Specialist Training Facility

Incorporated Document

June 2019
1. INTRODUCTION

1.1 This document is an incorporated document in the Greater Geelong Planning Scheme (planning scheme) pursuant to Section 6(2)(j) of the Planning and Environment Act 1987.

1.2 The land identified in Clause 3 of this document may be used or developed in accordance with the specific control contained in Clause 4 of this document.

1.3 The control in this document prevails over any contrary or inconsistent provision in the planning scheme.

2. PURPOSE

2.1 The purpose of the control in Clause 4 is to permit the use and development of land identified in Clause 3 of this document for the Victoria Police Specialist Training Facility.

3. LAND

3.1 The control in this document applies to the land shown as SCO3 on the planning scheme maps forming part of the Greater Geelong Planning Scheme.

4. SPECIFIC CONTROL

EXEMPTION FROM PLANNING SCHEME REQUIREMENTS

4.1 Despite any provision to the contrary or any inconsistent provision in the planning scheme, no planning permit is required for, and no provision in the planning scheme operates to prohibit, restrict or regulate, the use and development (excluding subdivision) of the land for the purposes of the project.

4.2 The project includes, but is not limited to, the following use and development:

   a) Use and development of the land for a specialist training facility and associated facilities to support the specialist training facility.

   b) Creating or altering access to roads.

   c) The removal, destruction and lopping of trees and the removal of vegetation, including native vegetation.

   d) Ancillary activities including, but not limited to:

      i. Creating and using lay down areas for construction purposes.

      ii. Stockpiling of excavation material.

      iii. Constructing and using temporary site workshops and storage, administration and amenities buildings.

      iv. Installing, relocating, modifying and upgrading services and utilities.

      v. Constructing and using temporary access roads, diversion roads and vehicle parking areas.

      vi. Constructing fences, temporary site barriers and site security.

      vii. Constructing or carrying out works to create roads, car parking areas, bunds, mounds, landscaping, excavate land, salvage artefacts and alter drainage.
viii. Earthworks including cutting and spoil removal, and formation of drainage works.

ix. Displaying signs.

4.3 The use and development permitted by this document does not include the storage of any live ammunition.

4.4 The use and development permitted by this document must be undertaken in accordance with the following conditions:

Plans and documentation

4.5 Before the development starts (excluding pre-construction site testing), the following plans and documents must be submitted to and approved by the responsible authority.

4.4.1 Site plans must be drawn to scale with dimensions to show:

a) The boundaries and dimensions of the land.

b) The siting and layout of proposed buildings and works, including building heights, setbacks and elevations.

c) A schedule of colours, materials and finishes.

d) The location, layout and surface finishes of pedestrian and vehicle access arrangements, internal road layout, car parking areas, storage areas, and loading and unloading areas.

e) The location and details of fences, gates and other security features.

f) The location and details of external lighting to avoid and minimise off-site impacts due to the emission of light.

g) The location and type of vegetation to be retained and removed.

h) The location and form of any proposed vegetation, earthworks and mounding.

4.4.2 A Drainage Report which shows how surface water will be managed on the site.

4.4.3 A Fire Assessment and Management Plan prepared in consultation with the Air Services – Aviation Rescue and Fire-Fighting Services and the Country Fire Authority.

4.4.4 A Cleaning and Waste Management Plan outlining how waste will be handled, stored and disposed of.

4.4.5 An Acoustic Report that includes an assessment that the Specialist Training Facility has been designed to meet the recommendations of the Specialist Training Facility and Weapons Range Acoustic Report – Weapons Noise Impact Assessment, (Jacobs, June 2019) to achieve the appropriate external noise level criteria to the airport terminal and other nearby noise sensitive receivers.

4.4.6 The plans and documents approved under Clause 4.4 must be implemented to the satisfaction of the responsible authority.
Construction Environmental Management Plan

4.6 Before the development starts, a Construction Environmental Management Plan (CEMP) must be submitted to and approved by the responsible authority. The CEMP must address key construction methodologies, measures to manage environmental and amenity effects during construction including:

a) Erosion and sediment control.
b) Surface water and drainage.
c) Ground water quality management.
d) Dust, odour and air quality.
e) Noise and vibration.
f) Light spill.
g) Flora and fauna.
h) Weed and pest control.
i) Waste management.
j) Fire management, including bushfires.
k) Traffic and vehicle management.
l) Management of hazardous materials and contaminated land, including in accordance with the recommendations of the Ground Conditions Investigation (Jacobs, 24 June 2019, C2316-2021).
m) Management of drainage in accordance with the recommendations of the Ecology Assessment (Jacobs, 24 January 2019).
n) Any rehabilitation works.

4.7 The CEMP approved under Clause 4.6 must be implemented to the satisfaction of the responsible authority.

Native vegetation

4.8 Prior to removal of native vegetation, information about that native vegetation in accordance with Application Requirements 1, 5 and 9 of the Guidelines for removal, destruction or lopping of native vegetation (DELWP, December 2017) (Guidelines) must be provided to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning (DELWP).

4.9 Prior to removal of native vegetation, the biodiversity impacts from the removal of that native vegetation must be offset in accordance with the Guidelines, and evidence that the required offset(s) has been secured must be provided to the Secretary to DELWP.

4.10 In exceptional circumstances, the Secretary to DELWP may vary the timing requirement in Clause 4.8.

4.11 The secured offset(s) for the project may be reconciled at the completion of the project in accordance with the Assessor’s handbook – Applications to remove, destroy or lop native vegetation (DELWP, October 2018).
4.12 For the purpose of this document, the term ‘remove native vegetation’ includes to destroy and/or lop native vegetation.

**Noise**

4.13 The Specialist Training Facility must be designed and constructed to provide the required sound insulation.

4.14 Before the use commences, an Acoustic Compliance Report must be submitted to and approved by the responsible authority. The report must demonstrate that the external noise level criteria outlined in the report prepared under Clause 4.4.5 has been achieved and the Specialist Training Facility has been designed to not adversely affect the operation of Avalon Airport and amenity of nearby sensitive receptors.

4.15 The acoustic measures approved under Clause 4.14 must be maintained to the satisfaction of the responsible authority.

**Other conditions**

4.16 The plans and documentation may, with the written consent of the responsible authority, be prepared and implemented in stages.

4.17 The plans and documentation may be amended to the satisfaction of the responsible authority.

4.18 The use and development as shown on the endorsed plans must not be altered without the written consent of the responsible authority.

4.19 All buildings, works and landscaping must be maintained in good order and appearance to the satisfaction of the responsible authority.

4.20 The use must be carried out in accordance with the endorsed plans and documents to the satisfaction of the responsible authority.

5.1 The control in this document expires if any of the following circumstances apply:

   a) The development allowed by the control is not started by 31 October 2021.

   b) The development is not completed by 31 October 2024.

5.2 The responsible authority may extend these periods if a request is made in writing before the expiry date or within three months afterwards.