Quality Assurance.

Cape Otway Road Australia (CORA)
Town Planning Report

Project Number
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Revision (see below)
01

Prepared By
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Reviewed By
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Date of Issue
20 September 2019

Revisions

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Cape Otway Road Australia (CORA) in Modewarre, Victoria is a major investment and strategic opportunity in the Asia Pacific (APAC) region. It is a project of National, State and regional significance, seeking to deliver a global destination where elite sport, health and wellbeing are immersed in a unique environment of natural beauty, art, culture and 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 and Tourism 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.

The APAC region continues to experience strong economic growth and the development of CORA in Victoria will help to maximise Victoria’s competitive strengths in tourism, health and sport science research and development. The Economic Impact Assessment prepared by Urban Enterprise identifies the unique niche market within which the CORA proposal sits and acknowledges the net economic benefit of the proposal to the region. CORA represents a $350 million investment in the Great Ocean Road Region (GORR) over 2-3 years that will provide 1000 construction jobs and 280 full time jobs making it a project of State significance.

The CORA site will leverage the region’s existing significant flows of domestic and international tourists to the GORR and act as a platform for tourists to explore neighbouring regional areas where the benefits of tourism can be more evenly distributed from the coastline and into the hinterland. CORA will help to support and promote local producers, artisans and craftspeople by exposing their products to the world as well as seek opportunities to partner with local schools, sports clubs and community groups.

With any project of this scale consideration needs to be given to off-site amenity and resulting infrastructure pressures. As recognised in the proposed Comprehensive Development Zone and the draft Comprehensive Development Plan, the proposal is designed and structured to manage and mitigate potential amenity impacts including traffic, noise and light. The proposal also clearly identifies the need for the proposal to facilitate and fund infrastructure upgrades.

The environmental characteristics of the site are recognised in the Environmental Significance Overlay (ESO), Salinity Management Overlay (SMO) and Land Subject to Inundation Overlay (LSIO) which primarily focus on the Site’s role as a floodplain that serves as a tributary to Lake Modewarre. Importantly, CORA is to facilitate the restoration and conservation of the wetland by removing historic man-made structures currently interrupting natural water flows to Lake Modewarre and appropriate revegetation to benefit the local environment through habitat creation, enhancement of local biodiversity and the restoration of natural land systems.

This report details a request to amend the Surf Coast Planning Scheme to update the Municipal Strategic Statement (MSS) and to replace the existing planning controls that affect the Site (Rural Conversation Zone and Farming Zone) with the Comprehensive Development Zone in conjunction with a Comprehensive Development Plan that is to form an Incorporated Document.
The State Planning Policy Framework and the G21 Regional Growth Plan anticipate and support strong economic and population growth over the next 30 years in the Geelong and Great Ocean Road region, but it is not expected that planning policy can anticipate new major investment and strategic opportunities such as CORA. Therefore, a planning scheme amendment to the Surf Coast Planning Scheme is required to facilitate this significant proposal.

Community engagement regarding the CORA project was undertaken in late 2017 and provided important feedback from the local community and stakeholders, involving a total of 624 active interactions.

An initial amendment package was lodged with the Surf Coast Shire (the Shire) on 24 May 2018. The Shire subsequently wrote to the Minister for Planning requesting that he become the Planning Authority for Amendment C125. An independent Development Advisory Committee (The Committee) was appointed by the Minister on 17 February 2019 to review material prepared by the proponent and provide a written report identifying whether there is sufficient strategic justification for C125 to proceed as a draft amendment to public exhibition.

The Committee concluded that there is sufficient strategic justification for C125 to proceed as a draft Amendment to public exhibition and that, subject to 16 recommendations, a draft Planning Scheme Amendment should be prepared in a form suitable for public exhibition.

The consideration of technical studies, community feedback and the Committee’s report has informed the proposal and its response to the existing planning controls and constraints of the site. Through updates to the MSS and the application of the Comprehensive Development Zone, the proposed planning controls will provide the statutory framework for fair and orderly planning decisions.

The proposed rezoning will facilitate a development that can vastly improve the current environmental, social and economic settings of the region through a world class proposal that will promote ‘Brand Australia’ to the world.
2 Site & Surrounds

2.1 Strategic Context

The Site is situated in the Surf Coast Shire’s Rural Hinterland and adjacent to the locality of Modewarre, approximately 10km 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. As shown in Figure 1 below, Cape Otway Road, together with the Great Ocean Road and other key connector roads form a circuit for a popular tourism region around the Otway National Forest and various other natural assets.

The Site is surrounded by and is in close proximity to significant services, infrastructure and key landmarks in the region including:

- Winchelsea Railway Station – 10km (12 minutes)
- Deakin University, Warn Ponds – 21.5km (15 minutes)
- Epworth Hospital Geelong, Waurn 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 – Surrounding Context Plan
2.2 Site Analysis

The Site is located in Modewarre, Victoria and is primarily oriented toward Cape Otway Road with a secondary frontage to Connies Lane. The Site consists of seven (7) properties over 220 hectares with seven (7) existing dwellings across the site, four along the frontage of Cape Otway Road, two adjoining Connies Lane and one near the centre of the site.

Near the south-eastern corner of the site is a decommissioned Broiler Farm. The remainder of the site generally consists of grazed farm land which gently undulates around the Lake Modewarre floodplain and serving tributaries feeding into the Site from the south and west.

The shape of the site is such that its envelopes a number of properties on Connies Lane and Cape Otway Road. Connies Lane is an unsealed rural access street with informal nature strips.

A description of the immediate surrounding properties from the Site is provided below:

- **North:** Land that separate the Site from Lake Modewarre are subject to agricultural and conservation zoning controls and inundation. The north-western properties have private landing strips for light aircrafts.
- **South:** Cape Otway Road along with a number of agricultural and rural lifestyle properties contain existing dwellings.
- **East:** Cape Otway Road along with a number of agricultural and rural lifestyle properties containing existing dwellings.
- **West:** Large agricultural properties.

Figure 2 – Site Context Plan
### Address & Title Particulars

The Site encompasses multiple properties that each comprises the following titles:

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<th>Address</th>
<th>Title details</th>
<th>Section 173 Agreements</th>
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<td>1130 Cape Otway Road</td>
<td>Lot 1 on TP954804X</td>
<td>Y009025V</td>
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<td></td>
<td>Lot 2 on TP954804X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lot 1 on TP954817N</td>
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</tr>
<tr>
<td></td>
<td>Lot 1 on TP133932S</td>
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<tr>
<td></td>
<td>Lot 3 on TP954804X</td>
<td></td>
</tr>
<tr>
<td>1280-1320 Cape Otway Road</td>
<td>Lot 2 on PS544009</td>
<td>T3466 631J</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Y006180A</td>
</tr>
<tr>
<td></td>
<td></td>
<td>AG134419P</td>
</tr>
<tr>
<td>1300 Cape Otway Road</td>
<td>Lot 1 on PS544009</td>
<td>AG134419P</td>
</tr>
<tr>
<td>1340 Cape Otway Road</td>
<td>Lot 2 on TP2582</td>
<td></td>
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<tr>
<td>155 Batsons Road</td>
<td>Portion 8/Section 1 of Lot 2 on LP82811</td>
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<tr>
<td>10 Connies Lane</td>
<td>Lot 1 on TP21820</td>
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<tr>
<td>50 Connies Lane</td>
<td>Lot 2 on TP14253</td>
<td>V880666A</td>
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The Section 173 Agreement(s) primarily pertain to preventing the further subdivision of land or the further development of dwellings on the properties. It would be premature to seek the extinguishment of such agreements until such time as the proposed rezoning has been approved and gazetted. The rezoning would provide sufficient strategic justification for the removal of the agreements; therefore, the removal of the relevant Section 173 Agreements should be undertaken either at the time of considering the Comprehensive Development Plan or concurrently with any planning permit that is considered.
3 Existing Planning Policies and Controls

The below sections identify the relevant policies or documents within the Planning Policy Framework, Regional Policy, Municipal Strategic Statement and Local Planning Policy. The below sections only summarize the relevant policies with the detailed objectives and strategies contained at Appendix of this report.

3.1 Planning Policy Framework

- Clause 11.01-1S Settlement
- Clause 11.01-1R Settlement – Geelong 21
- Clause 11.03-5R The Great Ocean Road region
- Clause 11.03-6S Regional and local places
- Clause 12.01-1S Protection of Biodiversity
- Clause 12.01-2S Native vegetation management
- Clause 12.03-1S River corridors, waterways, lakes and wetlands
- Clause 12.05-2S Landscapes
- Clause 13.02-1S Bushfire planning
- Clause 13.03-1S Floodplain management
- Clause 13.04-3S Salinity
- Clause 13.05-1S Noise abatement
- Clause 14.01-1S Protection of agricultural land
- Clause 14.02-1S Catchment planning and management
- Clause 14.02-2S Water quality
- Clause 15.01-2S Building Design
- Clause 15.01-6S Design for rural areas
- Clause 15.03-2S Aboriginal cultural heritage
- Clause 17.01-1R Diversified economy – Geelong G21
- Clause 17.02-2S Out of centre development
- Clause 17.04-1S Facilitating tourism
- Clause 18.02-4S Transport System
- Clause 19.02-4S Social and cultural facilities
- Clause 19.03-2S Infrastructure design and provision
- Clause 19.03-3S Integrated water management

3.2 Regional Policy

- Plan Melbourne 2017-2050
- G21 Regional Growth Plan 2013
- The Geelong Regional Plan 2006
- The Great Ocean Road Region Strategy 2004
- Rural Hinterland Futures Strategy

3.3 Municipal Strategic Statement

- Clause 21.01-3 – Vision and strategic framework plan
- Clause 21.03-2 – Environmental management (Environmental assets)
- Clause 21.03-3 – Environmental management (Environmental risks)
- Clause 21.04-2 – Tourism (Tourist development)
- Clause 21.06-3 – Rural landscape (Landscape outcomes)

3.4 Local Planning Policy

Following a review of the Surf Coast Planning Scheme, there were no policies within the Local Planning Policy Framework that are relevant to the consideration of the CORA proposal.
3.5 Zones

Clause 35.07 – Farming Zone (FZ)

The purpose of the FZ is:

- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

Clause 35.06 – Rural Conservation Zone (RCZ)

The purpose of the RCZ is:

- To conserve the values specified in a schedule to this zone.
- To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.
- To protect and enhance natural resources and the biodiversity of the area.
- To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.
- To provide for agricultural use consistent with the conservation of environmental and landscape values of the area.
- To conserve and enhance the cultural significance and character of open rural and scenic non-urban landscapes.

The Schedule to this zone identifies that the site is subject to the zone as a result of its proximity to Lake Modewarre precinct which is noted for the following characteristics:

- The fauna habitat and recreational fishing activities.
- Minimal nutrient infiltration into the lake.

3.6 Overlays

Clause 42.01 – Environmental Significance Overlay (ESO)

The purpose of this Clause is:

- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

The objectives of Schedule 1 to this Clause are:

- To protect and ensure the long-term future of terrestrial and aquatic habitat for native flora and fauna. To protect and ensure the long-term future of threatened species of flora and fauna.
- To maintain the physical and biological integrity and functioning of natural systems including:
  - the ability of watercourses to carry natural flows.
  - the maintenance of natural flooding regimes.
  - the natural opening and closing of coastal wetlands and estuaries.
  - the filtering of nutrients and other pollutants.
  - the recharge and discharge of ground waters.
- To protect water quality and prevent water pollution in watercourses, water bodies, wetlands and groundwater.
- To prevent accelerated erosion and siltation or sedimentation.
- To prevent further loss of wetland habitat.
• To encourage ecological restoration, regeneration and revegetation with indigenous species, within and adjoining habitat areas.
• To protect cultural (including aboriginal and non-aboriginals heritage) values, and visual quality of habitat areas.

Clause 44.02 – Salinity Management Overlay (SMO)
The purpose of the SMO is:

• To identify areas subject to saline ground water discharge or high ground water recharge.
• To facilitate the stabilisation of areas affected by salinity.
• To encourage revegetation of areas which contribute to salinity.
• To encourage development to be undertaken in a manner which brings about a reduction in salinity recharge.
• To ensure development is compatible with site capability and the retention of vegetation and complies with the objectives of any salinity management plan for the area.
• To prevent damage to buildings and infrastructure from saline discharge and high-water table.

Clause 44.04 – Land Subject to Inundation Overlay (LSIO)
The purpose of the LSIO is:

• To identify waterways, major flood paths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.
• To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
• To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.
• To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).
• To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.
4 Community Engagement

4.1 Approach

The CORA project team engaged Capire Consulting Group (Capire) to design and deliver initial community engagement activities as part of the pre-planning phase of the project, in line with the project launch. Between 4th-9th December 2017, feedback on the proposed masterplan and development proposal was sought from the local community, involving:

- Two community stakeholder focus groups sessions, held on 4 and 5 December 2017
- Two community information ‘drop-in’ events, held on 5 and 9 December 2017
- Online engagement via the project website and an online survey.

In addition to the above, recognising that the most impacted residents are those to the south of Connies Lane, the CORA project team conducted meetings with these seven households including:

- An initial briefing was held with a number of residents on Saturday 18 November 2017.
- In late November 2017, the CORA project team subsequently initiated engagement with all households both individually and collectively to further explain the project and to better understand their key concerns.

Since this time, the CORA project team has continued direct and ongoing engagement with all parties, with communication being both constructive and informative. Most significantly, a number of potential solutions have begun to be identified to mitigate perceived or real amenity concerns. These potential solutions are currently being explored collaboratively with Connies Lane residents, with a shared desire to identify genuine solutions based on individual household preferences.

4.2 Findings

As outlined in the appended Engagement Report prepared by Capire, the engagement regarding the CORA project provided important feedback from the local community and stakeholders, involving a total of 624 active interactions (face-to-face and online). The engagement findings are based on feedback received through the hardcopy and online surveys (113 total submissions) and interactions during the engagement activities (involving 624 participants).

The participants appreciated the opportunity to raise these issues and hope that they will be considered during the design and delivery of the CORA project. While participant feedback was very positive, a small portion of participants (6 percent) rejected the proposal outright. Concerns focused on potential amenity impacts such as increased traffic, noise, light and general impact on the rural atmosphere.

Overall, the feedback from participants was positive with the broad majority of people believing that the CORA project will provide benefits to the wider region and its residents. These benefits generally include the generation of new employment, economic and business opportunities, as well as environmental benefits such as restoring degraded farmland and wetlands. Engagement participants conveyed excitement about possible opportunities for the local community and believed that the area is in need of an economic boost. They would like to see the project connect with local businesses, create employment pathways for residents and link-in with existing sports clubs and groups.
5 DAC Stage 1 Report

5.1 Background

Surf Coast Shire with the support of the proponent requested the Minister for Planning (the Minister) become the planning authority for proposed planning scheme amendment C125 as Council considered the project to be of regional, state and broader significance. On 30 September 2018 the Minister confirmed he would refer this matter to an independent Development Advisory Committee (the Committee). The Committee was appointed by the Minister on 17 February 2019 with Terms of Reference requiring a report to be prepared for each stage below:

- Stage 1: Initial assessment
- Stage 2: Exhibition
- Stage 3: Public Hearing
- Stage 4: Outcomes

Stage 1 of the Terms of Reference required the Committee to review material prepared by the proponent and provide a written report identifying whether there is sufficient strategic justification for C125 to proceed as a draft amendment to public exhibition.

The Committee held an inception briefing on 28 March 2019 at Torquay with the proponent and relevant stakeholders prior to submitting its Stage 1 Report. The Committee invited all parties listed in Clause 21 of the Terms of Reference, as well as the G21, Great Ocean Road Regional Tourism Ltd (GORRT), Barwon Water, Regional Roads Victoria and VicRoads.

Following the inception briefing, the Committee accepted further written submissions until early April 2019.

5.2 Findings

The Committee finalised its Stage 1 Report on 17 April 2019 and concluded that there is sufficient strategic justification for C125 to proceed as a draft Amendment to public exhibition and that, subject to 16 recommendations, a draft Planning Scheme Amendment should be prepared in a form suitable for public exhibition.

A response to the 16 recommendations is provided in Appendix 2.
The Original Concept Masterplan released during public consultation in late 2017 (refer to Figure 3) has matured and evolved following community and stakeholder engagement as well as following consideration of the matters raised in the Stage 1 Report from the DAC.

The following changes have been made to the Original Concept Master Plan:

- Removal of the Surfing Wave Pool, the 48 rural residential lots and 6 caretaker dwellings.
- Inclusion of the land at 50 Connies Lane as a Farm.
- Reduced Retail and Tourism Village area.
- Reduced permanent waterbody adjoining the Retail and Tourism Village and Hotel.
- Relocated Hotel, Wellness Centre and Depot.
- Reduced revegetation and enlarged wetland area.
- Relocated and reduced Sculpture Park.
- Relocated Eco Lodges to the north-eastern section of the property and introduction of on-site Waste Water Treatment Plant.
- Replacing athletics track and rugby pitch with second oval (with a rugby pitch in the centre of the oval).

The changes to the plan are significant and seek to further prioritise the environmental sensitive areas of the existing seasonal wetland.
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.

Figure 4 – Proposed Concept Master Plan
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. CORA consists of four precincts as summarised below:

**Retail and Tourism Precinct**

The Retail and Tourism Precinct is to create a highly activated and pedestrianised village that invokes the feel of a main street in country Victoria. The Retail and Tourism Village will curate the best local and Australian brands and is to consist of:

- A broad range of hospitality and dining options including cafes, restaurants, microbrewery, gelateria and bakery.
- An Art Gallery and Sculpture Park.
- A Farmers & Makers Market.
- A 90 place Child Care Centre.
- A Design Studio for local producers and artisans.
- A Distribution Building for products created within the Design Studio.
- A 128 room Hotel.

The Retail and Tourism Village will create a sense of informality and easy relaxation within the buildings and the connecting spaces. Careful siting of the buildings will form a protective and sheltering barrier from the western exposure. The space defined by the buildings on the south and west will create a main circulation and gathering space affording close connection with the water body and wetlands.

The individual buildings will use consistent details of construction, natural materials, fixings and roof forms and will predominantly be single and two storey structures. The interface with the wetlands and its inherent seasonal variability will provide a consistent and dynamic edge, varying the sense of place from one visit to the next.

**Elite Sports Precinct**

The Elite Sports Precinct is to integrate the larger footprint buildings into the site and where appropriate modify the impact of scale within the setting of the precinct. Within this precinct there will be large structured areas of clear open space in the form of sports fields which will provide a contrast to the areas of key natural landscape and the built form.

The sports buildings will be configured as large combined footprint buildings that will be punctuated with internal courtyard spaces for both light and amenity while multiple openings and transparency at ground floor will activate buildings. The sports buildings will consist of:

- Gymnasium.
- Indoor training facility.
- Indoor swimming pool.
- Media centre and auditorium.

The Sports Science Hub will comprise a campus of smaller buildings each with specific areas of interest and varied requirements for laboratories, testing tracks and installation of specialized equipment. Predominantly single storey buildings they will be interlinked and connected via courtyards and open spaces producing a complex of internal and external spaces.

The Wellness Centre is the northern most building within the precinct, set within an open landscape setting with immediate views over the wetlands. This building will generally be a single storey building maximizing light, texture and subtle spatial variation.

Situated in the south-eastern corner of the precinct is a staff accommodation building along with depot buildings which will house and facilitate maintenance and servicing of the wider site.
Accommodation Precinct

The Accommodation Precinct aims to create a bushland landscape with accommodation buildings informally located within the natural setting, enjoying varied private and shared open space interfaces with adjacent lodges and the broader landscape. Occasional connections with water bodies and/or the adjoining wetland will enhance the experience in this part of the site.

Lodges within the precinct are envisaged to be single or double storey of simple architectural form and constructed of materials selected to complement the bushland setting.

Situated in the north-eastern section of the Accommodation Precinct is the Waste Water Treatment Facility (WWTF) which will provide reticulated sewer services to the CORA site.

The WWTF is envisaged to consist of a single enclosed building housing the treatment plant and equipment, along with a storage dam that will store treated water for use across the CORA site as part of the overall integrated water management plan and the whole of site environmental strategy.

Rural Conservation Precinct

The Rural Conservation Precinct aims to facilitate the restoration and conservation of the wetland which is significant in terms of its biodiversity and water values.

Restoration and conservation of the wetland is broadly to be achieved by removing livestock from the floodplain, removing historic man-made structures interrupting natural water flows to Lake Modewarre, as well as appropriate revegetation and landscaping of the precinct to benefit the local environment through habitat creation, enhancement of local biodiversity and the restoration of natural land systems.

The Rural Conservation Precinct contains two existing dwellings, with one to be the residence of the CORA site manager. The other dwelling situated on the southern side of the farm may be considered for excision from the CORA site. The farm will continue to utilize the land for grazing and to facilitate food production to deliver on the paddock-to-plate concept for the various hospitality venues within the Retail and Tourism Village.
Amendment C125 seeks to amend the Surf Coast Planning Scheme to update the Municipal Strategic Statement (MSS) introduce the Comprehensive Development Zone – Schedule 3 in conjunction with a Comprehensive Development Plan that is to form an Incorporated Document. Figure 5 below demonstrates the implementation structure of the proposal and the interrelationship between the Comprehensive Development Zone and the Comprehensive Development Plan.

Figure 5 – Implementation Diagram

7.1.1 Municipal Strategic Statement (MSS)

A number of objectives and strategies contained with the MSS are required to be amended to better support the proposal:

- 21.01-3 Vision and strategic framework plan
- 21.04-2 Tourism (Tourist development)
- 21.06-3 Rural landscape (landscape outcomes)

The Surf Coast Planning Scheme is currently being translated in to the new state-wide format as a policy neutral 20(4) planning scheme amendment as part of DELWP's Smart Planning Rules program. The translation is expected to be completed in late 2019 with a gazettal possibly in early 2020. Therefore, the drafting of any local content for public exhibition for C125 will need to be mindful of the timing of the translation project.
7.1.2 Comprehensive Development Zone

This request seeks to amend the Surf Coast Planning Scheme to change the existing zoning provisions from Rural Conservation Zone (RCZ) and Farming Zone (FZ) to a Comprehensive Development Zone (CDZ) and the inclusion of Schedule 3 to the CDZ (CDZ3).

The CDZ is now considered to be the most appropriate planning control for the site in light of the Committee’s comments in its Stage 1 Report and A Practitioners Guide to Victorian Planning Schemes August 2019.

The Practitioners Guide states the following (pp33;114):

Where the application of a combination of zones, overlays and local polices is not able to achieve the desired planning outcomes, a special purpose zone may be used. These zones include the Special Use Zone, the Comprehensive Development Zone, the Urban Growth Zone and the Activity Centre Zone.

The Comprehensive Development Zone provides for larger or more complex developments in accordance with a Comprehensive Development Plan incorporated in the planning scheme.

The Committee in their Stage 1 Report further notes (p20):

The Committee remains of the view that the Comprehensive Development Zone, with a detailed draft Comprehensive Development Plan should be pursued to implement this development proposal. Once approved, the Comprehensive Development Zone requires a Comprehensive Development Plan to be prepared. All future permits must generally be in accordance with the Plan. A high-level draft Plan would be useful to enable the community, agencies and others to have input into that part of the process. Such a Plan should be reasonably high level but with sufficient information to provide very clear and transparent objectives and strategies, with supporting plans to ensure that what is approved as part of a public process is what will be developed. The Plan would then be finalised once the Comprehensive Development Zone was approved.

Initially the Special Use Zone, and a combination of the Development Plan Overlay and the Design and Development Plan Overlay was considered for the proposal. However, in light of the Committee’s comments in its Stage 1 Report, the Comprehensive Development Zone is considered the most appropriate VPP tool due to:

• The desired objectives and requirements are not able to be delivered under another combination of the other available zones, overlays and local polices.
• The existing zones in the Farming Zone and Rural Conservation Zone cannot facilitate the proposed land use mix and there are no other adjoining zonings that are suitable for the proposal.
• The application of a single zone reduces planning complexities and keeps the number of zones used to a minimum.
• The ability to schedule Decision Guidelines and Requirements for uses with conditions, subdivision and buildings and works.
• A Concept Master Plan is proposed to be included in the CDZ3, along with exemptions from third party notice and review for permit applications for subdivision and building and works that are generally consistent with the approved Comprehensive Development Plan (CDP).
• Given the unique complexity associated with a world class integrated sports, tourism and accommodation development such as CORA, a site-specific zone is the most appropriate planning tool supported by a Comprehensive Development Plan, incorporated into the Planning Scheme as well as associated local policy changes.
• The planning permit process will remain the principal method for land use or development approval.

It is acknowledged that the Rural Conservation Precinct could be retained within the Rural Conservation Zone, however the application of the CDZ3 across the entire site will provide the most appropriate and orderly planning for this project. A single planning control will provide the Responsible Authority with a singular control under which it can ensure project objectives are achieved.

As the proposal is not yet at a detailed design level, further detailed information is required to inform the boundary of the final conservation area. In future, once the development has been largely delivered it might be appropriate to review the application of the CDZ and the Land Subject to Inundation Overlay (LSIO) to the Rural Conservation Precinct once the extent of the amended floodplain has been determined.
The Application Requirements of CDZ are extensive, however it is appropriate that these requirements are comprehensively addressed through planning permit applications considered under the CDZ to ensure they inform the next level of detailed planning and design for the CORA site.

Figure 6 – Proposed CDZ Plan

7.1.3 Comprehensive Development Plan

The Committee in their Stage 1 Report states (p19):

The Comprehensive Development Zone has the additional benefit of being able to include design elements such as objectives, heights, setbacks, identification of precincts, staging and the like.

The purpose of the CDZ is to provide for a range of uses and the development of land in accordance with a CDP incorporated in the scheme. The proposed schedule to the CDZ details provisions around use, subdivision and buildings and works. These matters are further articulated in the draft Comprehensive Development Plan.

Schedule 3 to the CDZ requires an application for use, subdivision and buildings and works to be generally in accordance with the Cape Otway Road Australia CDP, noting that all requirements must be met. The CDP provides an overall vision and broad objectives for CORA and details Requirements and Guidelines around the following themes:

- Land use and subdivision.
- Built form.
- Landscape.
- Transport and infrastructure.
- Water.
- Environment.
- Development Staging.
Table 1 - Other Approvals

While a number of other approvals will be required, some are premature to seek at this stage of the planning process. The table below summarises the additional approvals the project will likely require and the status of each approval:

<table>
<thead>
<tr>
<th>Approval</th>
<th>Status / Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Environment Protection and Biodiversity Conservation Act 1999 (‘the EPBC Act’)</td>
<td>Department of Energy &amp; Environment advised on 31 July 2018 that the proposal is a non-controlled action.</td>
</tr>
<tr>
<td>The proposal was referred to the Department of the Environment and Energy (Commonwealth) under the Environment Protection and Biodiversity Conservation Act 1999 (‘the EPBC Act’)</td>
<td>A referral is not considered to be warranted when considered against the criteria listed in the Ministerial Guidelines for assessment of environmental effects under the Environment Effects Act 1978 (Seventh Edition, 2006).</td>
</tr>
<tr>
<td>Environment Effects Act 1978</td>
<td>Not yet undertaken, approvals required at a planning permit stage.</td>
</tr>
<tr>
<td>The proposal is being referred to the Minister for Planning (Victorian) for advice as to whether an Environment Effects Statement (EES) is required under the Environment Effects Act 1978</td>
<td>Underway, required prior to a planning permit being issued for any use, development or subdivision.</td>
</tr>
<tr>
<td>Flora and Fauna Guarantee Act 1988 (Victoria)</td>
<td>Not yet undertaken, approvals required at a planning permit stage.</td>
</tr>
<tr>
<td>Approval for a Flora &amp; Fauna Guarantee Act permit under the Flora and Fauna Guarantee Act 1988 (Victoria)</td>
<td>Not yet undertaken, approvals required at a planning permit stage.</td>
</tr>
<tr>
<td>Aboriginal Heritage Act 2006 (Vic)</td>
<td>Underway, required prior to a planning permit being issued for any use, development or subdivision.</td>
</tr>
<tr>
<td>Approval for a Cultural Heritage Management Plan under Section 49 of the Aboriginal Heritage Act 2006 (Vic)</td>
<td>Not yet undertaken, approvals required at a planning permit stage.</td>
</tr>
<tr>
<td>Road Management Act 2004 (Vic)</td>
<td>Underway, required prior to a planning permit being issued for any use, development or subdivision.</td>
</tr>
<tr>
<td>Approval to undertake road upgrades and to discontinue the section of the Connies Lane road reserve that intersects the site under the Road Management Act 2004 (Vic)</td>
<td>Not yet undertaken, approvals required at a planning permit stage.</td>
</tr>
<tr>
<td>Crown Land (Reserves) Act 1978 (Vic)</td>
<td>Not yet undertaken, approvals required at a planning permit stage.</td>
</tr>
<tr>
<td>Approval to discontinue the section of the Connies Lane road reserve that intersects the site under the Crown Land (Reserves) Act 1978 (Vic)</td>
<td>Not yet undertaken, approvals required at a planning permit stage.</td>
</tr>
<tr>
<td>Environment Protection Act 1970 (Vic)</td>
<td>Not yet undertaken, approvals required at a planning permit stage.</td>
</tr>
<tr>
<td>Approval of a works approval for the proposed sewer plant under the Environment Protection Act 1970 (Vic)</td>
<td>Not yet undertaken, approvals required at a planning permit stage.</td>
</tr>
<tr>
<td>Water Act 1989 (Vic)</td>
<td>Not yet undertaken, approvals required at a planning permit stage.</td>
</tr>
<tr>
<td>Approval to undertake works within the floodplain affecting the site under the Water Act 1989 (Vic)</td>
<td>Not yet undertaken, approvals required at a planning permit stage.</td>
</tr>
<tr>
<td>Catchment and Land Protection Act 1994</td>
<td>Not yet undertaken, approvals required at a planning permit stage.</td>
</tr>
<tr>
<td>Approval to undertake works within the floodplain affecting the site under the Catchment and Land Protection Act 1994</td>
<td>Not yet undertaken, approvals required at a planning permit stage.</td>
</tr>
</tbody>
</table>
8 Technical Studies

The following section outlines the key planning and development issues identified within the proposed amendment. Please refer to the enclosed specialist reports and advice from the project team for further details of the various matters discussed below.

8.1 Biodiversity Assessment (Ecology & Heritage Partners)

The submitted Biodiversity Assessment provides an examination of the biodiversity values in terms of flora and fauna characteristics of the Site and Lake Modewarre and assess how the proposal will achieve a net benefit for Victoria’s biodiversity. The Biodiversity Assessment involved:

- A series of ecological field assessments were undertaken on 9 February 2017, 9 & 10 November 2017, 16 August 2019 and 4 September 2019 to obtain information on flora and fauna values within the study area.
- A targeted Growling Grass Frog survey was completed on two separate occasions on 14 and 16 November 2017 within areas identified as potential habitat in the form of artificial waterbodies and waterways.

Flora

Remnant native vegetation in the study area is representative of five Ecological Vegetation Classes (EVCs): Cane Grass Wetland (EVC 291), Plains Grassly Wetland (EVC 125), Tall Marsh (EVC 821), Grassy Woodland (EVC 175) and Aquatic Herbland (EVC 653).

A total of 107 flora species (55 indigenous and 52 non-indigenous or introduced) were recorded within the study area during the assessment. Nationally significant flora species are considered unlikely to occur within the study area due to current habitat, landscape context and proximity to previous records. Two State significant flora (Salt Lawrencia, Brackish Plains Buttercup) were recorded in the study area.

Fauna

Forty (40) fauna species were recorded within the study area during the field assessment, including: two introduced mammals and 36 birds (31 native, five introduced) and two native frogs. No significant fauna species were recorded during the field assessment; however, there is potential habitat within the study area for fauna species of national (Growling Grass Frog, although targeted surveys did not record this species), State (predominantly birds) and regional conservation significance.

No Growling Grass Frogs were recorded during the targeted surveys for the species, and there is considered to be a low likelihood of occurrence within the study area for this species on a permanent or semi-permanent basis. Regardless a referral to the Commonwealth for assessment under the EPBC Act to mitigate any potential legislative risk to the project has been undertaken which confirmed the proposal is a non-controlled action.

Communities

Five nationally listed ecological communities are predicted to occur within the local area. However, no habitat zones within the study area met the condition thresholds that define these communities due to a lack of indicator species, and a high cover of exotic flora species.

Further, based on the observed flora during the site assessment, including the dominance of Southern Cane-grass throughout all Cane Grass Wetland habitat zones, and the high cover and dominance of halophytic taxa (Round-leaf Wilsonia, Creeping Brookweed, and Swamp Weed) through the ground-layer throughout all patches of PGWe1, PGWe2, and PGWe3, the nationally significant community Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains is not considered to occur within the study area.
Permitted Clearing Assessment (the Guidelines)

The study area is within Location 2, with 9.182 hectares of native vegetation (including Current Wetlands, and three scattered trees) proposed to be impacted. As such, the permit application falls under the Detailed assessment pathway.

The offset requirement for native vegetation removal is 2.046 General Habitat Units (HU), and 5.135 Species HU’s of habitat for Prickly Arrowgrass.

All offset obligations can be met on-site through the creation of an offset site within the retained wetland area dominated by Cane Grass Wetland and Plans Grass woodland EVCs.

Ecology & Heritage Partners conclude in the Biodiversity Assessment that “In the context of the contribution to Victoria’s biodiversity that the native vegetation makes, the above minimisation measures are considered appropriate in the context of the project, and broader ecological values within and adjacent to the study area.”

8.2 Flood Report (Water Technology)

Water Technology were engaged to undertake a hydrological investigation of the existing floodplain that feeds into Lake Modewarre, model the proposed development and the potential impacts to the floodplain which are summarised in the Flood Report.

Modelling has shown that the proposal will cause a reduction in floodplain storage of around 2% of the total volume across the subject site and neighbouring properties and that there are no adverse impacts on critical infrastructure such as Cape Otway Road.

This decrease in floodplain storage will not impact on the hydrological regime as the water will continue to enter Lake Modewarre. In fact, flows to Lake Modewarre will be improved by removing an existing earth berm which will create a more direct flow of water. The earth berm is proposed to be relocated to create a wetland adjacent to the Retail and Tourism Village and Hotel for treatment of stormwater.

The proposal is considered to provide a net benefit to the hydrological regime of the site by removing an existing earth berm which will create a more direct flow of water and resulting in only a very minor increase in flood depths and extent across the site and adjoining properties.

It is noted that the modelling of the proposed development was undertaken in a conservative manner and the more detailed Flood Impact Assessment required by the proposed CDZ3 will ensure an assessment is undertaken at the time of more detailed planning and design. It is also noted that the adjoining properties affected by the increase in modelled flood depth and extent have provided written consent to the project proponent.

8.3 Integrated Water Management Plan (Water Technology)

The Integrated Water Management Plan (IWMP) prepared by Water Technology provides a holistic assessment of water management across the CORA site having regard to flood waters, waste water, groundwater and stormwater.

The site is adjacent to Lake Modewarre and a waterway that flows to the lake, and as such flood risk has been investigated in consultation with Corangamite CMA, with modelling conducted for this investigation suggesting that a flood level of 115.37 m AHD could be an appropriate flood level to use for design purposes. It is recommended that a further 0.6 m freeboard be applied on top of that, so floor levels would be set at approximately 116 m AHD. The flood risk investigation assessed the impact a preliminary development layout would have on flood levels from waterway flooding. The modelling showed that water levels may be 2-3 cm higher on the adjacent land to the north. This is a worst case and assumes the developments are raised on a fill pad, not piers. Areas of the development within the 1% AEP flood extent have clear access back to flood free land and on to the Cape Otway Road.

A detailed desktop groundwater assessment was completed, addressing a number of issues raised early in the project development stage. The assessment concluded that the development will have no impact on regional groundwater.
levels but that localised shallow groundwater may be impacted by various activities across the site. It was recommended that a groundwater monitoring network be established and monitored for a period of time to better understand the local groundwater. This has been implemented and will continue to be monitored over time. The local shallow groundwater system is unlikely to impact on construction activities within the development.

Wastewater treatment and reuse has been assessed in detail by Out Task Environmental, with the proposal to irrigate pasture, landscaped areas and sporting fields with treated wastewater. The wastewater system has been designed to be a closed system and will not interact with the stormwater system, groundwater or with potential flooding from Lake Modewarre. If the treated wastewater is applied to the pasture and sporting fields at reasonable rates appropriate for the irrigated surfaces, the treated wastewater is unlikely to leach to the groundwater or runoff to the stormwater systems.

The capture, treatment, re-use and appropriate discharge of stormwater is fundamentally important given the potential impacts an ill-managed system could have on the biodiversity values of the wetland and Lake Modewarre. In order to manage this critical aspect of the proposal, a treatment train consisting GPT, raingardens, swales, ponds, sedimentation basins and wetlands are proposed to manage the stormwater quality generated from the proposed developed sub-catchments. A detailed assessment of the stormwater water quality treatment options has been conducted and has demonstrated that there is ample opportunity to treat stormwater to best practice levels. A proposed stormwater treatment train has been modelled and the results show that the site can exceed all best practice measures for stormwater water quality objectives. This modelling has included the reuse of stormwater for flushing toilets to reduce the volume of potable water required on site and also to reduce the volume of stormwater required for treatment.

Water Technology is satisfied that the CORA site objectives listed below can be met and will deliver positive outcomes for the site and the environment.

- To achieve environmentally sustainable outcomes in relation to energy management, water sensitive urban design, and environmental conservation.
- To minimise the impacts upon existing sensitive environments and to improve environmental outcomes upon the site through conservation and sustainable land management practices.
- To deliver an integrated water management system that has regard for flood water, stormwater, waste water and their interaction with groundwater.

8.4 Traffic Engineering Assessment (Traffix Group)

The Traffic Engineering Report prepared by Traffix Group provides a detailed traffic engineering assessment of the proposal with particular attention to traffic and access impacts. The report concludes the following:

- The proposed car and bicycle parking provision will be adequate to meet the typical peak demands generated by the proposed development with ample opportunity to also nominate areas for informal overspill parking (on grass or gravel) for major events on an as-needs basis if required;
- the preliminary car parking layout and dimensions exceed the statutory planning scheme requirements and it would be possible to narrow the spaces to either increase the parking supply or allow for some planting between spaces as depicted in the concept Master Plan,
- the proposed road hierarchy and cross-sections within the site are appropriate having regard to the anticipated traffic volumes and vehicles accessing the site and are consistent with the IDM requirements,
- traffic generated by the proposal can be accommodated on the surrounding road network and intersections subject to mitigating works at the site access points and at the Cape Otway Road/Connies Lane intersection to provide for type CHR(S) or CHR and BAL turn lane treatments as per the AustRoads warrants,
- the most direct route (via Moriac for vehicles arriving from Melbourne and Geelong) should be the signed route, however noting the feedback from the local community during engagement sessions the project group are committed to working with VicRoads and Surf Coast Shire to influence an upgrade to the Cape Otway Road surface.

The report concludes that there are no traffic engineering reasons why the land should not be rezoned to facilitate the multiple land uses intended to be accommodated on the Site.
8.5 Infrastructure Servicing Report (SMEC)

The Infrastructure Servicing Report produced by SMEC provides a high-level infrastructure servicing analysis. Based on SMEC’s experience and investigations the site has the availability and access to the majority of necessary services for the development.

Discussions with various service providers were undertaken during the preparation of the report and these discussions are on-going in particular with both Barwon Water regarding potable water services as well as with Powercor in relation to electricity provision.

On-site treatment of wastewater from the proposed facility is feasible and is proposed to be treated to a standard suitable for irrigation (Class B) using a plant system given its ability to minimise odour impacts to surrounding sensitive receptors.

8.6 Economic Impact Assessment (Urban Enterprise)

An Economic Impact Assessment (EIA) has been prepared by Urban Enterprise to assess:

- The overall development proposal.
- The retail components of the development proposal.

The EIA has concluded the following:

- The retail components of the proposal are primarily tourism related and do not include any large format retail space that would attract significant expenditure from residents of the region and compete with the established retail and activity centre hierarchy.
- The proposal would primarily meet the needs of the existing and new tourism market, currently estimated at $360m per annum. The tourism retail market is expected to increase strongly over time and will require ongoing growth and diversification of retail offer in order to continue to capture tourism yield and related benefits in Surf Coast Shire.
- This facility will itself generate significant additional visitation to the region and additional expenditure which will support approximately 36% of the turnover required for the retail components of the development. Other benefits from the additional visitation will flow through to other retailers and businesses in the region.
- The existing retail hierarchy in the area is not expected to compete closely with the CORA retail components due to the lack of comparable offer.
- The retail components of the development proposal are expected to have negligible economic impacts on existing retailers. The greatest impacts are expected to occur in Torquay; however, in percentage terms (2-3%), these impacts are not considered material.
- The proposal could generate a range of economic benefits to the area, including local employment and diversification of retail offer to visitors.
- The CORA facilities are expected generate an additional $3m of tourism retail expenditure in the region that is not available today.

Overall, the retail and hospitality components of the development are assessed to provide a net economic benefit to the region.

8.7 Bushfire Development Report (Terramatrix)

With the recent changes to State Planning Policy at Clause 13.05, Terramatrix were engaged to undertake a Bushfire Development Report which considered the proposal against Ministerial Direction No. 11 and for its ability to respond to the objectives of Clause 13.05, Clause 44.06 and Clause 52.47 of the Surf Coast Planning Scheme. The Report concluded that:

The site is not in a high bushfire risk landscape which is reflected by the site being in a designated Bushfire Prone Area (BPA) but not covered by the Bushfire Management Overlay (BMO).
The proposed re-zoning represents an intensification of use pursuant to the Settlement Planning strategies of Clause 13.05 and warrants the provision of bushfire protection measures. Future development of the site will provide a BMO-style planning response comprising siting of buildings, BAL, defendable space, access and water supplies (for vulnerable development), supported by a re-vegetation plan and Bushfire Emergency Management Plan.

Bushfire protection measures can be practically applied commensurate to the level of bushfire risk, using the BMO measures as indicative of good practice.

8.8 Geotechnical Assessment (AS James)

A Geotechnical and Acid Sulphate Soil Assessments of the Site has been undertaken which have identified the base parameters for future development. The assessments undertaken to date have not identified any barriers to delivering the proposed development however further assessments will be required at a planning permit stage to ensure appropriate consideration is given to these matters.

8.9 Land Capability Assessment (Ag Challenge)

A Land Capability Assessment (LCA) has been prepared to support the sustainable irrigation of recycled water through a centralised wastewater management system for irrigation of sports fields and lawns, but also with a designated main irrigation field for sustainable long-term management of recycled water.

The CORA property is comprised of multiple titles with a substantial proportion of the property being subject to inundation which makes these areas unsuitable for irrigation with recycled water. There is however adequate area available to ensure sustainable recycled water irrigation on this property can be achieved with remedial measures prior to implementation of irrigation with recycled water. An appropriate monitoring and management program for recycled water and soil is seen as a necessary component of sustainable irrigation to ensure that recycled water irrigation and farm management practices are responsive to outcomes of monitoring.

8.10 Agricultural Land Quality Assessment (Phillips Agribusiness)

The Agricultural Land Quality Assessment (ALQA) found that the Site consisted of two land classes, Floodplains and Arable, which were found to have an agricultural productivity of “Poor” and “Average” due to the moderate levels of per hectare productivity and limited areas available to agriculture because of small property sizes.

The ALQA identifies the effect of the development will be the loss of approximately 150ha of grazing land to agriculture which is not expected to have any impact on a local and regional performance given the low agricultural productivity due to small farm size and rural living orientation of land use.

According to the ALQA, the rural residential component of the development will avoid any significant impacts on surrounding land use through respecting the natural resource base in landscape design and providing strong vegetation buffers along all boundary lines to ensure separation between different land uses.

8.11 Cultural Heritage Assessment (Ecology & Heritage Partners)

A Cultural Heritage Assessment (CHA) has been prepared and identifies three key cultural heritage issues:

- Two areas of cultural sensitivity have been identified on the Site to contain Aboriginal archaeological artefacts.
- Additional tracts of land on the Site are identified to have a likelihood of containing Aboriginal archaeological artefacts.
- The existence of the broiler farm and dam (to the north) have caused ground disturbance that excludes them from being areas of cultural sensitivity.
The CHA recommends that a full Cultural Heritage Management Plan (CHMP) be prepared at the time any future planning permit application is prepared for the Site. The CHMP process has been commenced with initial site survey having been completed and sub-surfaces testing commenced in March 2018.

Since the completion of the CHA, the property at 50 Connies Lane has been formally included in the CORA site but will be retained in its current form of an agricultural property with an existing house. The CHA was not updated to add this property given the proposal is to retain the existing farming operations. Furthermore, engagement with the Registered Aboriginal Party has confirmed that the activity area of the CHMP currently being prepared for the site does not need to be amended to include the property, again given the proposal is to retain the existing farming operations.

8.12 Contamination Assessment (Compass Environmental)

A Phase 1 Site History Assessment has been undertaken which made the following conclusions:

- Review of the EPA Priority Sites Register (14 February 2018) indicated the site was not listed on the Register, nor located in the vicinity of a site listed on the Register.
- The site was indicated to have had an historical rural / farming use.
- Aerial imagery identified the majority of the land as historically subject to heavy flooding from the adjacent Lake Modewarre (1970).
- Development of the present-day chicken sheds located at 1280 - 1320 Cape Otway Road was visible by 1979.
- The properties forming the remaining site area generally comprised private rural residences, under agricultural / grazing land use.
- The identified main potential sources of contamination at the site included the historical use of the site for agricultural, poultry farming and grazing purposes, the possible presence of imported fill and building demolition rubble, the presence of septic systems, and the possible burial of wastes and animals.

This Contamination Assessment is of a desktop nature only, and further testing will be required to confirm the contamination status of the site. Schedule 3 to the Comprehensive Development Zone requires a further assessment to clearly ascertain the level of contamination on site.

8.13 Noise Assessment (Enfield Acoustics)

A high-level assessment of CORA’s potential noise considerations has been undertaken which concluded:

- Non-sensitive uses [e.g. non-residential, commercial or trade] should be required to comply with EPA publication 1411 NIRV and SEPP N-2 and the same standards should be included in the Comprehensive Development Zone to ensure that consideration is given to noise during the detailed design of development.
- Noise generated from non-sensitive uses is not expected to result in any material impact on or around the site. The proposed non-sensitive uses are considered low impact with regard to the proposed siting of the uses and the probability of noise emissions from these uses.

8.14 Social Impact Assessment (K2 Planning)

A Social Impact Assessment (SIA) of CORA’s potential social impacts was undertaken on the following:

- Relevant Policy Alignment – State Government of Victoria; G21 Region; Surf Coast Shire
- Tourism – International and Domestic
- Employment
- Retail
- Community Infrastructure
- Local Community Impact
- Other Identified Impacts – Indigenous Community
The overall findings of this social impact assessment are that the proposed CORA development will produce a **net community benefit**. However, there is evidence of significant negative social impacts associated with the community living in Connies Lane, immediately adjacent to the proposal. The social impacts of CORA for the residents of Connies Lane is currently significant however through mitigating strategies the SIA suggests this level of impact can be reduced.

### 8.15 Landscape Visual Impact Assessment – Baseline Values Study (Tract Consultants)

A preliminary technical evaluation of the baseline landscape and visual values associated with the proposed development site that will form the basis of a more detailed landscape and visual impact assessment. The scope of this study has been informed by the project brief from COESR Pty Ltd and covers the following key elements.

- Planning policy context and likely community values
- Description of the development proposal
- Baseline landscape and visual values for the existing site and the broader local and regional landscape
- Viewshed modelling to determine the likely extent of landscape and visual effects
- Consideration of the likely sensitivity of landscape and visual receptors to development related changes

The Study is supported by the following Appendixes:

- Concept Landscape Masterplan.
- ZVI Modelling and Analysis.
- A 3D Photomontage Report.
9 Planning Assessment

9.1 Planning Policy Framework

An assessment of the Amendment against the Strategic Assessment Guidelines is provided below.

Settlement

Clauses 11.01-1S Settlement and 11.01-1R Settlement – Geelong 21

A key strategy of Clause 11.01-1S Settlement is to “ensure regions and their settlements are planned in accordance with any relevant regional growth plan.” Clause 11.01-1S seeks to “provide for growth in population and development of facilities and services across a regional network.” Clause 11.01-1R Settlement – Geelong 21 reinforces the role of towns in providing these services to surrounding areas.

The G21 Regional Growth Plan anticipates substantial growth to 500,000 people in the next 30 years. Whilst Regional Plans cannot specifically anticipate major new initiatives such as the CORA project, the planned growth in population and required new investment and employment provides support for initiatives like CORA to be considered. Both Victorian planning policies, and the G21 Regional Growth Plan, broadly anticipate that specialised projects of this scale may arise. The amendment will directly support the principles of settlement planning in Victoria’s regions outlined within Clause 11.01-1S and 11.01-1R in the following ways:

A network of integrated and prosperous regional settlements

CORA will provide the opportunity to strengthen the networks of settlements in the GORR and their economies surrounding the Site through:

- Improved transport links via upgrades to Cape Otway Road and the aim to reinstate the Moriac Train Station.
- Improved digital connectivity through upgraded telecommunication services.
- Promoting commercial relationships particularly through the proposed Retail and Tourism Village which focuses on curating products from local producers, suppliers and artisans to promote the skills and products of the region.

The growth and investment associated with CORA is in a location that is well serviced by utility and transport infrastructure, albeit that the existing services will require upgrades to meet the demands of the proposal in a sustainable manner. Commercial and social infrastructure and services are a core component of the CORA proposal and will provide excellent access for the surrounding local community and the regions tourists.

CORA will supply accommodation and commercial services that will meet the needs identified at local level as highlighted in the Economic Impact Assessment (Urban Enterprise, 2019). At a regional level, CORA will deliver an improved visitor experience that will generate increased visitor numbers and economic yield to the GORR.

Environmental health and productivity

CORA will deliver positive land-use and natural resource management outcomes by:

- Ensuring the agricultural land being removed from production is of low agricultural productivity as demonstrated in the Agricultural Land Quality Assessment (Phillips Agribusiness, 2019).
- Removal of existing man-made structures that have historically blocked or impeded the flow of floodwaters across the site.
- Provide for an enhanced biodiversity outcome through an extensive rehabilitation, revegetation and landscaping program.
- Result in improved water quality entering Lake Modewarre as a result of removing impacting uses such as the existing broiler farm and by implementing an Integrated Water Management strategy that will result in re-use of water on-site as well as increased water treatment for stormwater.
- Dedicating an area of the site to Trust for Nature to ensure its on-going status as a conservation area in perpetuity. Through these initiatives, CORA will ensure the development will appropriately manage biodiversity values, landscape amenity, water conservation values as well as cultural heritage and recreation values.

Regional Victoria’s competitive advantages
- CORA will maintain and enhance regional Victoria’s competitive advantages by:
  - Adequately upgrading the capacity of Cape Otway Road to facilitate the anticipated traffic volumes associated with the proposal and advocating for the reinstatement of the Moriac Train Station, in order to maximise the access and mobility of communities.
  - The Economic Impact Assessment (Urban Enterprise, 2019) demonstrates that although the proposal is not in a ‘central location’ that the proposed facilities and services will not undermine the retail hierarchy of the surrounding region.

Climate change, natural hazards and community safety
CORA will minimise risk to life, property, the natural environment and community infrastructure from bushfire and flood as demonstrated in the Flood Report (Water Technology, 2019) and the Bushfire Development Report (Terramatrix, 2019).

Environmentally sustainable building design is a core value of the CORA project which will aim to be a LEED Platinum development achieving global benchmark standards of sustainability through initiatives such as an integrated water management and solar energy.

The CORA project will provide a catalyst project that can leverage a potential for the reinstatement of the Moriac Train Station and the establishment of a shared path network between the site and the Moriac Township, in order to maximise the access and mobility of the local community and to reduce greenhouse gas emissions.

Distinct and diverse regional settlements
CORA will support the growth and development of distinctive and diverse regional settlements by:
- Delivering a high-quality architectural design outcome that respects and enhances the scenic amenity and landscape features of the site through exemplary design of buildings. The key objective with the development is to demonstrate to the world the quality of Australian design and construction found in new landscapes, natural environments and the built form of all buildings.
- Directing the proposed eco-lodges to the area adjoining the existing rural living area along Connies Lane and Cape Otway Road forming the Modewarre township.
- Not compromising the potential of land that may be required for future urban expansion.
- Creating opportunities to enhance the open space network between the Site and the Moriac Township through a shared path along Cape Otway Road.

Liveable settlements and healthy communities
CORA will create a unique sense of place with a world class facility that enhances choice around health and wellbeing, liveability, amenity and diversity through the provision of the services available as part of the project as well as through local job opportunities.

CORA will provide the immediate and wider community an enhanced opportunity to participate in arts, culture, sport and recreation, encouraging healthy lifestyles through the sporting and leisure facilities, art galleries and design spaces. This is particularly beneficial for the Moriac Township which has limited capacity for further growth.
Clause 17.02-2S Out of centre development

The key strategies of Clause 17.02-1s include:

- Discouraging large sports and entertainment facilities of metropolitan, state or national significance in out-of-centre locations unless they are on the Principal Public Transport Network and in locations that are highly accessible to their catchment of users.
- Ensuring that out-of-centre proposals are only considered where the proposed use or development is of net benefit to the community in the region served by the proposal...

The CORA proposal is a unique development specifically tailored for elite sports training that is complemented by accommodation, retail and other ancillary tourism uses. The proposal is not to be used for spectator events and in that sense, it is not an ‘out of centre’ sports development as it is the first of its kind in the southern hemisphere.

Furthermore, The Development Advisory Committee noted in their Stage 1 Report “that it is difficult for a planning scheme to strategically contemplate and plan for all possibilities, including for this unique project and type of land use. There will always be new ideas and planning should encourage, not stifle innovation.”

A business case has been prepared which has strategically justified the need for the CORA uses and confirmed the CORA site over several other sites due to the range of net community benefits (i.e. economic, tourism and community) for the region and State.

The Economic Impact Assessment prepared by Urban Enterprise demonstrates that although the proposal is not in a ‘central location’ that the proposed facilities and services will not undermine the retail hierarchy of the surrounding region.

Biodiversity

Clauses 12.01-1S Protection of Biodiversity and 12.01-2S Native vegetation management

One of the key strategies of Clause 12.01-1S Protection of biodiversity is to avoid impacts of land use and development on important areas of biodiversity. The relevant strategy of Clause 12.01-2S Native Vegetation management is to “ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation.”

The submitted Biodiversity Assessment provides an examination of the biodiversity values in terms of flora and fauna characteristics of the Site and Lake Modewarre. The Biodiversity Report also assesses how the proposal will achieve a net benefit for Victoria’s biodiversity through minimisation of impact, securing appropriate offsets for impacted vegetation and habitat as well as the broader environmental and sustainability improvements to the site brought about by the development of the land.

An earlier version of the master plan (released during public consultation in late 2017) in part impacted upon 39.352 hectares native vegetation including both modelled wetland and surveyed native vegetation - significant efforts to reduce this impact have been undertaken.

The current Concept Master Plan impacts 9.182 hectares of native vegetation which is comprised of Current Wetland and three (3) scattered trees.

Ecology & Heritage Partners conclude in their Biodiversity Assessment that “In the context of the contribution to Victoria’s biodiversity that the native vegetation makes, the above minimisation measures are considered appropriate in the context of the project, and broader ecological values within and adjacent to the study area.”

Whilst CORA will result in the loss of native vegetation within the wetland, the overall proposal is one that offers the opportunity to better protect, restore and enhance the quality of land and wetland areas, waterways, biodiversity and soils. CORA will do this in several ways:
• Dedicating an area of the site to Trust for Nature to ensure its on-going status as a conservation area in perpetuity.
• Providing for an enhanced biodiversity outcome through an extensive rehabilitation, revegetation and landscaping program.
• Removal of existing man-made structures that have historically blocked or impeded the flow of floodwaters across the site.
• Result in improved water quality entering Lake Modewarre as a result of removing impacting uses such as the broiler farm and by implementing an Integrated Water Management strategy that will result in re-use of water on-site as well as increased water treatment for stormwater.

Schedule 3 to the Comprehensive Development Zone requires a Biodiversity Assessment, Arborist Report and Conservation Management Plan to be completed prior to lodging an application for a planning permit.

Built Form & Landscape

Clauses 11.03-5R The Great Ocean Road region, 11.03-6S Regional and local places, 12.03-1S River corridors, waterways, lakes and wetlands, 12.05-2S Landscapes, 15.01-2S Building Design and 15.01-6S Design for rural areas

Key strategies of Clauses 11.03-5R, 11.03-6S, 12.03-1S, 12.05-2S, 15.01-2S and 15.01-06S include:

• Manage the impact of development on the environmental and cultural values of the area.
• Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.
• Ensure development does not detract from the natural qualities of significant landscape areas.
• Ensure development is sensitively designed and sited to maintain and enhance environmental assets, significant views and landscapes along river corridors and waterways and adjacent to lakes and wetlands.
• Ensure that the siting, scale and appearance of development protects and enhances rural character.
• Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.

CORA presents a unique opportunity to integrate purpose-built architecture set within a restored high-quality landscape. The key objective is to demonstrate to the world the quality of Australian design and construction found in new landscapes, natural environments and the built form of all buildings.

The scale of buildings proposed on the CORA site have been designed to be generally consistent with buildings found in a rural setting and will be predominantly single and two storeys variously sited in water edge conditions, on natural and built surfaces and in open and dense landscapes.

Agricultural sheds and some existing dwellings on the site and within the surrounding area are often of a 10m height building scale. The 15m height limit within the Elite Sports Precinct and the Retail and Tourism Precinct includes the largest scale of buildings on site, however, their positioning on the site is in the lower area where it drops away from Cape Otway Road.

A 3D Photomontage Report has been prepared that provides an indication of the built form scale within the landscape demonstrating the extent of the site and the appropriate siting and scale of the proposed buildings. The 3D Photomontage Report is supported by Baseline Values Study which identifies the baseline landscape and visual values for the existing site and the broader local and regional landscape as well as consideration of the likely sensitivity of landscape and visual receptors to development related changes.

Given the Flood Report has established that the applicable 1 in 100-year flood level is 115.37m AHD and a 600mm freeboard will be applied above this level by the Catchment Management Authority, the minimum finished floor level on the site will be 115.97m AHD. Assuming a minimum finished floor level of 116m AHD the overall maximum building heights across each precinct are:

• 131m AHD within the Elite Sports Precinct except for the 125m AHD high Wellness Centre. The 131m AHD height limit allows for the Elite Sports buildings which require a sufficient internal height to allow for sports training.
• 125m AHD within the Retail and Tourism Precinct this will allow for some buildings such as the Art Galleries to have more generous internal dimensions. A 131m AHD height limit is permitted for the three-storey hotel.
• 129.5m AHD for buildings within the Accommodation Precinct.

Bushfire

Clause 13.02-1S Bushfire planning

A key strategy of Clause 13.02-1S is to “give priority to the protection of human life by:

• Prioritising the protection of human life over all other policy considerations.
• Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.”

Terramatrix have undertaken a Bushfire Development Report which identified that:

• The site is not in a high bushfire risk landscape which is reflected by the site being in a designated Bushfire Prone Area (BPA) but not covered by the Bushfire Management Overlay (BMO).
• Bushfire protection measures can be practically applied commensurate to the level of bushfire risk, using the BMO measures as indicative of good practice.

The proposed Comprehensive Development Plan requires planning applications to demonstrate how relevant policies are to be addressed, how performance measures are to be satisfied and how bushfire protection measures are to be implemented.

Salinity

Clause 13.04-3S Salinity

A key strategy of Clause 13.04-3S is to “prevent inappropriate development in areas affected by groundwater salinity.”

The site is currently within a Salinity Management Overlay, which highlights the need to understand the groundwater and surface water interaction. The Integrated Water Management Plan (IWMP) considers the existing groundwater conditions of the site and how this may interact with the known salinity management issues on the site. A hydrological baseline study was undertaken in March 2019 which identified the shallow groundwater system across the proposed CORA Development site as:

• Generally brackish and appears to be similar to the groundwater found in areas in similar proximity to Lake Modewarre.
• Consistently deeper than the depth at which groundwater is found within the observation bores indicating that this shallow groundwater system has a semi-confined characteristic in the low-lying area subject to inundation when Lake Modewarre fills and over-flows.

The subsequent analysis of the hydrological baseline study contained within the IWMP found that the proposed development will not impact water quality, stream flows or regional groundwater levels for the following reasons:

• The proposed CORA Development intends to revert the low-lying area to natural wetland ecology, which due to the inferred semi-confined nature of the subsoil, is not likely to exacerbate potential soil salinity processes that may operate across this area in times of high regional shallow groundwater levels. The direction and rate of groundwater flow is not expected to vary materially from what currently occurs.
• The proposed development will involve an Integrated Water Management system and will ensure that runoff from the development is treated to best practice levels before being introduced to the surface water network.
• The proposed development will improve the stream flows migrating through the site feeding Lake Modewarre. Through the removal or relocation of man-made structures that impede the stream flows, the development will allow for and promote the more direct conveyance of surface water across the site to Lake Modewarre.
• The proposed development is not a significant user of groundwater and does not involve groundwater extraction and therefore will not cause major effects due to lowering of regional groundwater levels.
The proposed development will not result in a significant increase of surface water storage, relative to current conditions, and will manage any likely impacts due to the development of irrigated sports fields through strategic revegetation and shallow groundwater monitoring.

The IWMP identifies a number of considerations that should be incorporated into the site detailed design. The corresponding mitigation measures proposed as part of the CORA development demonstrate it will not have major or extensive impacts on regional groundwater levels.

Furthermore, the proposed Schedule 3 to the Comprehensive Development Zone requires the provision of a Salinity Management Assessment addressing the Application requirements of Clause 44.02-5 of the Surf Coast Planning Scheme. The proposed CORA development will be designed to minimise interference with the aquifer and groundwater receptors using an effective groundwater management plan, to ensure that there will be no negative groundwater and salinity impacts.

Amenity

Clause 13.05-1S Noise abatement

A key strategy of this clause is to “ensure that development is not prejudiced, and community amenity is not reduced by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area.”

A high-level assessment of CORA’s potential noise considerations has been undertaken which concluded that noise generated from non-sensitive uses is not expected to result in any material detriment to surrounding sensitive land uses. The proposed non-sensitive uses are considered low impact with regard to the proposed siting of the uses and the probability of noise emissions from these uses.

Schedule 3 to the Comprehensive Development Zone states that the use of land must not detrimentally affect the amenity of the area and requires an Acoustic Assessment to be completed that demonstrates noise levels will not exceed the relevant EPA guidelines.

Agricultural

Clause 14.01-1S Protection of agricultural land

This clause acknowledges that planning is to “protect the state’s agricultural base by preserving productive farmland.” A key strategy of Clause 14.01-1S is to “avoid permanent removal of productive agricultural land from the state’s agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.” The CORA site is currently zoned Rural Conservation Zone and Farming Zone which recognises the sites rural setting and potential for agricultural pursuit. Part of the site is used for limited stock grazing and small area cropping. However, there are seven (7) existing dwellings on the site and the majority of the site is a seasonal wetland surrounded by an historic broiler farm and predominantly rural lifestyle allotments that formed part of the original subdivision of Modewarre. As per the conclusions of the Agricultural Land Quality Assessment (Phillips Agribusiness) the land is not considered highly productive farmland which is of strategic significance or economic importance in the local or regional context.

The proposal will facilitate the continuation of rural conservation pursuits through the introduction of an expanded and permanent conservation precinct that spans across the seasonal wetland area as well as the continued agricultural use of the site at 50 Connies Lane.

Another key strategy of Clause 14.01-1S is to balance the potential off-side effects of a use or development proposal such as degradation of soil or water quality and land salinization.

Preliminary geotechnical and water management assessments have been undertaken, and when considered in conjunction with the additional reporting requirements of Schedule 3 to the Comprehensive Development Zone, as well as the requirements and guidelines of the Comprehensive Development Plan, will ensure that the CORA proposal has a low potential for off-site effects.
Water

Clause 13.03-1S Floodplain management

A key strategy of Clause 13.03-1S is to “avoid intensifying the impacts of flooding through inappropriately located use and development.” In response to this strategy, a Flood Report (Water Technology, 2019) was commissioned to assess the existing hydrological performance of the floodplain and to then model the proposed development and its impacts upon the performance of the floodplain.

The proposed development scenario has been hydraulically modelled which demonstrates that the proposal will improve flows to Lake Modewarre by making them more direct through the removal of existing man-made structures that have historically blocked or impeded the flow of floodwaters across the site.

The modelling has found that the proposed development layout results in a minor increase in flood levels within the study area, and on neighbouring properties to the north. The developed scenario importantly ensures that the extent of water being held within the floodplain will ensure:

- The existing biodiversity assets of the floodplain will be maintained through a slight increase in flood levels, and not a reduction which might impact the extent of flora.
- The amount of water currently entering Lake Modewarre is not being reduced or increased.

The proposal on balance results in a high-quality development based around a floodplain that will act as a strong aesthetic and natural asset.

Schedule 3 to the Comprehensive Development Zone requires a Flood Impact Assessment to be completed prior to lodging an application for a planning permit.

Clauses 14.02-1S Catchment planning and management, 14.02-2S Water quality and 19.03-03S Integrated water management

Key strategies of Clauses 14.02-1S, 14.02-2S and 19.03-03S include:

- Ensuring that development at or near waterways provide for the protection and enhancement of the environmental qualities of waterways and their instream uses.
- Ensuring that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and to protect the quality of surface water and groundwater resources, rivers, streams, wetlands, estuaries and marine environments.
- Providing for sewerage at the time of subdivision or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.

The CORA project will achieve the protection and restoration of catchments, waterways, water bodies and groundwater through improved water management and water quality. A Flood Report and an Integrated Water Management Plan have been prepared by Water Technology assessing the hydrological performance of the floodplain in the developed conditions as well as reviewed opportunities for Integrated Water Management which will ensure water quality and quantity from the development is managed appropriately.

The Infrastructure Servicing Report produced by SMEC identifies that on-site treatment of wastewater is proposed, with water to be treated to a standard suitable for irrigation (Class B). An EPA Works Approval process will be undertaken with regard to the sewer plant to ensure that all aspects of environmental management are considered adequately.

Schedule 3 to the Comprehensive Development Zone requires a Water Sensitive Urban Design Assessment to be completed prior to lodging an application for a planning permit.
Cultural heritage

Clause 15.03-2S Aboriginal cultural heritage

A key strategy of this Clause is to “provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.”

A Cultural Heritage Assessment has been prepared and identifies three key cultural heritage issues:

- Two areas of cultural sensitivity have been identified on the Site to contain Aboriginal archaeological artefacts.
- Additional tracts of land on the Site are identified to have a likelihood of containing Aboriginal archaeological artefacts.
- The existence of the broiler farm and dam (to the north) have caused ground disturbance that excludes them from being areas of cultural sensitivity.

The Cultural Heritage Assessment recommends that a Cultural Heritage Management Plan (CHMP) be prepared at the time any future planning permit application is prepared for the Site. The CHMP process has been commenced with initial site survey having been completed and sub-surfaces testing commenced in March 2018. Schedule 3 to the Comprehensive Development Zone requires a Cultural Heritage Assessment to be completed prior to lodging an application for a planning permit.

Tourism & Economy

Clauses 11.03-5R The Great Ocean Road region, 17.01-1S Diversified economy, 17.01-1R Diversified economy – Geelong G21 and 17.04-1S Facilitating tourism

A key objective is “to encourage tourism development to maximize the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination.”

Key strategies of Clauses 11.03-5R, 17.01-1S, 17.01-1R and 17.04-01S include:

- Encourage sustainable tourism and resource use by supporting tourism activities that provide environmental, economic and social benefits.
- Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.
- Build on the region’s competitive strengths, including tourism and agricultural land resources and economic, social and natural assets.
- Encourage the development of a range of well-designed and sited tourist facilities, including integrated resorts, accommodation, host farm, bed and breakfast and retail opportunities.

CORA will deliver an improved visitor experience for the GORR which in turn generates increased visitor numbers and economic return to the GORR. New investment and tourism infrastructure are required to realise these products and services and to help achieve Victoria’s tourism potential.

The site will leverage the region’s existing natural environmental assets which generate significant flows of domestic and international tourists and visitors to and from the GORR. The site is ideally positioned to harness this market, as well as being well placed geographically to cater to elite sports teams given its proximity to Avalon Airport and other key supporting infrastructure such as Deakin University, Epworth Hospital, GHMBA Stadium and the Anglesea Vehicle Proving Ground. The CORA project will provide a development that significantly contributes to the region’s tourism offer whilst protecting the environmental landscape and cultural values of the Shire.

CORA will not only serve as an attractor for tourists to the GORR, but it will also act as a platform for tourists to explore neighbouring regional areas and the hinterland within the GORR. This will likely energise the regional areas as both domestic and international tourists are drawn inland to stay and spend, and the benefits of tourism are more equally distributed from the currently concentrated coastline into the hinterland. CORA will include a Retail and Tourism Village curating the best local and Australian brands; and an arts precinct representing local, Indigenous, Australian and international contemporary art.
An Economic Impact Assessment (EIA) has been prepared by Urban Enterprise which concluded that the retail and hospitality components of the development are assessed to provide a net economic benefit to the region. CORA will not impact on existing or planned employment areas; this position is supported by the conclusions of the EIA which identifies the unique niche market within which the CORA proposal sits.

CORA will provide for a diversification in employment opportunities within the region and locally, particularly within industries that utilise skills within the region. CORA will seek to empower and showcase all that the region has to offer whether it is the artisan food and wine producers or local designers of art or clothing – the makers market, food market and design studio are all aimed at providing a location to showcase the talents of the region.

CORA will also provide increased opportunities for diverse and innovate service provision, technology, employment and social opportunities. Examples of this are the research and development opportunities that will be explored within the Sports Science Hub that can advance sporting technologies.

Transport

Clauses 11.03-5R The Great Ocean Road region and 18.02-4S Transport System

An important strategy of Clause 11.03-5R is to “improve the management of access and transport by improving the safety and operational performance of the inland routes from the Princes Highway to the Great Ocean Road.”

A key strategy of Clause 18.02-4S is to “plan or regulate new uses or development of land near an existing or proposed transport route to avoid detriment to and where possible enhance, the service, safety and amenity desirable for that transport route in the short and long term.”

The Traffic Engineering Report prepared by Traffix Group provides a detailed traffic engineering assessment of the proposal and regarding the existing inland Cape Otway Road transport route, the report concludes the following:

- traffic generated by the proposal can be accommodated on the surrounding road network and intersections subject to mitigating works at the site access points and at the Cape Otway Road/Connies Lane intersection to provide for type CHR(S) or CHR and BAL turn lane treatments as per the AustRoads warrants,
- the most direct route (via Moriac for vehicles arriving from Melbourne and Geelong) should be the signed route, however noting the feedback from the local community during engagement sessions, the project group are committed to working with VicRoads and Surf Coast Shire to influence an upgrade to the Cape Otway Road surface.

Schedule 3 to the Comprehensive Development Zone requires a Road Network and Traffic Management Plan to be completed prior to lodging an application for a planning permit.

Infrastructure

Clauses 19.03-2S Infrastructure design and provision and 19.02-4S Social and cultural facilities

The key strategies of these clauses are to:

- Provide an integrated approach to the planning and engineering design of new subdivision and development.
- Identify and address gaps and deficiencies in social and cultural infrastructure, including additional regionally significant cultural and sporting facilities.

CORA has the ability to increase access to social and cultural infrastructure through the proposed uses within the Retail and Tourism Precinct, in particular the restaurant, art galleries, sculpture park and child care facility. CORA will provide the immediate and wider community an enhanced opportunity to participate in arts, culture, sport and recreation, thus encouraging healthy lifestyles.

The scale of the project also provides the opportunity to deliver sustainable facilities and services on site that can help reduce the facilities reliance upon the provision of water supply, sewerage and drainage services. An on-site waste water treatment plant is proposed to support the project and will also return treated water for appropriate re-use across the site.
The proposal also intends to provide a fully Integrated Water Management (IWM) system for stormwater run-off to ensure water quality is enhanced and the re-use of wastewater entering wetlands does not have a detrimental effect on wetlands and estuaries. The IWM system will incorporate water-sensitive urban design techniques into the development of the site which will:

- Protect and enhance natural water systems.
- Integrate stormwater treatment into the landscape.
- Protect quality of water.
- Reduce run-off and peak flows.

The Infrastructure Servicing Report produced by SMEC identifies that on-site treatment of wastewater is proposed, with water to be treated to a standard suitable for irrigation (Class B). An EPA Works Approval process will be undertaken with regard to the sewer plant to ensure that all aspects of environmental management are considered adequately.

Schedule 3 to the Comprehensive Development Zone requires the CORA development to meet the total cost of delivering the following infrastructure:

- Intersection works and traffic management measures along Cape Otway Road and Connies Lane;
- Connector streets and local streets;
- Landscaping, and where required by the responsible authority, fencing of abutting streets and roads;
- Local shared, pedestrian and bicycle paths along local roads, connector streets, utilities easements, local streets, waterways and within local parks including bridges, intersections, and barrier crossing points;
- Bicycle parking;
- Appropriately scaled lighting along all roads, major shared and pedestrian paths, and traversing the open space network; and
- Local drainage system and water quality systems.

Schedule 3 to the Comprehensive Development Zone also requires an Infrastructure Delivery Plan to be completed prior to lodging an application for a planning permit.

9.2 Regional Policy

Given the unique scale and proposition of the CORA proposal it is not specifically recognised within regional policy.

Furthermore, The Development Advisory Committee noted in their Stage 1 Report “that it is difficult for a planning scheme to strategically contemplate and plan for all possibilities, including for this unique project and type of land use. There will always be new ideas and planning should encourage, not stifle innovation.”

However, the proposed amendment supports the strategies outlined in the Planning Policy Framework relating to settlement, environment, landscapes and design for rural areas, agricultural land, cultural heritage, economy, tourism, transport and infrastructure.

Rural Hinterland Futures Strategy

The Rural Hinterland Futures Strategy (the Strategy) has been developed by the Surf Coast Shire to provide a clear vision and high-level strategic direction for the Surf Coast hinterland to vitalise the economy and ensure its long-term sustainability. The pressures of urban growth, climate change, the evolving role of agribusiness in the Shire and changing technology drive the need for a new strategy so that the area can adapt and thrive. Urban growth in particular creates the need to generate new jobs to retain or grow the current contribution that the hinterland makes to the Surf Coast economy.

The Strategy’s Vision clearly identifies the future of the hinterland area as a renowned visitor destination and specifically states that by “2040 the hinterland is a key contributor to the Surf Coast economy and renowned visitor destination.” Furthermore a key objective of the Strategy is to “Support Tourism Activities which Complement the Landscape, Agricultural and Environmental Values of the Surf Coast Shire Ensure new tourism activities are complementary to existing values that we wish to retain and enhance and make a positive contribution to the economy.”
Additionally, key aims of the Strategy are to:

- “increase the hinterland’s contribution to the local economy from a baseline of 6% by supporting existing agricultural uses so they develop and thrive; and
- develop agri-food, agritourism and tourism opportunities in the hinterland that are complementary to the rural landscape and environmental values.”

The Strategy identifies areas of the municipality that are “well suited to tourist activities”. The Cape Otway Road area where the CORA proposal is located sits within these areas. CORA presents a clear opportunity to draw some of the 2.1 million visitors to Surf Coast Shire into the hinterland to new destinations, events and experiences such as outdoor recreation, culture, arts, food and wine. As a new destination, CORA will require new or improved infrastructure and amendments to the planning scheme to provide the policy framework to support and facilitate it as an opportunity.

9.3 Municipal Strategic Statement

Clause 21.01-3 – Vision and strategic framework plan

Given the scale of CORA as a world class sports, tourism and accommodation development, it is considered appropriate to amend Clause 21.01-3 by adding an additional point under the Tourism heading stating, “Support the use and development of the world class Cape Otway Road, Australia (CORA) sports, tourism and accommodation precinct at Modewarre.” Map 2 at Clause 21.01 will also be updated to identify the CORA site and again reinforce the strategic support for the proposal.

Clause 21.03-2 (Environmental assets) and Clause 21.03-3 (Environmental risks)

Key strategies of Clause 21.03-2 and Clause 21.03-3 are to:

- Retain and enhance adequate and appropriately vegetated riparian and wetland buffer zones to prevent nutrients and sediments entering waterways, lakes, wetlands and estuaries, and to slow the rate of runoff.
- Avoid extending settlements or intensifying development in locations identified as containing biodiversity assets, except where assets won’t be fragmented or otherwise compromised and can be protected and incorporated into a proposed open space network.
- Encourage the protection, maintenance and re-establishment of indigenous vegetation and the removal of environmental weeds.
- Discourage buildings, works, land use and subdivision that would be detrimental to the maintenance of the natural systems of land affected by flooding and inundation.
- Minimise development on land within or adjacent to naturally saline waterways including wetlands to prevent their degradation.
- Discourage land use and development that has potential to aggravate or initiate salinity has regard to the salinity risk and takes the appropriate measures to mitigate any adverse impacts.
- Avoid re-zoning and development of land for urban purposes where there is a high risk of flooding.
- Ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level and bushfire protection measures can be readily implemented.
- Ensure that uses and development (including social events) appropriately consider fire protection, safety and management measures to minimise risk to life and property at special events or developments where large numbers of people congregate.

The IWMP considers the existing groundwater conditions of the site and how this may interact with the known salinity management issues upon the site. As previously stated in response to Clause 13.04-3S earlier in this report, the IWMP found that the proposed development will not impact water quality, stream flows or regional groundwater levels for the following reasons:

- The proposed CORA Development intends to revert the low-lying area to natural wetland ecology, which due to the inferred semi-confined nature of the subsoil, is not likely to exacerbate potential soil salinity processes that may operate across this area in times of high regional shallow groundwater levels. The direction and rate of groundwater flow is not expected to vary materially from what currently occurs.
The proposed development will involve an Integrated Water Management system and will ensure that runoff from
the development is treated to best practice levels before being introduced to the surface water network.

The proposed development will improve the stream flows migrating through the site feeding Lake Modewarre.
Through the removal or relocation of man-made structures that impede the stream flows, the development will allow
for and promote the more direct conveyance of surface water across the site to Lake Modewarre.

The proposed development is not a significant user of groundwater and does not involve groundwater extraction and
therefore will not cause major effects due to lowering of regional groundwater levels.

The proposed development will not result in a significant increase of surface water storage, relative to current
conditions, and will manage any likely impacts due to the development of irrigated sports fields through strategic
revegetation and shallow groundwater monitoring.

The IWMP identifies a number of considerations that should be incorporated into the site detailed design. The
corresponding mitigation measures proposed as part of the CORA development demonstrate it will not have major or
extensive impacts on regional groundwater levels. The proposed CORA development will be designed to minimise
interference with the aquifer and groundwater receptors using an effective groundwater management plan, to ensure
that there will be no negative groundwater and salinity impact.

The Bushfire Development Report undertaken by Terramatrix provides sufficient information to confirm that the proposed
rezoning is not in an area of high risk to wildfire. The requirements and guidelines of the Comprehensive Development
Plan will ensure that appropriate fire protection, safety and management measures are adopted to minimise risk to life
and property.

Clause 21.04-2 – Tourism (Tourist development)

Key strategies of Clause 21.04-2 are to:

- Locate high profile, high volume tourism development in appropriate urban areas where their impacts and
  infrastructure requirements can best be accommodated.
- Limit non-agricultural based tourism development to the Lorne coastal hinterland and other selected rural areas. Such
devotions to be small scale, nature and adventure-based tourist activities and accommodation that are
compatible with natural processes and have regard to minimising exposure and risk to bushfire.
- Encourage agriculture-based tourism development in the rural hinterland to assist in diversification of the rural
economy. Such development to be small scale and in character with the immediate rural/agricultural environment
- Ensure new tourism development uses high quality, low intensity, unobtrusive, site responsive buildings and works
  based on ecologically sustainable design principles.
- Encourage use and development that will increase visitor length of stay and increase visitor numbers in the off-peak
  period.
- Facilitate the provision of appropriate infrastructure to support the tourism industry.
- Encourage the development of a diverse range of quality tourist accommodation and facilities to meet changing
  visitor needs.

The CORA Site is appropriately located on the key arterial road through the Surf Coast’s Rural Hinterland and in
proximity to surrounding infrastructure including the existing Warrnambool-Melbourne Railway Line. The unique scale
and proposition of this world class facility means it is not suitable to be located within the coastal hinterland of Lorne
however the proposal will provide for a tourism development in the Surf Coast rural hinterland that can assist in
diversifying the rural economy.

The Comprehensive Development Plan provides built form requirements and guidelines to ensure that CORA will be high
quality, low intensity, unobtrusive, site responsive buildings and works based on ecologically sustainable design
principles.

CORA will deliver an improved visitor experience for the GORR which in turn generates increased visitor numbers and
yield to the GORR. New investment and tourism infrastructure are required to realise these products and services and to
help achieve Victoria’s tourism potential. The site will leverage the region’s existing natural environmental assets which
generate significant flows of domestic and international tourists and visitors to and from the GORR.
CORA will serve as an attractor for tourists to the GORR, and it will also act as a platform for tourists to explore neighbouring regional areas and the hinterland within the GORR. This will likely energise the regional areas as both domestic and international tourists are drawn inland to stay and spend, and the benefits of tourism are more equally distributed from the currently concentrated coastline into the hinterland.

Given the scale of CORA as a world class sports, tourism and accommodation development, it is considered appropriate to amend Clause 21.04-3 by adding an additional point under the Strategies heading stating, "Support the use and development of the world class Cape Otway Road, Australia (CORA) sports, tourism and accommodation precinct at Modewarre."

Clause 21.06-3 – Rural landscape (Landscape outcomes)

Key strategies of Clause 21.06-3 are to:

- Encourage the siting and design of new buildings to complement existing farm structures, avoid locating on hilltops and ridges and to nestle into the landscape where possible.
- Promote indigenous revegetation around buildings and structures, wetlands and along waterways to assist blending new development with the surrounding landscape.
- Ensure tourism facilities are limited in their intensity and scale to avoid adverse visual impact on the natural environment and rural landscape and to retain the marketing characteristics of low key, eco-based tourist values.
- Direct tourism and other commercial facilities to land within settlement boundaries or in locations with easy access to existing infrastructure. Beyond settlement boundaries, avoid these uses in land subject to the Significant Landscape Overlay Schedule 1 or where the removal of indigenous vegetation cannot be avoided or suitably minimised.
- Encourage new development, including intensive animal industries and dwellings, to adopt a clustered development pattern rather than being dispersed throughout the landscape.
- Discourage uses not associated with an agricultural activity in any rural area outside the Rural Activity Zone.

CORA presents a unique opportunity to integrate purpose-built architecture set within a restored high-quality landscape. The key objective with the development is to demonstrate to the world the quality of Australian design and construction found in new landscapes, natural environments and the built form of all buildings. The new buildings of the CORA project will be predominantly single and two storey variously sited in water edge conditions, on natural and built surfaces and in open and dense landscapes.

The Comprehensive Development Plan provides built from requirements and guidelines to ensure that CORA will be high quality, low intensity, unobtrusive, site responsive buildings and works based on environmentally sustainable design principles. The Development Advisory Committee noted in their Stage 1 Report "that it is difficult for a planning scheme to strategically contemplate and plan for all possibilities, including for this unique project and type of land use. There will always be new ideas and planning should encourage, not stifle innovation."

A business case has been prepared which has strategically justified the need for the CORA uses and selected location of the CORA site over several other sites due to the range of net community benefits (i.e. economic, tourism and community) for the region and State. It is therefore not appropriate to locate the CORA development within urban settlement boundaries.

9.4 Zoning

The Site is currently subject to the Farming Zone and Rural Conservation Zone. In percentage terms the Farming Zone applies to approximately 30% of the overall site with the majority being located on the eastern flank of the site and a narrow strip along the southern edge of the site.

The Rural Conservation Zone applies to the Site in a unique pattern derived from the adjoining Lake Modewarre and its servicing tributaries. The Schedule to the Rural Conservation Zone identifies the conservation values of the Lake Modewarre area as:

- The fauna habitat and recreational fishing activities.
- Minimal nutrient infiltration into the lake.
The existing zoning recognises the Site’s rural setting and potential for agricultural pursuit however given the majority of the site is a seasonal wetland, a recently decommissioned broiler farm and predominantly rural lifestyle allotments, the land has a low agricultural productivity and potential as outlined in the Agricultural Land Quality Assessment (Phillips Agribusiness, 2019).

The proposed rezoning and subsequent development will facilitate the continuation of both rural and conservation pursuits through the extensive Rural Conservation Precinct across the seasonal wetland area ensuring:

- the ongoing protection and enhancement of the natural environment and natural processes.
- the ongoing protection and enhancement of natural resources and the biodiversity of the area.
- sustainable land management and land capability practices and take into account the conservation values and environmental sensitivity of the locality.

9.5 Overlays

Clause 42.01 – Environmental Significance Overlay Schedule 1 (ESO1)

The Environmental Significance Overlay highlights the need to

- **Identify areas where the development of land may be affected by environmental constraints.**
- **Ensure that development is compatible with identified environmental values.**

Given the extent of the ESO1, some of the proposed development will be sensitively sited within the area affected by the ESO1. However, the vast majority of the land affected by the ESO1 will not be developed but will be retained and enhanced as part of the establishment of a conservation reserve within the wetland system.

The natural flows through the wetland system into Lake Modewarre are currently modified by the presence of an artificial berm wall in the southern portion of the site, which results in much of the water being dammed in the southern portion of the floodplain. The berm will be relocated, allowing for more direct water flows from the west and south-west towards Lake Modewarre.

This scenario has been hydraulically modelled in the Flood Report (Water Technology, 2019) which demonstrates that the proposal will improve flows to Lake Modewarre by making them more direct. The proposed development layout results in a minor increase in flood levels within the study area, but importantly ensures that:

- The existing biodiversity assets of the floodplain will be maintained through a slight increase in flood levels, and not a reduction which might impact the extent of flora.
- The amount of water currently entering Lake Modewarre is not being reduced or increased.

The CORA proposal is able to comply with the objectives of ESO1 as:

- It will ensure the long-term future of terrestrial and aquatic habitat for native flora and fauna through the rehabilitation and revegetation of the wetland system and through the dedication of a covenant over the land in favour of Trust for Nature.
- The Biodiversity Assessment has identified that no threatened species of flora and fauna will be unreasonably impacted by the proposal.
- The proposal will maintain the physical and biological integrity and function of natural systems by:
  - Improving the ability of the watercourses to carry natural flows by removing existing earth berms which have historically been introduced.
  - Ensuring the maintenance and reinstatement of natural flooding regimes.
  - Improve the filtering of nutrients and other pollutants through a fully integrated water management system to address water detention and water quality.
  - Address the potential for recharge and discharge of ground waters through the detailed design phase of the proposal.
  - The proposal will improve water quality and prevent water pollution from historic land use operations around the Broiler Farm.
• Whilst resulting in the loss of some seasonal wetland habitat, the proposal will provide for ecological restoration, regeneration and revegetation with indigenous species in the area to be set aside under a covenant for Trust for Nature.

Clause 44.02 – Salinity Management Overlay (SMO)

The Salinity Management Overlay highlights the need to provide further investigation into the groundwater and surface water interaction. Groundwater level data in nearby observation bores indicates that the depth to groundwater can be within 2m of the land surface after the rainfall season. This indicates that groundwater occurs at shallow depths across the proposed development site.

The proposed development will not have extensive or major effects on beneficial uses of water bodies over the long term due to changes in water quality, stream flows or regional groundwater levels for the following reasons:

• The proposed development will involve an Integrated Water Management system and will ensure that runoff from the development is treated to best practice levels before being introduced to the surface water network.
• The proposed development will improve the stream flows migrating through the site feeding Lake Modewarre. Through the removal or relocation of a number of man-made earth berms that impede the stream flows, the development will allow for and promote the more direct conveyance of surface water across the site to Lake Modewarre.
• The proposed development is not a significant user of groundwater and does not involve groundwater extraction and therefore will not cause major effects due to lowering of regional groundwater levels.
• The proposed development will not result in a significant increase of surface water storage, relative to current conditions, and will manage any likely impacts due to the development of irrigated sports fields through strategic revegetation and shallow groundwater monitoring.

The Integrated Water Management Plan (IWMP) considers the existing groundwater conditions of the site and how this may interact with the known salinity management issues on the site. A hydrological baseline study was undertaken in March 2019 which identified the shallow groundwater system across the proposed CORA Development site as:

• Generally brackish and appears to be similar to the groundwater found in areas in similar proximity to Lake Modewarre.
• Consistently deeper than the depth at which groundwater is found within the observation bores indicating that this shallow groundwater system has a semi-confined characteristic in the low-lying area subject to inundation when Lake Modewarre fills and over-flows.

The subsequent analysis of the hydrological baseline study contained within the IWMP found that the proposed development will not impact water quality, stream flows or regional groundwater levels for the following reasons:

• The proposed CORA Development intends to revert the low-lying area to natural wetland ecology, which due to the inferred semi-confined nature of the subsoil, is not likely to exacerbate potential soil salinity processes that may operate across this area in times of high regional shallow groundwater levels. The direction and rate of groundwater flow is not expected to vary materially from what currently occurs.
• The proposed development will involve an Integrated Water Management system and will ensure that runoff from the development is treated to best practice levels before being introduced to the surface water network.
• The proposed development will improve the stream flows migrating through the site feeding Lake Modewarre. Through the removal or relocation of man-made structures that impede the stream flows, the development will allow for and promote the more direct conveyance of surface water across the site to Lake Modewarre.
• The proposed development is not a significant user of groundwater and does not involve groundwater extraction and therefore will not cause major effects due to lowering of regional groundwater levels.
• The proposed development will not result in a significant increase of surface water storage, relative to current conditions, and will manage any likely impacts due to the development of irrigated sports fields through strategic revegetation and shallow groundwater monitoring.

The IWMP identifies a number of considerations that should be incorporated into the site detailed design. The corresponding mitigation measures proposed as part of the CORA development demonstrate it will not have major or extensive impacts on regional groundwater levels.
The proposed CORA development will be designed to minimise interference with the aquifer and groundwater receptors using an effective groundwater management plan, to ensure that there will be no negative groundwater and salinity impact.

Clause 44.04 – Land Subject to Inundation Overlay (LSIO)

The Flood Report demonstrates that the proposed development layout will alter the performance of the floodplain by removing an existing earth berm which will create a more direct flow of flood waters through the site to Lake Modewarre. The earth berm will be relocated to create a wetland adjacent to the Retail and Tourism Village and Hotel for treatment of stormwater runoff.

As a result of the proposed development layout, there will be a reduction in floodplain storage across the subject site and neighbouring properties. This decrease in floodplain storage is not likely to have impacts on the hydrological regime as the water will continue to enter Lake Modewarre.

The water flow modelling has shown that there are no adverse impacts on critical infrastructure such as Cape Otway Road, and only a minor increase in flood levels across the site and on neighbouring property to the north.

The locations for key facilities within the proposed development have been selected based on achieving minimal flood risk and the provision of flood free access to all parts of the proposed development. As the project moves into a detailed design phase further investigation into the groundwater characteristics should be completed, as this is likely to impact on the design of subsurface infrastructure, and the development may have some impact on local groundwater behaviour.

Therefore, the CORA proposal will:

- Maintain the free passage and temporary storage of floodwaters.
- Minimise flood damage.
- Be compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- Protect and improve water quality.
- Maintain and improve wetland health, waterway protection and flood plain health.
10 Conclusion

CORA represents a major investment and strategic opportunity in the APAC region that can capture a unique niche market and generate a net economic benefit to the region through $350 million worth of investment in the GORR, over a 2-3 year period, that will provide 1000 construction jobs and 280 full time jobs making it a project of genuine State significance.

Leveraging the region’s existing significant flows of domestic and international tourists to the GORR, CORA will act as a platform for tourists to explore neighbouring regional areas where the benefits of tourism can be more evenly distributed from the coastline and into the hinterland. CORA will help to support and promote local producers, artisans and craftspeople by exposing their products to the world, promoting ‘Brand Australia’ through curated produce, products, experiences and art featured within the Retail and Tourism Village.

The environmental characteristics of the site are recognised and enshrined in various overlays affecting the site, and the CORA proposal has been informed by an extensive range of background technical studies to ensure the proposal can be an exemplar development in terms of its environmentally sustainable outcomes. Through the background technical studies, requirements within the proposed CDZ and the objectives, requirements and guidelines of the draft CDP, environmental matters are at the forefront of the project.

With any project of this scale consideration needs to be given to social impacts. The need for a comprehensive analysis of net community benefit was identified by the Development Advisory Committee appointed by the Minister for Planning and resulted in a Social Impact Assessment being undertaken. While it is acknowledged that residents of Connies Lane are the most significantly affected by the proposal, it is also noted that the proposal delivers an overall positive community impact. Notwithstanding this, engagement with Connies Lane residents will continue to occur in order to try and address concerns.

CORA presents a unique opportunity to integrate purpose-built architecture set within a restored high-quality landscape, demonstrating to the world the quality of Australian design and construction. The scale of buildings proposed on the CORA site have been designed to be generally consistent with buildings found in a rural setting.

The consideration of technical studies, community feedback and the Committee’s report has informed the proposal and its response to the existing planning controls and constraints of the site. Through updates to the MSS and the application of the Comprehensive Development Zone, the proposed planning controls will provide the statutory framework for fair and orderly planning decisions.

This report details how the CORA proposal responds to the State Planning Policy Framework, the G21 Regional Growth Plan and the Hinterland Futures Strategy. This report also outlines how existing local planning policies are met or are being modified to provide adequate strategic support to a project of State significance.

Amendment C125 will facilitate a development that can improve the current environmental, social and economic settings of the region through a world class proposal that will promote ‘Brand Australia’ to the world.
11.1 Planning Policy Framework

The following objectives of the State Planning Policy Framework are relevant to this application:

Clause 11.01-1S Settlement
The objective of this Clause is “to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.”

Relevant Strategies
- Ensure regions and their settlements are planned in accordance with any relevant regional growth plan [G21 Regional Growth Plan].
- Provide for growth in population and development of facilities and services across a regional or sub-regional network.
- Plan for development and investment opportunities along existing and planned transport infrastructure.

Clause 11.01-1R Settlement – Geelong 21

Relevant Strategies
- Reinforce the role of district towns in providing services to surrounding areas.
- Provide for settlement breaks between towns to maintain their unique identities.
- Protect critical agricultural land by directing growth to towns.

Clause 11.03-5R The Great Ocean Road region
The objective of this clause is to “to manage the sustainable development of the Great Ocean Road region.”

Relevant Strategies
- Manage the impact of development on the environmental and cultural values of the area.
- Improve the management of access and transport by improving the safety and operational performance of the inland routes from the Princes Highway to the Great Ocean Road.
- Encourage sustainable tourism and resource use by:
  - Developing a network of tourism opportunities throughout the region.
  - Supporting tourism activities that provide environmental, economic and social benefits.
  - Supporting the land use and transport needs of key regional industries including tourism.
  - Using natural resources with care.

Clause 11.03-6S Regional and local places
The objective of this clause is “to facilitate integrated place-based planning.”

Relevant Strategies
- Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.
- Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.
Clause 12.01-1S Protection of Biodiversity

The objective of this clause is “to assist the protection and conservation of Victoria’s biodiversity.”

**Relevant Strategies**

- Ensure that decision making takes into account the impacts of land use and development on Victoria’s biodiversity, including consideration of:
  - Cumulative impacts.
  - Fragmentation of habitat.
  - The spread of pest plants, animals and pathogens into natural ecosystems.
- Avoid impacts of land use and development on important areas of biodiversity.

Clause 12.01-2S Native vegetation management

The objective of this clause is “to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.”

**Relevant Strategies**

- Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017).

Clause 12.03-1S River corridors, waterways, lakes and wetlands

The objective of this clause is “to protect and enhance river corridors, waterways, lakes and wetlands.”

**Relevant Strategies**

- Protect the environmental, cultural and landscape values of all water bodies and wetlands.
- Ensure development responds to and respects the significant environmental, conservation, cultural, aesthetic, open space, recreation and tourism assets of water bodies and wetlands.
- Ensure development is sensitively designed and sited to maintain and enhance environmental assets, significant views and landscapes along river corridors and waterways and adjacent to lakes and wetlands.
- Ensure development does not compromise bank stability, increase erosion or impact on a water body or wetland’s natural capacity to manage flood flow.

Clause 12.05-2S Landscapes

The objective of this clause is “to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.”

**Relevant Strategies**

- Ensure development does not detract from the natural qualities of significant landscape areas.
- Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces.
- Recognise the natural landscape for its aesthetic value and as a fully functioning system.
- Ensure important natural features are protected and enhanced.

Clause 13.02-1S Bushfire planning

The objective of this clause is “to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritizes the protection of human life.”

**Relevant Strategies**

- Give priority to the protection of human life by:
  - Prioritising the protection of human life over all other policy considerations.
• Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.
• Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.

Clause 13.03-1S Floodplain management
The objective of this clause is “to assist the protection of:

• Life, property and community infrastructure from flood hazard.
• The natural flood carrying capacity of rivers, streams and floodways.
• The flood storage function of floodplains and waterways.
• Floodplain areas of environmental significance or of importance to river health.”

Relevant Strategies
• Avoid intensifying the impact of flooding through inappropriately located use and development.
• Locate use and development that involve the storage or disposal of environmentally hazardous industrial and agricultural chemicals or wastes and other dangerous goods (including intensive animal industries and sewage treatment plants) outside floodplains.

Clause 13.04-3S Salinity
The objective of this clause is “to minimize the impact of salinity and rising water tables on land uses, buildings and infrastructure in rural and urban areas and areas of environmental significance and reduce salt load in rivers.”

Relevant Strategies
• Promote vegetation retention and replanting in aquifer recharge areas contributing to groundwater salinity problems.
• Prevent inappropriate development in areas affected by groundwater salinity.

Clause 13.05-1S Noise abatement
The objective of this clause is “to assist the control of noise effects on sensitive land uses.”

Relevant Strategies
• Ensure that development is not prejudiced, and community amenity is not reduced by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area.

Clause 14.01-1S Protection of agricultural land
The objective of this clause is “to protect the state’s agricultural base by preserving productive farmland.”

Relevant Strategies
• Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.
• Avoid permanent removal of productive agricultural land from the state’s agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.
• Protect productive agricultural land from unplanned loss due to permanent changes in land use.
• Prevent inappropriately dispersed urban activities in rural areas.
• Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.
• Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinization) against the benefits of the proposal.

Clause 14.02-1S Catchment planning and management
The objective of this clause is “to assist the protection and restoration of catchments, water bodies, groundwater, and the marine environment.”

Relevant Strategies
• Undertake measures to minimise the quantity and retard the flow of stormwater from developed areas.
• Require appropriate measures to filter sediment and wastes from stormwater prior to its discharge into waterways, including the preservation of floodplain or other land for wetlands and retention basins.
• Ensure that development at or near waterways provide for the protection and enhancement of the environmental qualities of waterways and their instream uses.
• Ensure land use and development minimises nutrient contributions to water bodies and the potential for the development of algal blooms.
• Require appropriate measures to restrict sediment discharges from construction sites.

Clause 14.02-2S Water quality
The objective of this clause is “to protect water quality.”

Relevant Strategies
• Ensure that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and to protect the quality of surface water and groundwater resources, rivers, streams, wetlands, estuaries and marine environments.
• Discourage incompatible land use activities in areas subject to flooding, severe soil degradation, groundwater salinity or geotechnical hazards where the land cannot be sustainably managed to ensure minimum impact on downstream water quality or flow volumes.
• Prevent the establishment of incompatible land uses in aquifer recharge or saline discharge areas and in potable water catchments.

Clause 15.01-2S Building Design
The objective of this clause is “to achieve building design outcomes that contribute positively to the local context and enhance the public realm.”

Relevant Strategies
• Ensure development responds and contributes to the strategic and cultural context of its location.
• Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.
• Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.
• Ensure development is designed to protect and enhance valued landmarks, views and vistas.
• Encourage development to retain existing vegetation.

Clause 15.01-6S Design for rural areas
The objective of this clause is “to ensure development respects valued areas of rural character.”

Relevant Strategies
• Ensure that the siting, scale and appearance of development protects and enhances rural character.
• Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.
• Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.

Clause 15.03-2S Aboriginal cultural heritage
The objective of this clause is “to ensure the protection and conservation of places of Aboriginal cultural heritage significance.”

Relevant Strategies
• Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.

Clause 17.0101S Diversified economy
The objective of this clause is “to strengthen and diversify the economy.”
Relevant Strategies

- Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.
- Support rural economies to grow and diversify.

Clause 17.01-1R Diversified economy – Geelong G21

Relevant Strategies

- Build on the region’s competitive strengths, including tourism and agricultural land resources and economic, social and natural assets.
- Support industries that utilise skills within the region.

Clause 17.02-2S Out of centre development

The objective of this clause is “to manage out-of-centre development.”

Relevant Strategies

- Discourage large sports and entertainment facilities of metropolitan, state or national significance in out-of-centre locations unless they are on the Principal Public Transport Network and in locations that are highly accessible to their catchment of users.
- Ensure that out-of-centre proposals are only considered where the proposed use or development is of net benefit to the community in the region served by the proposal...

Clause 17.04-1S Facilitating tourism

The objective of this clause is “to encourage tourism development to maximize the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination.”

Relevant Strategies

- Encourage the development of a range of well-designed and sited tourist facilities, including integrated resorts, accommodation, host farm, bed and breakfast and retail opportunities.
- Seek to ensure that tourism facilities have access to suitable transport.
- Promote tourism facilities that preserve, are compatible with and build on the assets and qualities of surrounding activities and attractions.
- Create innovative tourism experiences.
- Encourage investment that meets demand and supports growth in tourism.

Clause 18.02-4S Transport System

The objective of this clause is “to coordinate development of all transport modes to provide a comprehensive transport system.”

Relevant Strategies

- Plan or regulate new uses or development of land near an existing or proposed transport route to avoid detriment to and where possible enhance, the service, safety and amenity desirable for that transport route in the short and long term.

Clause 19.02-4S Social and cultural facilities

The objective of this clause is “to provide fairer distribution of and access to, social and cultural infrastructure.”

Relevant Strategies

- Identify and address gaps and deficiencies in social and cultural infrastructure, including additional regionally significant cultural and sporting facilities.

Clause 19.03-2S Infrastructure design and provision

The objective of this clause is “to provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.”
Relevant Strategies

• Provide an integrated approach to the planning and engineering design of new subdivision and development.

Clause 19.03-3S Integrated water management

The objective of this clause is “to sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.”

Relevant Strategies

• Ensure that development protects and improves the health of water bodies including creeks, rivers, wetlands, estuaries and bays...
• Provide for sewerage at the time of subdivision or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.
• Protect significant water, sewerage and drainage assets from encroaching sensitive and incompatible uses.

11.2 Regional Policy

Plan Melbourne 2017-2050

Clause 11.01-1S Settlement detailed in the State Planning Policy above, highlight the main objectives and strategies contained within Plan Melbourne.

Relevant Strategies

• Rebalance Victoria’s population growth from Melbourne to rural and regional Victoria.

Section 7 Regional Victoria of Plan Melbourne contains the following relevant strategies:

• Invest in regional Victoria to support housing and economic growth.
• Improve connections between cities and regions.

G21 Regional Growth Plan 2013

Clause 11.01-1S Settlement and Clause 11.01-1R Geelong G21 detailed in the State Planning Policy above, highlight the main objectives and strategies contained within the Growth Plan.

Relevant Strategies

• Strengthen and protect existing and planned employment areas including tourism precincts and district town activity centres.
• Protect and build on natural assets by maximising key opportunities to link and rehabilitate ecosystems and enable sustainable and planned productive uses.
• Provide land and infrastructure for existing and future employment nodes across the region to enable people to work within close proximity to home, to promote economic growth and support the development of agriculture and tourism.
• Build on the region’s capability in education, knowledge and research.

The Geelong Regional Plan 2006

The five key directions in the Plan include:

• Direction 1: Protect and enhance our environment
• Direction 2: Create sustainable settlements
• Direction 3: Strengthen our communities
• Direction 4: Refocus our economy
• Direction 5: Make it happen.

Relevant Strategies

• 1.2 Use our water resources more efficiently
• 1.3 Maintain and restore our natural assets
• 1.4 Reduce our everyday environmental impacts
• 2.1 Minimise the amount of land used for urban development
• 2.4 Provide land for industry and commerce
• 3.2 Encourage healthy, active, learning lifestyles
• 3.4 Improve access to services, infrastructure, education and housing
• 5.2 Work together to deliver region-wide community benefits.

The Great Ocean Road Region Strategy 2004

Clause 11.03-5R The Great Ocean Road Region detailed in the State Planning Policy above, highlights the main directions and strategies contained within the Strategy.

Relevant Strategies

• Protect the landscape and care for the environment
• Manage the growth of towns
• Improve the management of access and transport
• Encourage sustainable tourism and resource use.

11.3 Municipal Strategic Statement

Clause 21.01 – Municipal Strategic Statement

Clause 21.01-3 – Vision and strategic framework plan

The key strategic directions for sustainable land use and development that are relevant to C125 as identified in the framework plan are:

Settlement Built Environment and Heritage

• To manage population and tourist growth and development in an ecologically sustainable manner.
• To protect the rural landscape and significant biodiversity assets from urban intrusion and to provide clear distinction between townships.
• To direct population growth and development to low bushfire risk locations.
• To concentrate urban growth in the towns of Torquay-Jan Juc and Winchelsea.
• To support and strengthen the individual character and role of the coastal and rural towns within the Shire that contributes to the diversity of experiences, and residential, commercial, recreational and employment opportunities.

Environmental Management

• To protect the fragile coastal and forest environments and scenic landscapes that separates the coastal townships, from urban sprawl and inappropriate development.
• To avoid development in areas of biodiversity and landscape significance where bushfire mitigation measures will compromise those assets.

Tourism

• To promote natural resource-based tourism, at a scale and form that respects its setting, the surrounding land uses and the locale.
• To promote Lorne as a primary tourist destination on the Great Ocean Road while protecting and enhancing its highly vegetated coastal urban character, residential amenity and forest hinterland.

Agriculture

• To protect and enhance the rural areas of the Shire for their diverse agricultural, environmental and landscape values and opportunities.

Landscape

• To maintain a clear rural-landscape separation between Torquay-Jan Juc and the Armstrong Creek southern growth corridor of Geelong.
• To protect the undeveloped, natural landscape vista of the Bells Beach Surfing Recreation Reserve.
• To recognise that rural landscape vistas are highly valued for their contribution to the amenity and liveability of rural areas.

Clause 21.03 – Environmental Management

Clause 21.03-2 – Environmental management (Environmental assets)

The objective of this Clause is “to protect and enhance the Shire’s diverse natural resources in an ecologically sustainable manner for present and future generations.”

Relevant Strategies

• Retain and enhance adequate and appropriately vegetated riparian and wetland buffer zones to prevent nutrients and sediments entering waterways, lakes, wetlands and estuaries, and to slow the rate of runoff.
• Avoid extending settlements or intensifying development in locations identified as containing biodiversity assets, except where assets won’t be fragmented or otherwise compromised and can be protected and incorporated into a proposed open space network.
• Encourage the protection, maintenance and re-establishment of indigenous vegetation and the removal of environmental weeds.

Clause 21.03-3 – Environmental management (Environmental risks)

The objective of this Clause is “to manage the risks of environmental hazards, including wildfire, salinity and flooding, to avoid adverse consequences on the natural and man-made environment.”

Relevant Strategies

• Discourage buildings, works, land use and subdivision that would be detrimental to the maintenance of the natural systems of land affected by flooding and inundation.
• Minimise development on land within or adjacent to naturally saline waterways including wetlands to prevent their degradation.
• Discourage land use and development that has potential to aggravate or initiate salinity has regard to the salinity risk and takes the appropriate measures to mitigate any adverse impacts.
• Avoid re-zoning and development of land for urban purposes where there is a high risk of flooding.
• Ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level and bushfire protection measures can be readily implemented.
• Ensure that uses and development (including social events) appropriately consider fire protection, safety and management measures to minimise risk to life and property at special events or developments where large numbers of people congregate.

Clause 21.04 – Tourism

Clause 21.04-2 – Tourism (Tourist development)

The objective of this Clause is “to enhance and expand the tourism industry, whilst protecting the environmental, landscape and cultural values of the Shire and the lifestyle of its residents.”

Relevant Strategies

• Locate high profile, high volume tourism development in appropriate urban areas where their impacts and infrastructure requirements can best be accommodated.
• Limit non-agricultural based tourism development to the Lorne coastal hinterland and other selected rural areas. Such developments to be small scale, nature and adventure-based tourist activities and accommodation that are compatible with natural processes and have regard to minimising exposure and risk to bushfire.
• Encourage agriculture-based tourism development in the rural hinterland to assist in diversification of the rural economy. Such development to be small scale and in character with the immediate rural/agricultural environment.
• Ensure new tourism development uses high quality, low intensity, unobtrusive, site responsive buildings and works based on ecologically sustainable design principles.
• Encourage use and development that will increase visitor length of stay and increase visitor numbers in the off-peak period.
• Facilitate the provision of appropriate infrastructure to support the tourism industry.
• Encourage the development of a diverse range of quality tourist accommodation and facilities to meet changing visitor needs.
• In a non-urban zone, tourism development in the farming areas of the Shire should generally be of a small scale that does not compromise the agricultural use of the land.
• In a non-urban zone, tourism development should be of a nature, designed and sited to avoid conflict with existing rural uses, preserve the rural landscapes and environmental values, avoid loss of high-quality agricultural land, and be within proximity of existing townships.
• In a non-urban zone, tourism development should enhance the environmental condition of the land through protection and re-establishment of native vegetation and control of pest plants and animals, erosion, salinity, stormwater and nutrient runoff. This should be demonstrated through the development and implementation of a management plan.
• Discourage tourism development from locating in prime farming areas, particularly in areas with an open rural landscape,
• Discourage tourism development from locating in areas at risk from bushfire unless the risk to life, property and infrastructure can be reduced to an acceptable level.

Clause 21.06 – Rural landscape

Clause 21.06-3 – Rural landscape (Landscape outcomes)

The objectives of this Clause are:
• To protect and enhance the landscape values of the rural precincts as described in Clause 21.06-2.
• To protect and maintain open and uncluttered rural landscapes, including vistas from main road corridors.
• To protect the rural landscape from urban intrusion and to provide clear distinction between townships.

Relevant Strategies
• Encourage the siting and design of new buildings to complement existing farm structures, avoid locating on hilltops and ridges and to nestle into the landscape where possible.
• Promote indigenous revegetation around buildings and structures, wetlands and along waterways to assist blending new development with the surrounding landscape.
• Ensure tourism facilities are limited in their intensity and scale to avoid adverse visual impact on the natural environment and rural landscape and to retain the marketing characteristics of low key, eco-based tourist values.
• Direct tourism and other commercial facilities to land within settlement boundaries or in locations with easy access to existing infrastructure. Beyond settlement boundaries, avoid these uses in land subject to the Significant Landscape Overlay Schedule 1 or where the removal of indigenous vegetation cannot be avoided or suitably minimised.
• Encourage new development, including intensive animal industries and dwellings, to adopt a clustered development pattern rather than being dispersed throughout the landscape.
• Discourage the subdivision of land below the minimum lot sizes specified in the schedules to the rural zones.
• Discourage uses not associated with an agricultural activity in any rural area outside the Rural Activity Zone.
• Non-agricultural buildings should be of modest scale and nestle into the landscape.
• Non-agricultural buildings should be subservient to the landscape so as not to detract from its visual qualities.
• Non-agricultural proposals should include net gain environmental outcomes.
• Non-agricultural development should be self-sufficient in the provision of infrastructure and associated costs.
Appendix 2 – Response to DAC Stage 1 Report Recommendations

The following objectives of the State Planning Policy Framework are relevant to this application:

<table>
<thead>
<tr>
<th>No.</th>
<th>DAC Recommendation</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Investigate the use of the Comprehensive Development Zone with a draft high-level Comprehensive Development Plan to implement the Project.</td>
<td>Amendment C125 has been amended to utilise a Comprehensive Development Zone (Schedule 3) as opposed to the original proposal for a combination of Special Use Zone, Development Plan Overlay, and Design &amp; Development Overlay. Included within the Amendment C125 package is also a draft high-level Comprehensive Development Plan to implement the Project.</td>
</tr>
<tr>
<td>2</td>
<td>Update the planning report and other supporting reports for public exhibition.</td>
<td>The planning report and all relevant other supporting reports have been updated to reflect the modified proposal for public exhibition.</td>
</tr>
<tr>
<td>3</td>
<td>Commission independent peer reviews in planning for the public hearing.</td>
<td>The project team has begun the process of commissioning a peer reviewer for the public hearing.</td>
</tr>
<tr>
<td>4</td>
<td>Include the Economic Assessment as part of the public exhibition background material, revised and updated as appropriate.</td>
<td>The revised and updated Economic Assessment been included as part of the public exhibition material.</td>
</tr>
<tr>
<td>5</td>
<td>Include the Business Case report (January 2018) as part of the public exhibition material.</td>
<td>The Business Case report (January 2018) has been included as part of the public exhibition material.</td>
</tr>
<tr>
<td>6</td>
<td>Include the Traffic Engineering Assessment as part of the public exhibition background material, revised and updated as appropriate.</td>
<td>The revised and updated Traffic Engineering Assessment been included as part of the public exhibition material.</td>
</tr>
<tr>
<td>7</td>
<td>Include the Agricultural Land Quality Assessment as part of the public exhibition background material.</td>
<td>The revised and updated Agricultural Land Quality Assessment been included as part of the public exhibition material.</td>
</tr>
<tr>
<td>8</td>
<td>Consider how the relevant recommendations from the Agricultural Land Quality Assessment Report be can be updated and reflected in the revised planning controls.</td>
<td>Given the amendments to the proposal to remove the rural residential lots, it is considered that there are no relevant recommendations from the Agricultural Land Quality Assessment Report that should be reflected in the revised planning controls.</td>
</tr>
<tr>
<td>9</td>
<td>Update the Land Capability Assessment (March 2018) to ensure it is consistent with the Victorian Guidelines for Land Capability Assessment (1981) as part of the backgrounds documents to accompany the public exhibition process.</td>
<td>An alternate Land Capability Assessment [Ag Challenge] been included as part of the public exhibition material.</td>
</tr>
<tr>
<td>10</td>
<td>Update the Flood Report for public exhibition to verify that local drainage infrastructure and flood pathways can reliably control the height of Lake Modewarre to 114 metres AHD,</td>
<td>The revised and updated Flood Report to verify that local drainage infrastructure and flood pathways can reliably control the height of Lake Modewarre to 114 metres AHD,</td>
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metres AHD, accounting for both climate change and potential climate change impacts.

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<th>11</th>
<th>Provide additional information on the following as part of the background reports for public exhibition:</th>
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<tbody>
<tr>
<td></td>
<td>The revised Final Biodiversity Assessment Report (September 2019) includes discussion Lake Modewarre ecology and groundwater dependent ecosystems.</td>
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<td></td>
<td>Included in the package is a summary letter from Out Task Environmental who are coordinating the work to be completed for an EPA Works Approval in relation to the Waste Water Treatment Plant. Included in their letter is a water balance model dealing with nutrients, sediment and salinity.</td>
</tr>
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<td></td>
<td>The revised Final Biodiversity Assessment Report (September 2019) and the Integrated Water Management Plan (September 2019) provide an assessment of groundwater levels, flows and quality.</td>
</tr>
<tr>
<td>a)</td>
<td>Lake Modewarre ecology and groundwater dependent ecosystems (including the values if the Batsons Road culvert is upgraded).</td>
</tr>
<tr>
<td>b)</td>
<td>A water balance model (including nutrients, sediment and salinity).</td>
</tr>
<tr>
<td>c)</td>
<td>Groundwater levels, flows and quality.</td>
</tr>
</tbody>
</table>

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<tr>
<th>12</th>
<th>Consider how the relevant recommendations from the Biodiversity assessment can be updated and reflected in the revised planning controls.</th>
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<tbody>
<tr>
<td></td>
<td>The relevant recommendations from the Biodiversity assessment have been reflected in the proposed Comprehensive Development Zone 3 via appropriate application requirements as well as various requirements and objectives of the draft Comprehensive Development Plan.</td>
</tr>
</tbody>
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<tr>
<th>13</th>
<th>Include the revised Final Biodiversity Assessment Report (May 2018) and the new June 2019 report as background reports for public exhibition.</th>
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<tbody>
<tr>
<td></td>
<td>A revised Final Biodiversity Assessment Report (September 2019) is included as background reports for public exhibition and has updated the May 2018 version to include new assessment surrounding the matters raised in Item 11 of this table.</td>
</tr>
</tbody>
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<tr>
<th>14</th>
<th>Consider undertaking a peer review assessment of visual impacts as part of a future hearing process post public exhibition in response to submissions.</th>
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<tbody>
<tr>
<td></td>
<td>The project team has begun the process of commissioning a peer reviewer for the public hearing.</td>
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</table>

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<tr>
<th>15</th>
<th>Include appropriate material to address the potential visual impacts in the public exhibition background material.</th>
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<tbody>
<tr>
<td></td>
<td>A Baseline Values Study has been prepared, in support of the 3D Photomontage Report, to identify the baseline landscape and visual values for the existing site and the broader local and regional landscape as well as consideration of the likely sensitivity of landscape and visual receptors to development related changes.</td>
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<tr>
<th>16</th>
<th>Address the requirements and provide for the consideration of the amenity issues raised by the EPA in its letter to the Committee (Document 18) as part of the revised Amendment.</th>
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<tbody>
<tr>
<td></td>
<td>An Acoustic Review has been undertaken by Enfield Acoustics to address the requirements and provide for the consideration of the amenity issues raised by the EPA.</td>
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</tbody>
</table>