dam associated with the waste water treatment plant must be designed to avoid interaction with groundwater and floodwaters.
- R57. Potential Growling Grass Frog habitat Site 7 (Figure 3, EHP 2019) must be retained and protected in its current form
- R58. Any artificial water body removed for development must be replaced with an equivalent area of artificial waterbody within 500 metres of remaining water bodies
- R59. Along key drainage lines that serve a habitat link function for the Growling Grass Frog, include 'stepping-stone' wetlands to provide refuge for Growling Grass Frog once water levels in the drain drop, maximising opportunities for the species to move along the drain.
- R60. All current and new waterbodies on the site must be connected via suitable drains to form a potential habitat network.
- R61. Level and water flow paths within the system must be designed to promote habitat conditions for Growling Grass Frog (including suitable depth and duration of inundation).

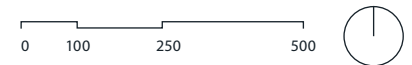
- R62. Revegetation of waterbodies must be undertaken with species suitable for Growling Grass Frog (i.e. no trees or extensive dense shrub plantings).
- R63. The design and layout of the waterbodies and connected drainage lines must have regard to and reflect the *“Growling Grass Frog Habitat Design Standards – Melbourne Strategic Assessment, DELWP 2017b”*.

Guidelines

- G50. Developments should avoid or minimize effects of redirecting floodwater, reducing flood storage and increasing flood levels and flow velocities.
- G51. Developments should provide for improvements to health values of the wetlands, natural habitat, environmental flows and water quality.
- G52. A system of swales and rain gardens within roadways and car parks should be utilized to achieve stormwater treatment before water enters drainage basins or wetlands.
- G53. Areas affected by salinity should be stabilized and revegetated to avoid contributing to further salinisation.
- G54. Developments should be undertaken in a manner which brings about a reduction in salinity recharge and avoids damage to buildings and infrastructure.



Figure 13. Integrated Water Management Plan



3.5 Environment

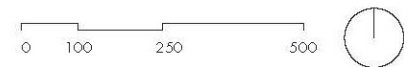
Objectives	Requirements	Guidelines
O39. To facilitate the restoration and conservation of the wetland.	R64. Impact upon significant environmental areas including the wetland, native grass patches and scattered trees, must be avoided or minimised. The potential Growling Grass Frog habitat identified as Site 7 in Ecology and Heritage Partners Pty Ltd, Biodiversity Assessment: Cape Otway Road, Australia September 2019 (Figure 3) is to be retained and protected.	G55. Where buildings are proposed within 50m of the DELWP Mapped Wetland (Retained) area as shown in Figure 14, and views of the wetlands are not required, screen planting should be utilised to minimise disturbance of wetland fauna.
O40. To deliver a project that considers and responds to the potential habitat that the wetland may offer to significant fauna.	R65. Potential impacts upon native fauna from noise and lighting must be minimised.	G56. The use of local and indigenous plant and tree species should be prioritized, where appropriate.
O41. To create an integrated water management system that seeks to support and create habitat for significant fauna.	R66. Stormwater must be captured, treated and discharged appropriately to minimise impacts on the biodiversity values of the wetland or receiving water bodies.	
	R67. Proposed stormwater infrastructure must be designed to incorporate creation of Growling Grass Frog habitat features consistent with the 'Growling Grass Frog Habitat Design Standards – Melbourne Strategic Assessment (2017)'. R68. Retain and protect potential Growling Grass Frog habitat Site 7 (Figure 3, EHP 2019).	

LEGEND

- Site Boundary
- DELWP Mapped Wetland (Retained)
- Scattered Tree (Retained)
- Native Grass Patch
- Potential GGF Habitat
- Conservation Area
- Opportunities for Passive Recreation
- Offset Area
- Protected Waterbody



Figure 14. Environment Plan



Cape Otway Road Australia Comprehensive Development Plan

Prepared by Tract
for COESR PTY LTD

Tract

Contact Tract

Melbourne
Level 6, 6 Riverside Quay,
Southbank VIC 3006
03 9429 6133
melbourne@tract.net.au

Brisbane
Sydney
Adelaide
Geelong