



**GREATER GEELONG PLANNING SCHEME  
AMENDMENT C251 & PLANNING PERMIT 408/2016**

**1 HENRY STREET, BELMONT (FORMER CSIRO SITE)**

**PART A Submission to the Independent Panel**

**Panel: Sue Porter (Chair)**

**Date circulated: Friday 9 June 2017**

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on behalf of the City of Greater Geelong**

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# 1 Introduction

This Submission has been prepared by the Planning Authority, the City of Greater Geelong, and seeks the Panel's support for Amendment C251 and concurrent Planning Permit 408-2016.

## 1.1 Summary of the Amendment and Permit

Amendment C251 is a combined rezoning and planning permit application pursuant to Section 96A of the *Planning and Environment Act* 1987. The application was lodged by Tract Consultants on behalf of Belmont Projects Pty Ltd.

The application seeks to zone the land at 1 Henry Street, Belmont (the '**subject land**'), to the General Residential Zone Schedule 1 (GRZ1). The Amendment also proposes to apply the Environmental Audit Overlay and a Development Plan Overlay to the subject land.

The Amendment is supported by a Section 173 Agreement for developer contributions towards community infrastructure improvements in the local area and the provision of public open space.

The subject land is owned by the Commonwealth Government (with a sale contract) and is not zoned in the Greater Geelong Planning Scheme.

The Planning Permit Application (Permit Ref No. 408-2016) seeks to allow subdivision that includes a Stage 1 construction of 26 townhouses and the creation of 61 residential lots. The permit applies to all of 1 Henry Street. A draft permit was exhibited with the Amendment.

The redevelopment as a whole (i.e. encompassing all the subject land) is anticipated to yield approximately 220 dwellings.

## 1.2 Summary of the main issues

The main issues associated with the proposal that have come out of submissions are:

- The road and bicycle network;
- Tree retention;
- The park perimeter path: is it encumbered or unencumbered land;
- Minor changes to the draft permit; and
- Ministerial Amendment VC110 (refer to Section 2.6).

### **1.3 Information supplied in this Submission**

In accordance with Panel Direction no. 9 this Submission includes the following information:

- a. Background to the Amendment
- b. Chronology of events
- c. Strategic context and assessment
- d. Identification of the issues raised in submissions and its response
- e. Changes to the Amendment documentation proposed as a result of the issues raised in submissions.

Panel Direction no. 10 requires Council to supply an editable electronic copy of the draft permit and proposed Schedule 35 to the DPO in Word format. The documents are provided as separate attachments to this Submission.

## 2 Site description and context

### 2.1 Urban Geelong context

Geelong is Victoria's second city, providing key services and employment activity for the whole region. The Greater Geelong municipality accommodates over 75% of the G21\* region's population and housing activity and is increasingly seen as a major urban growth location within the broader Melbourne context.

Central Geelong is the focus of commerce, arts and culture, hospitality, entertainment, education, health and institutional activity in the City of Greater Geelong.

Established residential suburbs are located south of the Barwon River, as are a number of regional facilities including Deakin University Waurin Ponds Campus, Epworth Hospital and Leisurelink Aquatic and Library Centre. The Waurin Ponds and Belmont Shopping Centres serve as two of the four sub-regional centres in the municipality.

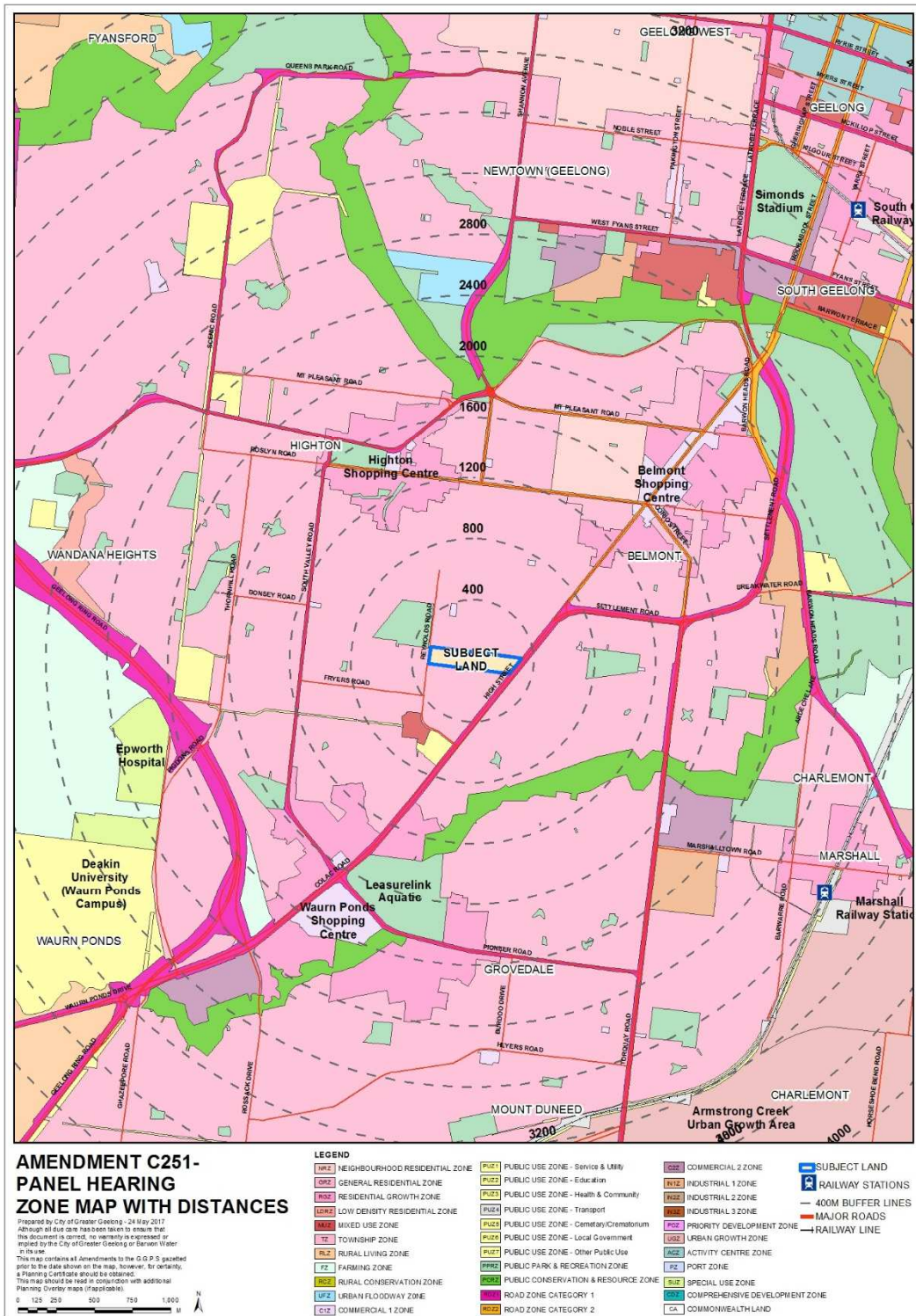
Victoria's largest single urban growth area in Armstrong Creek, currently under development and planned to accommodate over 50,000 people, will further consolidate Geelong's role as a place to live and work.

**Figure 1** shows the location of the subject land within a broader urban Geelong context.

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\*G21 refers to the five municipalities of the G21 region: Greater Geelong, Queenscliffe, Colac Otway, Surf Coast and Golden Plains.

Figure 1 - Urban Geelong Context Map



## 2.2 Belmont context

Belmont, just south of the Barwon River, is one of Geelong's oldest, largest and most popular suburbs.

Subdivided and constructed in the 1950's, Belmont has not undergone substantial change and is representative of predominantly single storey weatherboard and brick dwellings on conventional sized allotments. Lots are relatively large averaging 650 square metres, though there is a recent trend towards redevelopment with 2-3 townhouses.

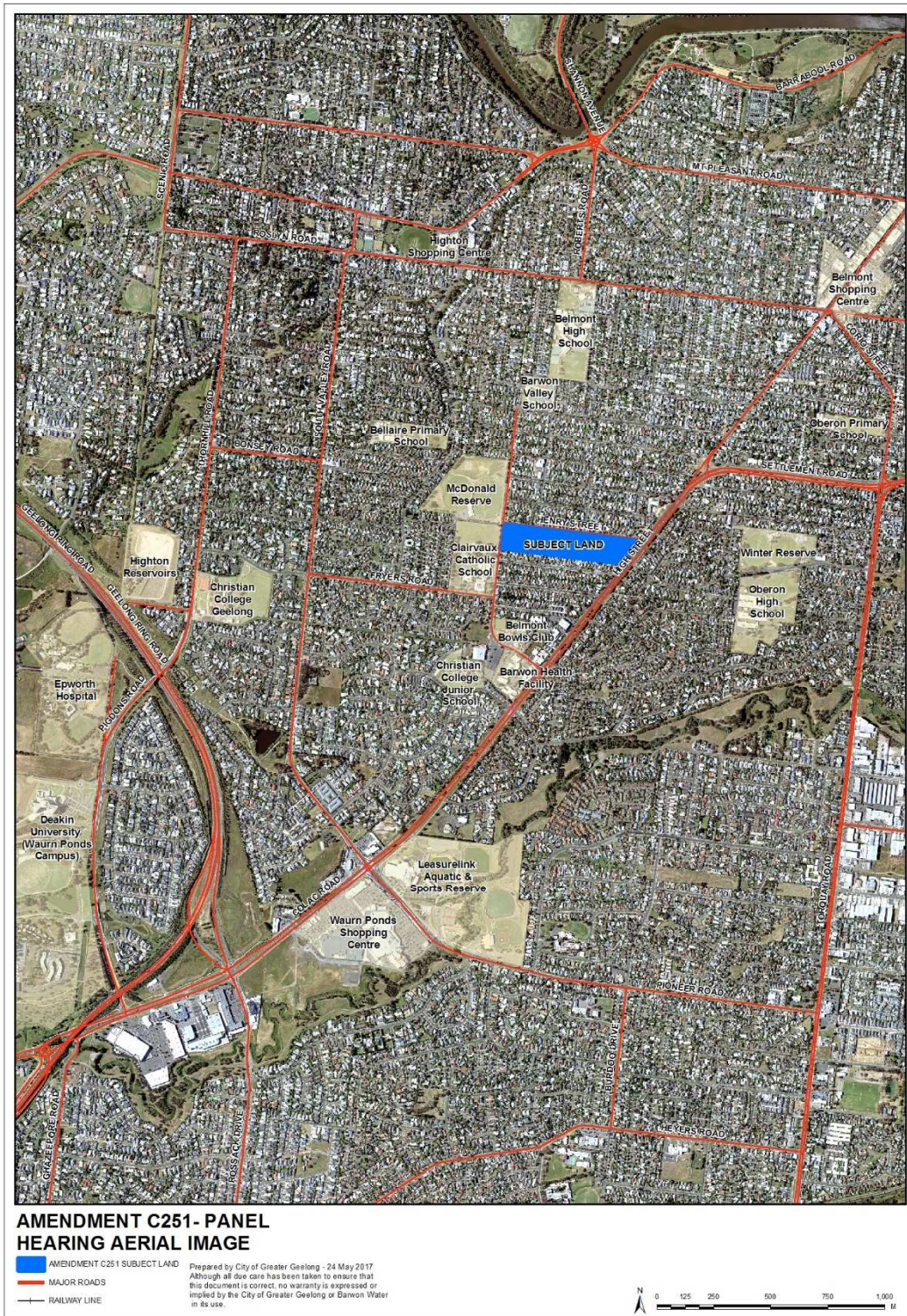
The character of the area is derived from these modest sized and regularly spaced housing styles set within spacious gardens. The front setbacks accommodate occasional canopy trees and the typically low or open style front fences adds an openness of the gardens to the streetscape.

Aside from the predominance of residential land, the area has convenient access to a variety of community facilities located within walking distance to the subject land. Clairvaux Primary School and McDonald Reserve are located directly opposite Reynolds Road. Christian College Junior School and a Barwon Health Centre are located south of the site. To the north is Barwon Valley School, Belmont High School and Roslyn Primary School, with Bellaire Primary School located one block west of the subject land.

Other schools and sporting fields are located to the east however Corio Waurm Ponds Road (formerly the Princes Highway) presents as a substantial barrier to accessing these facilities. The Belmont, Highton and Waurm Ponds shopping centres are all located approximately 1.5 kilometres from the subject land.

**Figure 2** shows an aerial of the local context.

Figure 2 - Local Context Map



### 2.3 The Subject Land

The subject land is shown in the Aerial Photo in **Figure 3**. This is a recent image showing removal of virtually all structures.

*Figure 3 - Aerial Photo following demolition*



Prior to the demolition there were a number of 2, 3 and 4 storey office and industrial buildings and associated car parking areas as shown in **Figure 4**.

*Figure 4 - Aerial Photo prior to demolition*



The Tract Town Planning Report, dated 25 November 2016 provided a description of the land and adjoining land:

The Site consists of one land parcel with a total area of 62,259 square metres. The site is generally rectangular in shape, with the exception of the eastern most corner which is irregularly shaped due to the alignment of Corio-Waurn Ponds Road.

The Site has an extensive frontage to the Corio-Waurn Ponds Road, which allows for good exposure to passing traffic. Access to the Site is currently provided via a

number of existing crossovers to Henry Street and one existing crossover to Corio-Waurn Ponds Road.

The Site's immediate surrounds can be summarised as follows:

**North** – The northern boundary to the Site interfaces to Henry Street, a 15 metre wide residential access street which runs east west between Reynolds Road and Corio-Waurn Ponds Road. On the opposite side of Henry Street are low density houses.

**East** – The eastern boundary of the Site is to Corio-Waurn Ponds Road (formerly recognised as the Princes Highway) provides access north-east to South Geelong and further to the Geelong CBD, and south to Grovedale and the new alignment of the Princes Highway.

**South** – The Site shares a southern boundary with the rear boundaries of residential properties which front Marjorie Avenue.

**West** – The western boundary of the Site is to Reynolds Road, which runs generally north south. On the opposite side of the road to the subject Site is the Clairvaux Catholic School. Adjacent to the School to the north-west of the Site is McDonald Reserve, a large open space reserve with two large football/cricket ovals, two netball courts and children's playground.

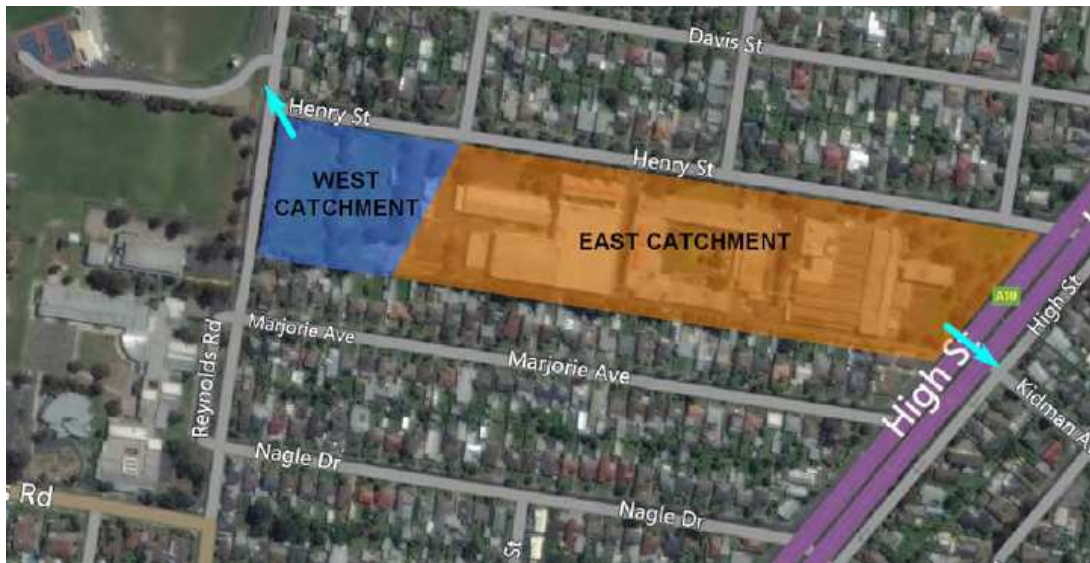
The Site is not affected by any easements.

The site comprises a single land parcel, formally identified as Lot 1 on Title Plan 531517, Volume 07067 Folio 272.

According to the TGM Site Stormwater Management Plan February 2016 the majority of the subject land sits at the top of a catchment feeding a tributary of Waurn Ponds Creek. The stormwater flows within this catchment are primarily conveyed by the urban drainage system.

The TGM report finds the subject land can be broken into two catchments, east and west, according to topography and point of discharge. The internal sub-catchments and discharge locations are shown in **Figure 5**.

Figure 5 - Sub-catchments and discharge locations



The TreeLogic Arboricultural Assessment October 2015 surveyed the subject land prior to the demolition process finding:

The majority of trees were confined to the perimeter or in linear planted windrows in the western half of the site. A number of individual amenity and ornamental trees exist in the open lawns at the eastern end of the site or around buildings and courtyards within the building network.

Based on the species diversity, similar age classes and spatial layout of the vegetation it can be concluded that all trees were introduced specimens of native or exotic origins. There was no naturally occurring native vegetation, no accumulated natural ground debris, mulch or deadwood and no natural recruitment of native vegetation.

Three hundred and ninety one (391) tree features were assessed within the subject site including 348 individual trees and 35 'shrubs' within the site, 7 trees located in the Henry Street road reserve and 1 neighbour's tree.

The diversity of species comprised approximately 60 different species. The top 12 most prevalent species are indicated in Table 1.

Table 1. 12 most prevalent tree species	No of specimens	% of tree population
<i>Melaleuca styphelioides</i> (Prickly-leaved Paperbark)	44	11.25%
<i>Corymbia citriodora</i> (Lemon-scented Gum)	32	8.18%
<i>Corymbia maculata</i> (Spotted Gum )	24	6.14%
<i>Eucalyptus cladocalyx</i> (Sugar Gum)	23	5.88%
<i>Corymbia ficifolia</i> (Red-flowering Gum)	19	4.86%
<i>Eucalyptus gomphocephala</i> (Tuart)	18	4.60%
<i>Eucalyptus leucoxyton</i> (Yellow Gum)	18	4.60%
<i>Melaleuca armillaris</i> (Bracelet Honey-myrtle)	16	4.09%
<i>Angophora costata</i> (Smooth-barked Apple)	14	3.58%
<i>Eucalyptus camaldulensis</i> (River Red Gum)	9	2.30%
<i>Eucalyptus sideroxyton</i> (Red Ironbark)	9	2.30%
<i>Melaleuca lanceolata</i> (Moonah)	8	2.05%

The origin of all trees was assessed to determine if any trees were indigenous to the local area or native to Victoria or if the trees were of horticultural significance.

Table 2. Tree species Origin	Total	
Victorian native	129	32.99%
Australian native	219	56.01%
Exotic conifer	24	6.14%
Exotic deciduous	9	2.30%
Exotic evergreen	8	2.05%
Exotic Palm	2	0.51%
<b>Total</b>	<b>391</b>	<b>100.00%</b>

## 2.4 Existing zoning and overlays

The existing zoning of the area is shown in **Figure 6**. The subject land is currently identified as 'CA' (Commonwealth Land) and not zoned in the Greater Geelong Planning Scheme.

Land surrounding the subject land is in the following zones:

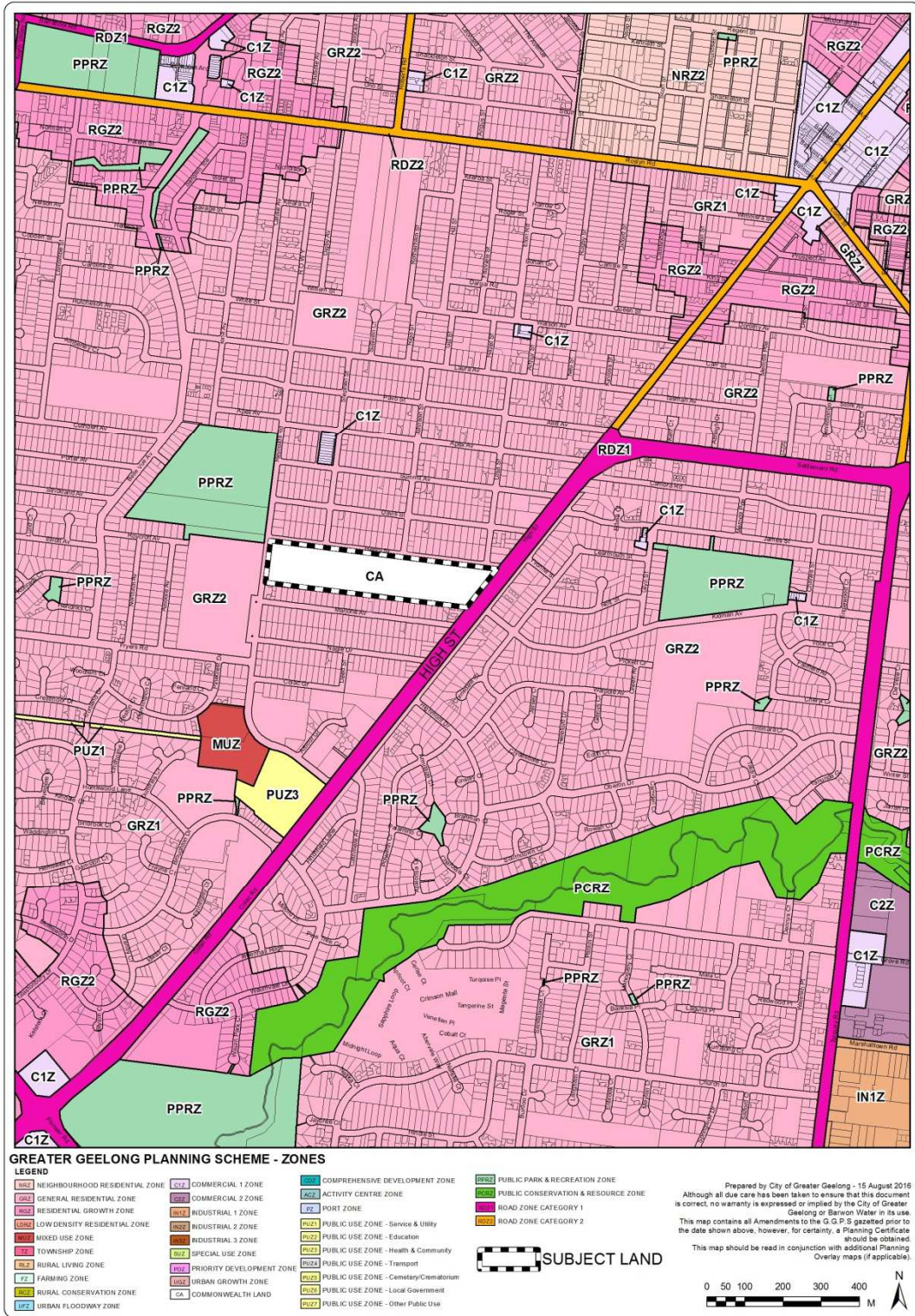
General Residential Zone Schedule 2 (GRZ2). The purpose of the General Residential Zone includes to encourage development that respects the neighbourhood character of the area and to encourage a diversity of housing types. The Schedule 2 introduces requirements for landscaping, private open space and building height when a permit is triggered.

Road Zone Category 1 (RDZ1). The purpose of the RDZ1 includes to identify significant existing roads. Corio Wearn Ponds Road is under the responsibility of the Roads Corporation (VicRoads).

Public Park and Recreation Zone (PPRZ). The purpose of the PPRZ includes to recognise areas for public recreation and open space. The adjacent McDonald Reserve on Reynolds Road is owned and managed by the Greater Geelong City Council.

There are no overlays applicable to the subject land.

Figure 6 - Existing Zoning of the area



## 2.5 Planning history of 1 Henry Street Belmont

The following is a brief history of the subject land relevant to Planning Scheme Amendment C251.

### 1951-2010

Purchased in 1951 by the Commonwealth of Australia and later transferred in 1960 to the Commonwealth Scientific and Industrial Research Organisation (CSIRO), 1 Henry Street Belmont was constructed and continuously operated by CSIRO for the purposes of wool and textile research.

Land use operations on the site have consisted of a mix of research testing and experimentation of fibres and supporting office based activities. The majority of the original buildings were constructed for the testing of fibres and many of these large industrial spaces housed both original and modern mechanical equipment.

*Figure 7 - Exterior view of the Division of Wool Technology*



Source: <http://wp.csiro.au/belmontworks/news-item/>

## 2010

The CSIRO announced it would be developing a new \$102M research facility at Deakin University Waurn Ponds Campus. The facility was developed in partnership with Deakin University, the Victorian Centre for Material Manufacturing and is now known as the Australian Futures Fibres Research and Innovation Centre.

As part of this process, the CSIRO decided to dispose of the Belmont Property. As the land is in Commonwealth ownership, it is currently exempt from the provisions and policies of the Greater Geelong Planning Scheme.

## March 2011

The CSIRO Property Manager wrote to Council seeking support for the rezoning of the subject land. Council officers responded that it was supportive 'in principle' of the land being rezoned to the Residential 1 Zone.

Council further advised that the next step would be for the CSIRO to apply to the Victorian Minister for Planning for a planning scheme amendment to rezone the land.

## July 2011

Urbis Australia on behalf of the CSIRO wrote to the Department:

*The assistance of the Minister for Planning is sought to facilitate the proposed planning scheme amendment, which has the in-principle support of the City of Greater Geelong Council. Ministerial assistance is warranted in this circumstance to bring the site under the ambit of the Victorian Planning Provisions (VPPs) immediately upon transfer of the land from the Commonwealth to private ownership.*

## September 2011

The Minister's Department wrote to Council seeking Council's support for the Ministerial Amendment C251 and requested that Council officers present the details of the amendment to Council for formal support.

## November 2011

At its Ordinary Meeting of 8 November, Council resolved to support:

- The preparation of a planning scheme amendment (C251) to the Geelong Planning Scheme to rezone the 6.2ha parcel of land at 1 Henry Street Belmont, to facilitate the future sale and redevelopment of the site for residential purposes.
- The amendment being processed as a Section 20(4) Ministerial amendment under the Planning and Environment Act 1987.

#### 2012 – 2014

The Ministerial Amendment was abandoned as it was not able to proceed whilst the subject land remained in Commonwealth Government ownership. A sale by tender process was initiated to facilitate the sale of the land.

#### Mid 2014 – 2015

Tract Consultants on behalf of Up Property Pty Ltd commence discussions with Council officers to redevelop the subject land with a mix of conventional and medium density housing.

Council officers confirm support for a Section 96A combined amendment and permit application, to rezone the subject land to the GRZ1, apply DPO and EAO controls and gain a planning permit for a multi-lot staged subdivision. It was agreed that a draft Development Plan would be prepared and exhibited with the Amendment.

Council also proposed to draft a Section 173 Agreement in consultation with Up Property to give effect to developer contributions.

#### March 2016

Application formally lodged by Tract Consultants on 29 March 2016 on behalf of Belmont Projects Pty Ltd.

#### May 2016

Council officers met with the Deputy General Manager CSIRO Business & Infrastructure Services and were subsequently advised on 21 July:

#### **Site Status**

- Belmont is currently vacant and has been sold to a developer (Up Property) who will develop the site for low to medium residential housing purposes.
- The sale contract requires CSIRO to remove all structures – hence the demolition.

- The site has one area of significant contamination that will require remediation. The contaminate is dry cleaning chemical that is located in soil below where a dry cleaning machine was in use several decades ago.
- The Head Contractor started site preliminary works last week by installing site huts, fencing and security.
- CSIRO performed a letter drop to all adjacent properties last week notifying them demolition works were about to start. We provided contact details for follow up, but none has occurred to date.

#### **Demolition information**

- All structures, internal roads and services are to be removed, only the perimeter fence will remain
- Many buildings have asbestos materials that need to be managed
- Contractors
  - Monaco Hickey is the head contractor
  - Demolition contractor is on the verge of being appointed
  - Greencap will provide Project management and Hygienist skills
  - CH2M perform testing of soil for environmental assessment
  - GHD provide the independent environmental auditor

#### **Remediation information**

- Site is relatively clean apart from dry cleaning chemical under one building
- Once the building is demolished it will be fenced off and the area handed over to CH2M to manage
- A specialist remediation firm will be engaged to perform the task.
- Contractors
  - CH2M will project manage the remediation
  - Remediation contractor is yet to be appointed
  - GHD provide the independent environmental auditor

#### **Communications**

We are currently working to appoint a local communications firm to produce newsletters, website and manage any community questions during the works.

(note: the website can be found at: <http://wp.csiro.au/belmontworks/> )

#### July 2016

Demolition works commence to remove all structures from the site.

#### November 2016

Revised documentation to support the amendment was lodged by Tract.

#### March 2017

Demolition works completed.

## 2.6 Related Planning Scheme Amendments

### Ministerial Amendment VC110

Amendment VC110 was prepared and approved by the Minister for Planning and gazetted into Victorian planning schemes on 27 March 2017.

The intent of Amendment C110 is to improve housing diversity and choice while respecting neighbourhood character. The amendment affects all residential zones in Victoria, including the proposed General Residential Zone Schedule 1. Most relevant to Amendment C251, buildings must contain no more than 3 storeys and 'garden area' requirements apply in the GRZ1.

Amendment VC110 will not apply to Permit 408-2016 under the transitional provisions at Clause 32.08-14.

Clause 32.08-3 Subdivision states a permit is required to subdivide land, and also:

*Where a vacant lot less than 400 square metres is created, that lot must contain at least 25 percent of the lot as garden area. This does not apply to land where an approved precinct structure plan or an equivalent strategic plan applies.*

Stages 2 and 3 are expected to contain lots less than 400 square metres and clarification was sought from the DELWP regional office whether 'an equivalent strategic plan' includes a Development Plan. DELWP has advised that 'an equivalent strategic plan' will not be more precisely defined so it is a term the Planning Authority needs to interpret in line with its ordinary meaning.

DELWP noted that, similar to a PSP, a Development Plan sets out future use and development of land.

In this particular instance, given the urban infill location, the 1 Henry Street, Belmont Development Plan shall be recognised as an 'equivalent strategic plan'. Therefore future subdivision permit applications proposing lots less than 400 square metres will be exempt from the requirement that each lot must contain at least 25 percent of the lot as garden area.

Amendment VC110 also introduces a maximum building height of 3 storeys in the GRZ which is consistent with the proposed development heights.

Overall it is considered the General Residential Zone Schedule 1 – including the changes brought about by VC110 – remains the appropriate zone for the site.

### 3 Description of Amendment C251 and Permit 408-2016

#### 3.1 The Application

On 29 March 2016, Tract Consultants on behalf of Belmont Projects Pty Ltd lodged a request for a combined planning scheme amendment and planning permit application made up of the following documentation:

##### Planning Permit Application

- A signed Planning Permit Application Form;
- A completed Credit Card Authorisation for the application fees of \$5,626.50 (\$4,837 for development of dwellings, \$390.50 for 50% of \$781 for Subdivision and \$399 for 50% of Planning Scheme Amendment Request)
- Three (3) x Copies of Certificate of Title;
- Three (3) x Town Planning Report, Tract Consultants;
- Three (3) x Clause 55 Assessment, Tract Consultants (Appendix A of Town Planning Report);
- Three (3) x Clause 56 Assessment, Tract Consultants (Appendix B of Town Planning Report);
- Three (3) x A3 and One (1) x A1 Architectural Plans, Genton Architecture;
- Three (3) x Traffic Assessment, Traffix Group;
- Three (3) x Civil Stormwater Report, TGM Group;
- Three (3) x Arboricultural Assessment Report, Tree Logic;
- Three (3) x Landscape Master Plan Report, Tract Consultants;
- Draft Plan of Subdivision, TGM Group;

##### Planning Scheme Amendment

- Three (3) x Town Planning Report, Tract Consultants (as above);
- Draft Planning Scheme Documents (Explanatory Report, Instruction Sheet, DPO31 Schedule, Clause 61.03), prepared by Tract;
- Draft Zone and Overlay Maps, prepared by DELWP;
- Three (3) x Development Plan, Tract Consultants;

As a result of Council and agency review of the application, revised and additional documentation was provided on 25 November 2016:

#### Planning Permit Application

- Two (2) x Revised Town Planning Report (Stage 1 Permit Application) and associated Clause 55 and 56 Assessments, Tract Consultants; and
- Two (2) x Revised A3 Architectural Plans, Genton Architecture.

#### Planning Scheme Amendment

- Two (2) x Revised Town Planning Report (Planning Scheme Amendment), Tract Consultants;
- Two (2) Revised Draft Planning Scheme Documents (DPO31 Schedule Track-Changes on);
- Two (2) x Revised Development Plan, Tract Consultants;
- Two (2) x Letter from TGM Consultants re: stormwater management;
- Two (2) x Draft S.173 Agreement.

Prior to the exhibition of Amendment C251 the following documents were updated:

- Development Plan Overlay Schedule
- Draft Section 173 Agreement
- Draft Development Plan (dated March 2017)
- Traffic Engineering Assessment (Traffix Group February 2017)

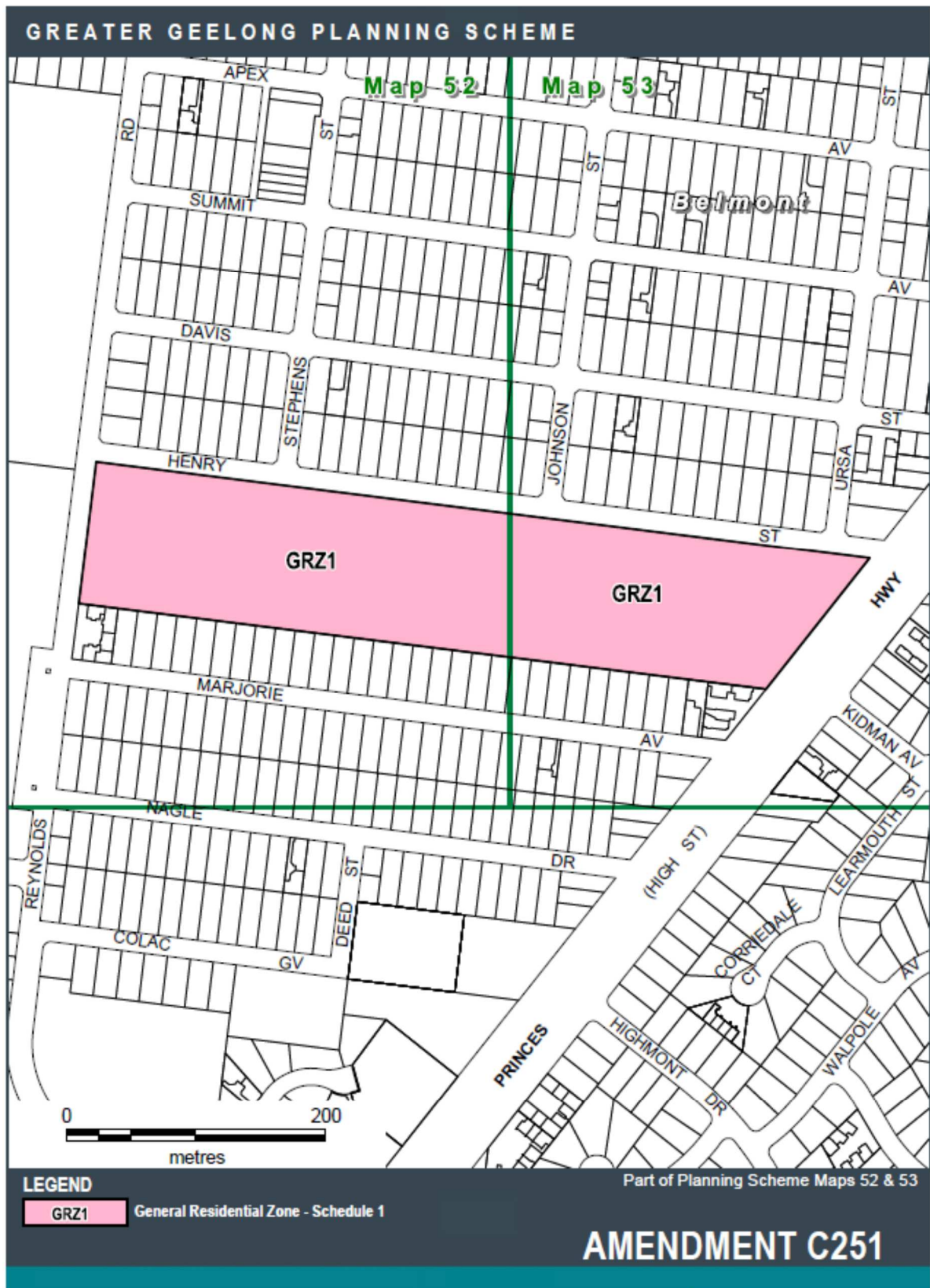
The Amendment applies an Environmental Audit Overlay (EAO) to all the subject land. Tract has noted the land will be fully remediated (the responsibility of the CSIRO) on hand-over to Belmont Projects Pty Ltd and as such, prior to gazettal of Amendment C251, the EAO should be deleted.

It is anticipated the EAO will be removed prior to gazettal dependant on the issuance of a certificate of environmental audit as required under Clause 45.03-1. The timing of the issuance will determine whether the EAO is removed before or after Council adopts the Amendment.

In conjunction with the consideration of the rezoning it was agreed between Council and the developer to pursue the signing of a Section 173 Agreement as a statutory tool to levy contributions for local community infrastructure. The developer engaged Harwood Andrews Lawyers to prepare the Agreement. The Agreement formed part of the exhibition documents and shall be signed before the Amendment is adopted.

**Figure 8** shows the proposed rezoning map, **Figure 9** the proposed Development Plan Overlay map and **Figure 10** the proposed Environmental Audit Overlay map. **Figure 11** shows the concept plan forming part of Development Plan Overlay Schedule 35.

Figure 8 - Proposed rezoning map



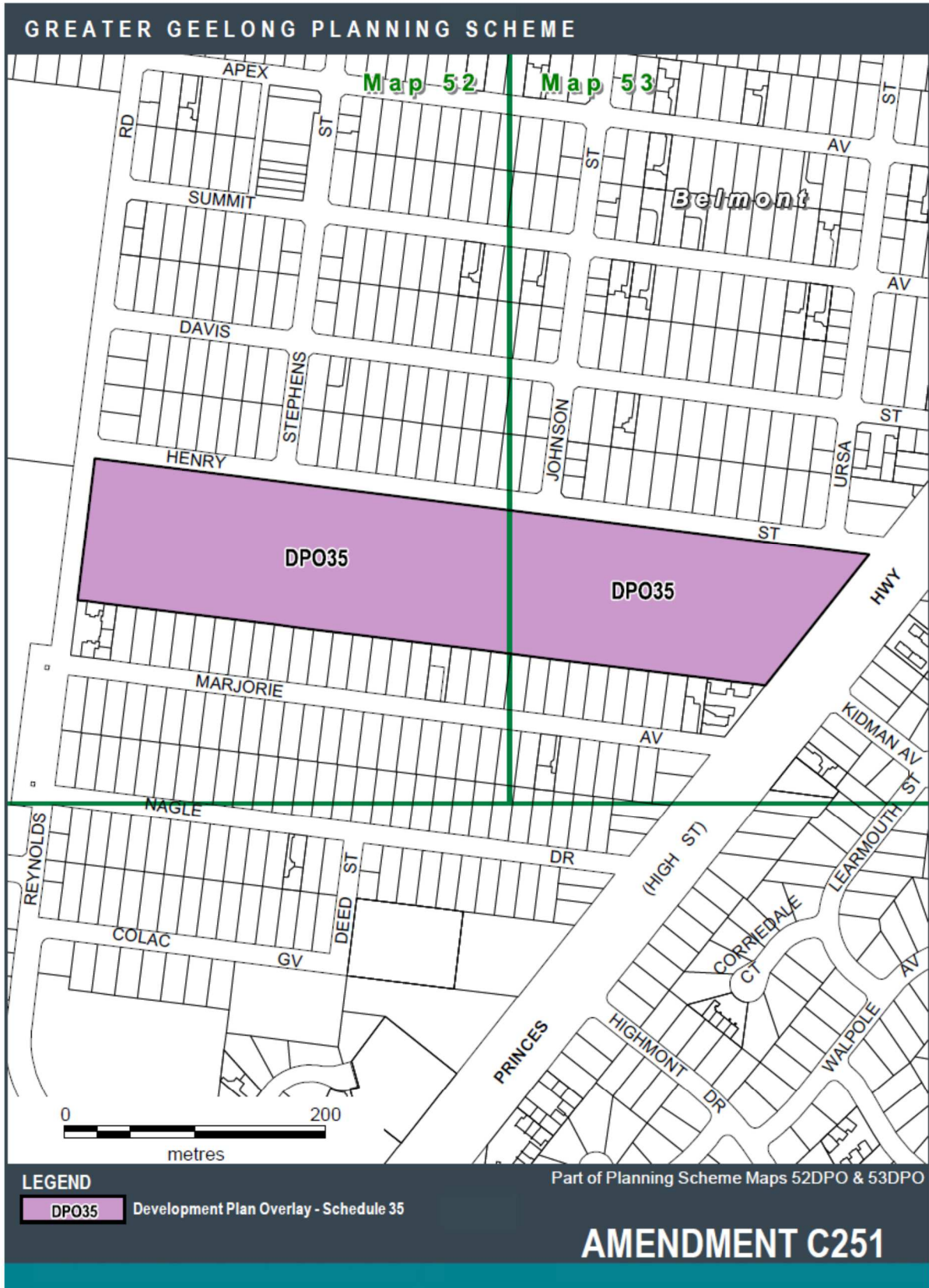
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 [ Planning Information Services ]  
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Figure 9 - Proposed Development Plan Overlay map



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and Planning

Figure 10 - Proposed Environmental Audit Overlay map

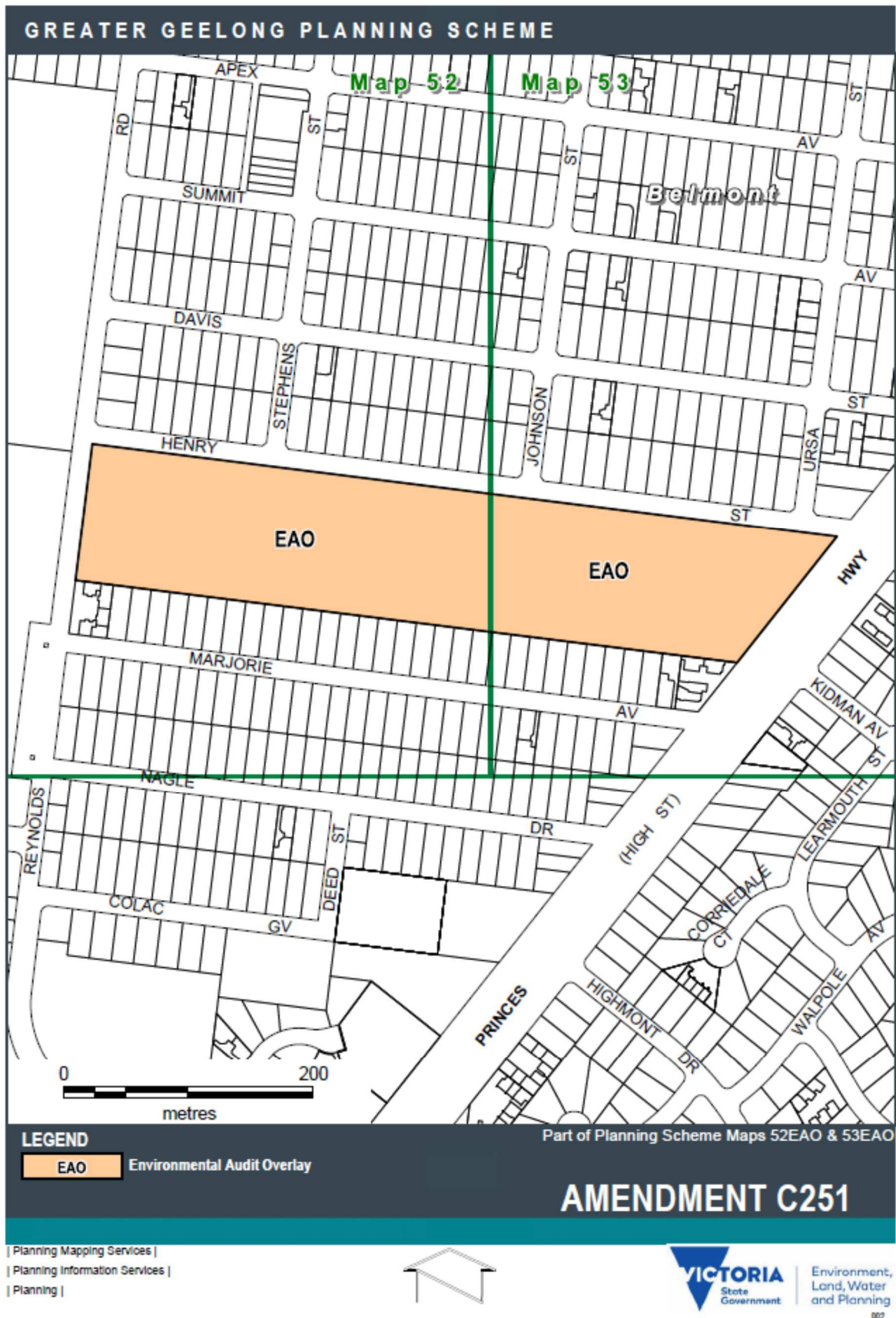
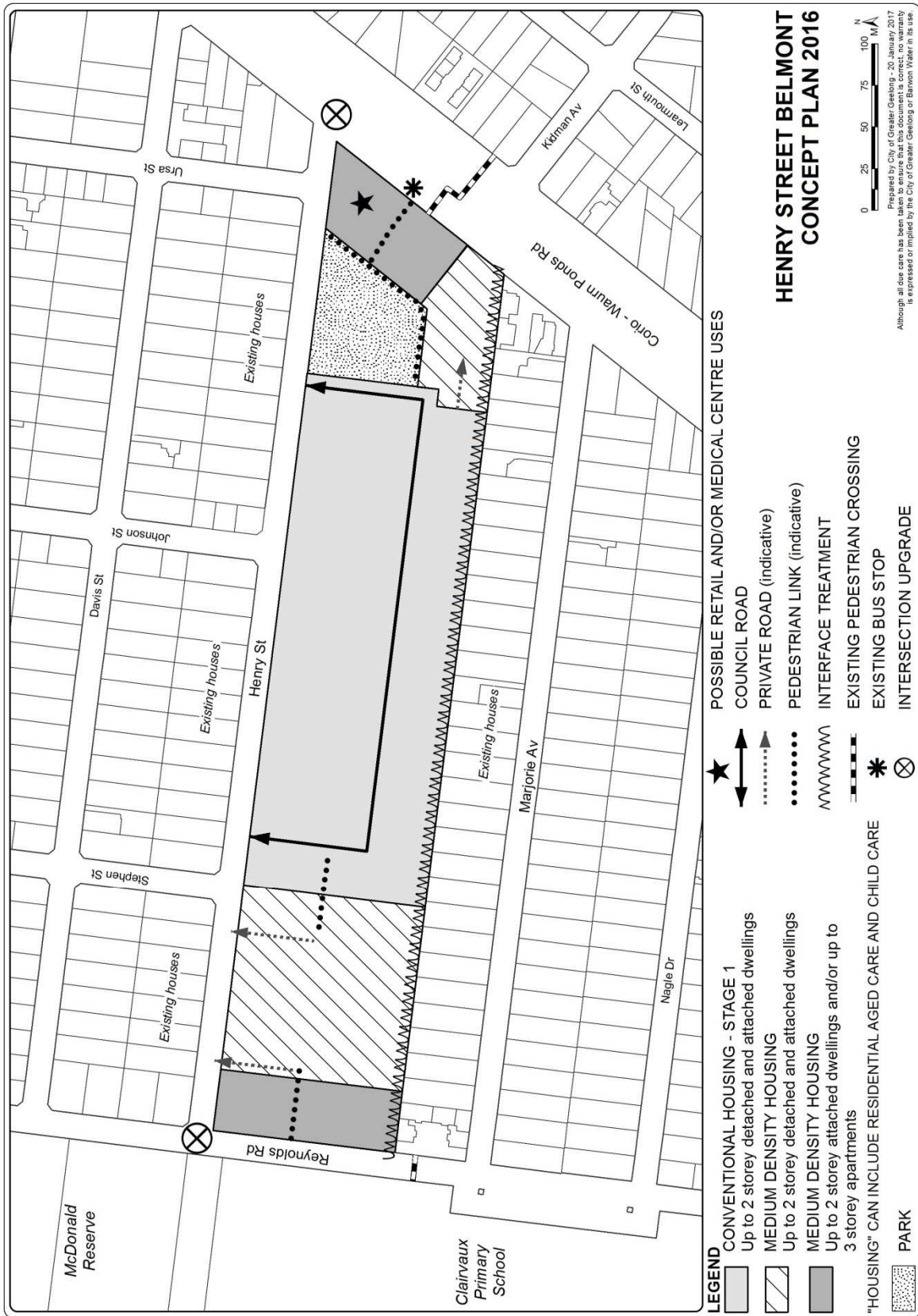


Figure 11 - Proposed Concept Plan (taken from DPO35)



## **3.2 Draft Planning Permit 1234/2014**

The Application for Planning Permit form, dated 29/03/2016, stated the applicant as Belmont Projects Pty Ltd and the CSIRO as the landowner.

The Tract Town Planning Report 25 November 2016\* seeks a planning permit for a staged subdivision of land and the development of 26 dwellings. More specifically the report states:

### **Proposal**

More specifically, the proposal includes:

- 26 townhouses and 61 future housing lots ranging between 330-385 square metres in area (Stage 1) and thereby creating 87 residential lots.
- Two balance super-lots for future subdivision and development under the proposed Development Plan (subject to the current Planning Scheme Amendment).
- The proposed townhouses each have three bedrooms; some with a study and in a variety of internal arrangements (refer to Section 3.2.1 below for dwelling typologies).

#### **3.2.1 Dwelling Typology A**

These three-bedroom dwellings are split over two levels and generally comprise:

- Secure lock-up double garage on Ground;
- Separate laundry/pantry on Ground;
- Open planned living, kitchen and dining area on Ground with direct access to private open space;
- Powder room, and entry way storage cupboard on Ground;
- Master bedroom with walk in robe, en-suite and private balcony in the order of 8sqm on Level 1;
- Two further bedrooms with built in robes on Level 1; and
- Separate upstairs bathroom on Level 1.

#### **3.2.2 Dwelling Typology B**

These three-bedroom dwellings are split over two levels and generally comprise:

- Secure lock-up garage on Ground with tandem car parking space on the driveway;
- Separate laundry on Ground with direct access to garage;
- Separate study on Ground;
- Powder room, and entry way storage cupboard on Ground;
- Open plan living, kitchen and dining area on Ground with direct access to private open space;
- Master bedroom with built in robe and ensuite on Level 1;
- Two further bedrooms with built in robes on Level 1; and
- Separate upstairs bathroom on Level 1.

\*This was a revised report to the original lodged in March 2016.

The plans, prepared by Genton Architecture, accompanying the application are as follows:-

# BELMONT, GEELONG - STAGE 1

## TOWN PLANNING DRAWINGS - REV A

### AUGUST 2016

DRAWING NUMBER	TITLE	ISSUE DATE	Current Revision
- TP -	COVER SHEET	22/08/16	A
TP00	DEVELOPMENT SUMMARY	22/08/16	A
TP01	SITE ANALYSIS	04/03/16	
TP02	DESIGN RESPONSE	22/08/16	A
TP03	EXISTING SITE PLAN	04/03/16	
TP04	PROPOSED SITE PLAN	22/08/16	A
TP05	SUBDIVISION PLAN	22/08/16	A
TP06	STAGING PLAN	22/08/16	A
TP10	STAGE 1 - GENERAL PLAN	22/08/16	A
TP11	GROUND FLOOR PLAN	22/08/16	A
TP12	GROUND FLOOR TH01-TH05	22/08/16	A
TP13	GROUND FLOOR TH06 -TH12	22/08/16	A
TP14	GROUND FLOOR TH13 - TH19	22/08/16	A
TP15	GROUND FLOOR TH20 - TH26	22/08/16	A
TP16	FIRST FLOOR PLAN	22/08/16	A
TP17	FIRST FLOOR TH01 -TH05	04/03/16	
TP18	FIRST FLOOR TH06 - TH12	04/03/16	
TP19	FIRST FLOOR TH13 - TH19	04/03/16	
TP20	FIRST FLOOR TH20 - TH26	04/03/16	
TP21	ROOF PLAN	22/08/16	A
TP30	N & S ELEVATIONS 1	22/08/16	A
TP31	N & S ELEVATIONS 2	22/08/16	A
TP32	E & W ELEVATIONS 1	22/08/16	A
TP33	E & W ELEVATIONS 2	22/08/16	A
TP34	E & W ELEVATIONS 3	22/08/16	A
TP35	STREET SECTIONS	04/03/16	
TP40	MATERIAL BOARD	04/03/16	
TP50	SHADOW DIAGRAM 9AM	04/03/16	
TP51	SHADOW DIAGRAM 10AM	04/03/16	
TP52	SHADOW DIAGRAM 11AM	04/03/16	
TP53	SHADOW DIAGRAM 12PM	04/03/16	
TP54	SHADOW DIAGRAM 1 PM	04/03/16	
TP55	SHADOW DIAGRAM 2PM	04/03/16	
TP56	SHADOW DIAGRAM 3PM	04/03/16	

The full set of exhibited plans to scale will be made available at the Hearing.

The preliminary plan of subdivision is shown in **Figure 12**.



## 4 Consideration of the proposal

### 4.1 Assessment against Planning Policy

Minister's Direction No. 11 requires a planning authority to evaluate and discuss how an amendment addresses a number of strategic considerations. What should be considered as part of the Direction is explained in the DPCD Practice Note 46 (November 2011): "*Strategic Assessment Guidelines for preparing and evaluating planning scheme amendments.*"

An assessment of the proposal against the guidelines is in **Appendix 2**. This includes an assessment against State and Local Policy.

### 4.2 Consideration against the State Planning Policy Framework

The State Planning Policy Framework provides a context for spatial planning and decision making by planning and responsible authorities. The most relevant policies for this proposal include:

#### Clause 11 Settlement

Clause 11 requires planning to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

The amendment and permit are an appropriate response to the closure of the CSIRO operations. The site sits within an established residential context and the rezoning will help absorb the growing demand for housing. The previous industrial and research use has successfully relocated to the Deakin University Waurn Ponds Campus.

#### Clause 11.02-1 Supply of urban land

The objective of this clause is to ensure a sufficient supply of land is available for a range of uses including residential and recreational. Strategies include:

Planning for urban growth should consider:

- Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
- Neighbourhood character and landscape considerations.

The proposal is consistent with the objective and strategies of this key state planning policy. The site presents as a unique infill housing opportunity in urban Geelong close to existing services. The development design supports varying heights and densities in recognition of the surrounding built form and includes larger lots, a new park and tree reserves along Henry Street consistent with the character of Belmont.

#### Clause 11.07 Regional Victoria

Introduced by Amendment VC134 on 31 March 2017, this policy includes a number of relevant strategies:

- Developing strategies for regional cities that reflect growth opportunities and priorities, including the identification of urban renewal and infill opportunities to optimise infrastructure investment and surplus government land.
- Providing adequate and competitive land supply, including urban regeneration, redevelopment and greenfield sites, to meet future housing and urban needs and to ensure effective utilisation of land.
- Encouraging high-quality urban and architectural design which respects the heritage, character and identity of each settlement.
- Limiting urban sprawl and directing growth into existing settlements, promoting and capitalising on opportunities for urban renewal and infill redevelopment.

The site is clearly an urban renewal opportunity and the proposal will assist in meeting housing needs. The built form design is of high quality and will add to the character of the area.

#### Clause 11.09 Geelong (G21)

This clause requires planning to consider the *G21 Regional Growth Plan 2013*. The G21 Regional Growth Plan establishes a framework for strategic land use and settlement planning. The purpose of the Plan is to ensure growth is managed in a way which protects, and builds on, the region's strengths, unique character and significant natural assets.

The Plan says growth should provide housing choice and employment opportunities. The plan notes on page 24 that about 40% of housing activity is within established urban areas and this trend will continue.

The plan contains discussion about settlement growth on page 28:

Within the Growth Plan, urban Geelong plays a central role in the region, built around a strong city core with strong nodes to the north and south located on key transport corridors. Central Geelong is, and will continue to be, the commercial, entertainment and cultural hub of the region and is targeted to support significant high density urban infill development.

Potential exists to contain a significant proportion of Geelong's population within existing settlement boundaries and to encourage infill opportunities in key development areas, including West Fyans Structure Plan precinct, and around activity centres. Incremental infill across urban Geelong will generate further significant housing opportunities, as will higher densities around district town activity centres. More information on infill development can be found in the *Background Report*.

Compared to traditional housing options, infill and innovative higher density housing options require more active encouragement. The development industry is currently not active in higher density developments within Geelong.

As the region grows, the economics of infill development are likely to improve and become more attractive and cost effective. This is discussed further in the *Background Report*.

The redevelopment of the site therefore addresses an identified gap in the Geelong settlement structure by delivering innovative higher density housing options to the market.

#### Clause 13.03-1 Use of contaminated and potentially contaminated land

This clause aims to ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely. It is considered that the EAO and permit conditions are the most effective planning tools to deal with potential contamination on the subject land.

#### Clause 15 Built Environment and Heritage

This policy states that planning should ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.

The policy further states:

Planning should achieve high quality urban design and architecture that:

- Contributes positively to local urban character and sense of place.
- Reflects the particular characteristics, aspirations and cultural identity of the community.
- Enhances liveability, diversity, amenity and safety of the public realm.
- Promotes attractiveness of towns and cities within broader strategic contexts.
- Minimises detrimental impact on neighbouring properties.

Clause 15 includes objectives and strategies to address urban design and urban design principles.

The development of Stage 1 and the Development Plan will deliver a new high quality residential estate to the area. It is considered the redevelopment will make a positive contribution to local character by providing (relatively) larger lots fronting the middle section of Henry Street and higher yield product along Corio Waurm Ponds Road and Reynolds Road. A variety of housing types will enhance the liveability and diversity of Belmont.

The new park will add to the sense of place and build on the general garden and canopy tree character of the area. Future stages will provide public connection through the site by linking the signalised pedestrian crossing on Corio Waurm Ponds Road to the primary school opposite Reynolds Road. Henry Street also will perform this role with a footpath constructed along the site boundary.

The Development Plan includes design guidelines to promote good urban design.

### Clause 16 Housing

The Victorian Government's housing policy requires planning to provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

The strategies particularly applicable to this proposal are:

Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.

Facilitate residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water efficient design principles and encourages public transport use.

Identify opportunities for increased residential densities to help consolidate urban areas.

Encourage the development of well-designed medium-density housing which:

- Respects the neighbourhood character.
- Improves housing choice.
- Makes better use of existing infrastructure.
- Improves energy efficiency of housing.

Support opportunities for a wide range of income groups to choose housing in well-serviced locations.

Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.

Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass).

Being an infill urban renewal location, infrastructure service providers have advised that their networks are able to meet the increased demand. Council as the regions drainage authority supports the proposed site stormwater management plan that includes the use of on-site detention facilities to best practice.

VicRoads has advised that no works are required to the Henry Street/ Corio Waurn Ponds Road intersection thereby making better use of the existing road network. Minor improvements are required to Henry Street and future stages 2 and 3 will need to assess whether further road improvements are required.

The density of housing proposed is more than double Council's standard 15 dwellings per hectare in new (i.e. greenfield) urban growth areas. This is reflective of the opportunity presented by a renewal site in urban Geelong. The mix of housing types will support efforts to improve housing affordability and choice.

While the redevelopment will most likely consist of conventional and apartment dwellings, the Development Plan allows for some compatible, alternative uses including residential aged care. Stage 2 or 3 would be an appropriate location for this use and is encouraged.

### **4.3 Consideration against the Municipal Strategic Statement and Local Policies**

The key policies in the planning scheme are Clause 21.06 - Settlement and Housing Clause 21.07 - Economic Development and Employment and Clause 21.08 Development and Community Infrastructure.

#### Clause 21.06 - Settlement and Housing

This policy contains directions in relation to infill housing and neighbourhood character. Clause 21.06 notes the trend towards smaller households, an ageing population and preferences for lower maintenance dwellings that are close to urban services. New infill development should be of a high design quality and respond to the locality.

Clause 21.06-3 is Council's urban consolidation policy. Objectives include to consolidate existing urban areas in a managed way and encourage a range of densities. Increased Housing Diversity Areas are designated in and around activity centres and the General Residential Zone Schedule 1 should support appropriate medium density housing.

The proposal is considered to be consistent with these policies and will provide for a range of housing types supported by new infrastructure and public open space. The site is not identified in the Planning Scheme as an Increased Housing Diversity Area or a Key Development Area but its local context, relatively large size, single ownership and redevelopment potential support medium density housing up to 3 storeys in height in appropriate locations.

The built form will be respectful of neighbourhood character by locating medium density housing up to 3 storeys along Reynolds Road and Corio Waurm Ponds Road and larger lots fronting Henry Street. All development will be guided by residential design guidelines focusing on building design, landscaping and interface treatments.

Clause 21.06-4 specifically supports medium density housing that respects the existing neighbourhood character in the General Residential Zone.

The proposed DPO Schedule also recognises the opportunity to provide for residential aged care which is consistent with the general strategy to locate retirement accommodation in urban areas.

### Clause 21.07 - Economic Development and Employment

Clause 21.07 covers a diverse range of important economic themes including industry, retail, rural settings and agriculture and tourism. The policy identifies a need to provide support for ongoing employment and economic development in the Geelong region. The construction period will provide significant job opportunities for the building sector and the added population will benefit local businesses.

The policy notes that *The City of Greater Geelong Retail Activity Centre Hierarchy* has been established to articulate the role and function fulfilled by centres of different sizes. The closest shopping centres are Waurin Ponds and Belmont (both sub-regional centres) and Highton (neighbourhood centre) – all located approximately 1.6km from the subject land.

A wider range of non-residential uses in the General Residential Zone are permitted on the subject land because it adjoins and has access to a Road Zone (being Corio Waurin Ponds Road). Uses can include Medical centre, Car wash, Convenience restaurant, Food and drink premises and Service station. As the land is subdivided these uses will be constricted to the Corio Waurin Ponds Road frontage.

The DPO Schedule supports non-residential uses restricted to retail and/or medical centre uses contained to the ground level of any future accommodation building. The types of uses expected and the relatively small floor areas that can be accommodated limit any potential adverse impacts to the Geelong Retail Hierarchy.

### Clause 22.01 Discretionary Uses in Residential Areas

This local policy seeks to protect the amenity of residential areas and provide guidance for permit applications. The proposed DPO Schedule supports retail and/or medical centre uses to the north-east corner at ground level and only where access/egress is from Corio Waurin Ponds Road. These requirements accord with Clause 22.01 policies regarding location, siting, car parking and traffic.

The DPO Schedule also provides for residential aged care and child care facilities which are considered appropriate in the GRZ. A Child care centre is a permit-required use and would require assessment of Clause 22.01.

#### **4.4 Consideration against the General Residential Zone Schedule 1**

The purpose of the General Residential Zone (Clause 32.08) is:

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To encourage development that respects the neighbourhood character of the area.

To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

The subject land is currently not zoned in the Greater Geelong Planning Scheme, being owned by the Commonwealth Government. The purpose of the GRZ is compatible with the proposed future use and development.

The GRZ is considered to be the most appropriate zone recognising the housing diversity opportunities presented. The surrounding residential land is zoned GRZ Schedule 2 *Incremental Change Areas* and places requirements on private open space, landscaping and building height. There are no such requirements in the GRZ Schedule 1 which is appropriate given the redevelopment potential of this relatively large site.

Similarly, the Residential Growth Zone – which provides for housing at increased densities up to and including four story buildings – is considered to support a level of development over and above the locality context. Unlike the GRZ, the purpose of the Residential Growth Zone does not encourage development to respect the neighbourhood character of the area.

The proposed DPO Schedule supports a variety of housing types up to 3 storeys fronting Corio Waurm Ponds Road and Reynolds Road. This requirement is consistent with Clause 32.08-9 that prevents building height exceeding 11 metres and containing no more than 3 storeys at any point. The recessing of third storey elements required by the DPO Schedule will further ensure development respects the character of the area.

#### **4.5 Consideration against Clause 55 (ResCode)**

Council's Statutory Planning Department has assessed Permit Application No. 408-2016 against Clause 55 of the Greater Geelong Planning Scheme. The assessment is included as part of the Planning Permit Assessment Report in **Appendix 1**.

#### **4.6 Consistency with the Housing Diversity Strategy**

Council's *Housing Diversity Strategy 2007* (HDS) appears as a reference document in Clause 21.06 Settlement and Housing.

The aims of the HDS are to provide for the development of a range of housing and provide certainty with regards to where different housing types and densities will be supported or discouraged by Council. The strategy achieves this by nominating Increased Housing Diversity Areas in and around activity centres and identifying Key Development Areas in Central Geelong, Waurn Ponds and West Fyans Street.

Page 39 outlines Council's policy for urban renewal sites:

##### **4.2.5 Increased Housing Diversity in Urban Renewal Areas**

New housing development and increased housing diversity can play an important role in the renewal of urban areas, particularly areas where there are concentrations of older public housing stock and/or socio economic disadvantage.

In particular, the re-development of older public housing stock can bring a renewed mix of public and private dwellings to an area, increase social diversity, improve the quality of the living environment for individual households and significantly improve the amenity of an area and its integration with surrounding suburbs.

The Housing Diversity Strategy does not nominate specific urban renewal areas and designate these as Increased Housing Diversity Areas. This is because it is considered important to retain a consistent approach, whereby a balanced distribution of Increased Housing Diversity Areas and Incremental Change areas is achieved in all parts of the City. Furthermore, most areas in the City where there are concentrations of public housing stock are already within the defined Increased Housing Diversity Area network.

Council explicitly supports the redevelopment of existing public housing dwellings, in all parts of the municipality, where this fulfils an urban renewal objective. The appropriateness of the density and type of housing achieved as part of such redevelopment will be assessed on a case by case basis, according to Council's standard development assessment processes.

While the former CSIRO site was not composed of public housing dwellings, the urban renewal objective remains the same. The proposed GRZ1, DPO Schedule and Permit are an appropriate response to the HDS and local context.

## **5 Exhibition and Submissions**

### **5.1 Council resolution to prepare and exhibit an Amendment**

On 7 February 2017 Council resolved under delegation to support the preparation and exhibition of Amendment C251 and consider the application for a planning permit for subdivision and construction of two or more dwellings on a lot at 1 Henry Street, concurrently with the preparation of the Amendment.

### **5.2 Ministerial Authorisation**

In response to Council's request for Ministerial Authorisation, authorisation was granted from DELWP dated 9 February 2017.

### **5.3 Exhibition**

Public exhibition of the Amendment, draft Permit and associated documents commenced on 3 March 2017 and closed on 10 April 2017.

Notices were published in City News of local newspapers, letters were sent to surrounding landowners, authorities and Government agencies. The Amendment documents and draft development plans were also available for viewing at the Belmont Library and on Council's website.

The formal notice of the preparation of the Amendment appeared in the Victorian Government Gazette on 9 March 2017.

### **5.4 Submissions received**

As a consequence of exhibition, a total of 11 submissions were received. Late submissions were accepted.

A breakdown of the submissions shows that there were:

- 5 submissions from nearby residents.
- A submission from Bicycle Users Geelong
- Submissions from VicRoads, Barwon Water, AusNet Services and the Department of Economic Development, Jobs, Transport and Resources.
- A submission from Tract Consultants for the developer.

A map showing the location of submitters by submitter number will be provided at the Panel Hearing.

Key issues arising from the submissions include:

1. The road and bicycle network;
2. Tree retention;
3. The park perimeter path: is it encumbered or unencumbered land; and
4. Minor changes to the draft permit.

A detailed summary of the submissions and individual Council officer response can be found in the Delegated Authority Report to Consider Submissions 28 April 2017, Appendix 5 Table:

<http://www.geelongaustralia.com.au/common/public/documents/amendments/8d368664ea23100-GreaterGeelongC251DelegatedAuthorityReportResolutiontoConsiderSubmissions1.5.2017.pdf>

### **5.5 Council Resolution regarding the consideration of submissions**

On 1 May 2017 Council under delegation considered the submissions outlined in the Delegated Authority Report dated 28 April 2017:

*Having considered all submissions to Amendment C251 to the Greater Geelong Planning Scheme and Permit 408-2016, under delegation from Council, I hereby resolve to*

- 1) Request the Minister for Planning to appoint an Independent Panel under Part 8 of the Planning and Environment Act 1987;*
- 2) Refer all submissions to the Panel; and*
- 3) Submit to the Panel its response to the submissions generally as outlined in this report.*

## 6 Issues raised in submissions and response

### 6.1 Submissions and response

The following response to submissions is based on the Delegated Authority Report of 28 April 2017. It explains the Council's response to the key issues or "themes" of the submissions.

#### Road and bicycle network

Tract on behalf of the developer has objected to the required improvements to the Henry Street/ Corio Waurm Ponds Road intersection. In its submission, VicRoads no longer requires any treatment to Corio Waurm Ponds Road and its intersection with Henry Street.

Bicycle Users Geelong put forward solutions to better support riding, walking and road safety. Two local residents raise concerns about traffic and car parking on Reynolds Road and Henry Street during peak periods.

A submission from a landowner on the opposite side of Corio Waurm Ponds Road suggests a new signalised intersection to connect with Kidman Avenue.

#### *Response*

Corio Waurm Ponds Road is classified as a Road Zone Category 1 under the responsibility of VicRoads. As a result of the VicRoads submission references in the exhibition version Development Plan and Permit 408-2016 to undertake works to Corio Waurm Ponds Road will be removed. The submission does not call for the removal of the works from the Development Plan Overlay Schedule however it follows that it should.

Council is somewhat uncomfortable for both the Schedule and Development Plan to be silent on this matter given the form of future stages, particularly Stage 3, are not certain. It is therefore considered appropriate to include a provision that recognises the potential for future works. This approach is consistent with the provision for the Henry Street/ Reynolds Rd intersection.

The submission to install a signalised intersection at Kidman Avenue and Corio Waurm Ponds Road was referred to VicRoads. VicRoads sees merit in the proposal however considers the Henry Street access arrangements to be acceptable. The VicRoads response is copied in **Appendix 3**.

Introducing an alternative access from Corio Wourn Ponds Road would be a substantial change to the development design and is not supported. Furthermore, a signalised intersection would accrue benefits well beyond the development site; apportioning installation costs (and possibly land acquisition) would need to be resolved. VicRoads have not indicated any approach to study, assess, plan and budget for a signalised intersection at Kidman Street.

Henry Street is classified as an Access Street - Level 2 and shall accord with the design standards in Table C1 of Clause 56.06 of the Greater Geelong Planning Scheme. This will include reinstatement works to the bus bays, a footpath along the site frontage and street trees. The submission by a Henry Street resident to widen the street is not supported and would most likely encourage vehicles to travel faster.

A widened 2m footpath will be constructed along Reynolds Road and access to the development from Reynolds Road shall be minimised. Minor access to Reynolds Road may assist traffic flow and should not be discounted completely. Any future Stage 2 development (i.e. fronting Reynolds Road) will require a traffic impact assessment including consideration of Reynolds Road parking restrictions.

Internal to the development the road network and pedestrian connectivity between stages will support safe walking and cycling. The Development Plan shall require the provision of car parking in accordance with Clause 52.06.

### **Tree retention**

Tract has objected to the tree retention conditions in draft Permit 408-2016. Their reasons include that the trees are only of moderate arboricultural value, shall create inefficient building envelopes and unsafe and difficult to maintain reserves, and will detract from the ability to create a consistent street tree avenue along Henry Street.

One local resident says that many of the established trees on the site, especially along Henry Street, should be retained.

### ***Response***

The Tract submissions are not supported. Proper planning includes to design places that integrate key existing features and respect neighbourhood character. Permit Condition 1a) is a direct response to the Development Plan Overlay Schedule requirements to retain healthy, high value trees in road reserves.

The Greater Geelong Planning Scheme sets out a number of policies and strategies to be considered by proponents and decision-makers in the redevelopment of sites containing vegetation. These include:

Clause 15.01-1 Urban design

Encourage retention of existing vegetation or revegetation as part of subdivision and development proposals.

Clause 15.01-3 Neighbourhood and subdivision design

In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating a strong sense of place because neighbourhood development emphasises existing cultural heritage values, well designed and attractive built form, and landscape character.
- Protecting and enhancing native habitat.

Clause 21.06-4 Neighbourhood character

**Objectives**

- To manage the impact of urban change on existing neighbourhoods.
- To ensure that new development responds to the existing neighbourhood character.

**Strategies**

- Ensure that development is responsive to the established character of the area.
- Support appropriate medium density housing that respects the existing neighbourhood character in the General Residential Zone areas. .
- Retain existing vegetation wherever possible, particularly vegetation that contributes to the municipality's tree canopy.

Clause 56.03-5 Neighbourhood character objective

To design subdivisions that respond to neighbourhood character.

### **Standard C6**

Subdivision should:

- Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme.
- Respond to and integrate with the surrounding urban environment.
- Protect significant vegetation and site features.

### **Clause 56.05-1 Integrated urban landscape objectives**

The landscape design should:

- Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme.
- Create attractive landscapes that visually emphasise streets and public open spaces.
- Respond to the site and context description for the site and surrounding area.
- Maintain significant vegetation where possible within an urban context.

In addition to the above policies and strategies, the TreeLogic arboricultural assessment (5/10/2015) comments that the 3 High rated trees should be protected and many of the Moderate rated trees could be successfully retained around the perimeters of the site.

The assessment goes on to recommend consideration be given to retaining more trees of Moderate and High arboricultural value or allocating more space for replacing these trees with appropriate canopy trees for the future.

The trees proposed for retention will form part of the Henry Street streetscape and are easily accessed and maintained. Street trees are still able to be planted. While there will be an impact on the design of the Stage 1 subdivision, alternative layouts are possible that maintain access, amenity and surveillance.

The patch of Spotted Gum have a 'moderate' arboricultural rating though one tree is rated 'low'. However as a group, these canopy trees can provide a valuable contribution to the development. This is an attractive and adaptable species commonly found in road reserves and parklands. The Yellow Gum has a 'high' arboricultural rating – one of only three high rated trees out of 348 trees on the site. Both the Spotted Gum and Yellow Gum species are native to Victoria.

Trees selected for retention along Henry Street, together with the trees in the proposed local park, are considered to strike a balance between maximising medium density housing and respecting and contributing to neighbourhood character. Retaining more Henry Street trees would be an unreasonable impost on the site's development potential for little additional benefit.

### Park perimeter path

Tract has objected to designating pedestrian links and land providing formal pedestrian access and address to Stage 3 dwellings abutting the new park as encumbered land. Tract say this land should form part of the unencumbered land calculation as the link will be physically developed as part of the public open space.

### *Response*

It is taken that the submission is not referring to proposed pedestrian paths that link stages or connect through to Corio Wearn Ponds Road or Reynolds Road. An example is the internal 4m wide pedestrian link shown in the Permit 408-2016 drawings connecting Stage 1 to the future Stage 2.

The design concept to provide park frontage for Stage 3 dwellings will add to the appeal and character of the residential development and is encouraged at this infill site. Physically integrating the perimeter path as part of the park and ensuring it functions as a shared path for park users will also enhance the amenity of the park.

The question arises whether this interface path (i.e. interface between the public and private realm) should be designated as unencumbered land. Tract has further submitted a preference for the path to be shown as a carriageway easement to enable Australia Post deliveries. Tract note that in practice the address of these dwellings is likely to be Henry Street or the new internal road, and mail boxes may be at a central location close to the road.

The park perimeter path will form part of the public open space to be vested in Council upon registration of the plan of subdivision for Stage 3. This reserve will be designated as unencumbered land (of approximately 0.5 hectares). Should the developer pursue a carriageway easement (or road reserve) over the path it will be treated as encumbered land.

## **6.2 Changes to the amendment documentation**

The following amendment documents are proposed to be changed after considering submissions:

- Schedule 35 to the Development Plan Overlay (shown in **Appendix 4** with track-changes to the exhibited schedule).

It is noted that the Appendix 4 Schedule includes additional minor changes as follows:

#### Section 2.0 Conditions and Requirements for Permit

The requirement for 'Design Guidelines' to be included as conditions on the permit shall be deleted. Design Guidelines conditions did not form part of the exhibited Permit 408-2016. Removal is consistent with the exhibited Development Plan which states that any residential design guidelines will be developer-driven and regulated.

#### Section 3.0 Requirements for Development Plan

There is a requirement for direct residential vehicle access to Reynolds Road be restricted. The word 'restricted' is to be replaced with 'minimised', which is consistent with the exhibited Development Plan. The change clarifies that access from Reynolds Road may be appropriate and should not be discounted given the design of Stage 2 is unknown.

- Planning Permit 408-2016 (shown in **Appendix 5** with track-changes to the exhibited schedule).

It is noted that the Appendix 5 Permit includes the conditions recommended by Public Transport Victoria.

## **7 Part B Submission**

At the Panel Hearing on 19 June 2017, Council will address the following issues:

- a. A summary of the key issues raised in submission.
- b. Response to evidence tabled.
- c. Its final position on the Amendment.
- d. An update on the transitional arrangements in relation to VC110 and the implications for Stages 2 and 3.
- e. A response to the various issues raised by submitters in relation to traffic etc
- f. An explanation about how the DPO will provide certainty to adjoining residential property owners to the south in terms of development outcomes.
- g. Clarification of what Council envisions will be required to retain the trees identified in the draft permit conditions.
- h. A response to a submission that there is no need for the DPO concept plan given there will be an approved Development Plan.
- i. Whether the site is subject to potential flooding.
- j. Clarification of all plans proposed to be endorsed as part of the planning permit.

# APPENDICIES

## **Appendix 1 - Planning Permit Assessment Report**

## PLANNING PERMIT ASSESSMENT REPORT

<b>Application Number:</b>	PP-408-2016
<b>Responsible Officer:</b>	Roger Munn
<b>Applicant's Name:</b>	Tract Consultants Pty Ltd - Melbourne
<b>Address/Title Details:</b>	1 Henry Street, BELMONT
<b>Proposal:</b>	Staged Multi-Lot Subdivision, Buildings and Works Associated with the Construction of Twenty Six (26) Dwellings and Subdivision of Land Adjacent to a Road in a Road Zone Category 1
<b>Date Received:</b>	12 April 2016
<b>Date Report Prepared:</b>	4 June 2017
<b>Zoning:</b>	General Residential Zone – Schedule 1 The site is not located within an Increased Housing Diversity Area
<b>Overlays:</b>	Development Plan Overlay – Schedule 35 Environmental Audit Overlay
<b>Current Use/Development:</b>	Former CSIRO site. Currently vacant
<b>Date(s) of Plans Under Assessment</b>	<ul style="list-style-type: none"> <li>• 18/05/2017; Rev B - TP00, TP02, TP03, TP04, TP05, TP06, TP10.</li> <li>• 08/09/2016; Rev A – TP11, TP12, TP13, TP14, TP15, TP16, TP21, TP30, TP31, TP32, TP33, TP34,</li> <li>• Undated – TP01, TP03, TP17, TP18, TP19, TP20, TP35, TP40, TP50, TP51, TP52, TP53, TP54, TP55, TP56.</li> </ul>

### **SITE/LOCALITY**

A description of the site and the local context is provided at Section 2 of the Part A Submission.

The subject site is to be zoned General Residential Zone – Schedule 1 (GRZ1) and covered by the Development Plan Overlay – Schedule 35 (DPO35) and the Environmental Audit Overlay (EAO).

### **PROPOSAL**

A description of the proposal is provided at Section 3 of the Part A Submission.

### **ZONE**

The subject site is to be rezoned to General Residential Zone – Schedule 1 (GRZ1). The purpose of the GRZ is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To encourage development that respects the neighbourhood character of the area. To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

## **OVERLAYS**

The subject site is to be covered by the Development Plan Overlay – Schedule 35 (DPO35). The purpose of the DPO is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.*
- *To exempt an application from notice and review if it is generally in accordance with a development plan.*

The subject site is to be covered by the Environmental Audit Overlay (EAO). The purpose of the EAO is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.*

## **DEFINITIONS AND NESTING**

Pursuant to Clause 74:

- **Dwelling** is defined as:

*A building used as a self-contained residence which must include:*

- a) a kitchen sink;*
- b) food preparation facilities;*
- c) a bath or shower; and*
- d) a closet pan and wash basin.*

*It includes out-buildings and works normal to a dwelling.*

Pursuant to Clause 75.01, a Dwelling is nested in the Accommodation group.

Pursuant to Clause 72:

- A **Lot** is defined as:

*A part (consisting of one or more pieces) of any land (except a road, a reserve, or common property) shown on a plan, which can be disposed of separately and includes a unit or accessory unit on a registered plan of strata subdivision and a lot or accessory lot on a registered plan.*

**Subdivision** is not defined or nested in the Planning Scheme.

Subdivision is defined in the *Subdivision Act 1988* as *the division of land into two or more parts which can be disposed of separately.*

## **PERMIT TRIGGER**

A planning permit is triggered for this application pursuant to the following clauses of the Greater Geelong Planning Scheme:

- Pursuant to **Clause 32.08-3** of the **General Residential Zone**, a permit is required to subdivide land.
- Pursuant to **Clause 32.08-6** of the **General Residential Zone**, a permit is required to construct two or more dwellings on a lot.

## **THE STATE PLANNING POLICY FRAMEWORK (SPPF)**

Relevant parts of the State Planning Policy Framework include:

### **10.04 – Integrated decision making**

[...]

*Planning authorities and responsible authorities should endeavour to integrate the range of policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.*

[...]

### **11 – Settlement**

Clause 11 requires planning to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

#### **11.07-1 – Regional planning**

##### Objective

*To develop regions and settlements which have a strong identity, are prosperous and are environmentally sustainable.*

#### **13.03-1 – Use of contaminated and potentially contaminated land**

##### Objective

*To ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.*

##### Strategies

*Require applicants to provide adequate information on the potential for contamination to have adverse effects on the future land use, where the subject land is known to have been used for industry, mining or the storage of chemicals, gas, wastes or liquid fuel.*

#### **15.01-1 – Urban design**

##### Objective

*To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.*

#### **15.01-2 – Urban design principles**

##### Objective

*To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.*

### **15.01-3 – Neighbourhood and subdivision design**

#### Objective

*To ensure the design of subdivisions achieves attractive, liveable, walkable, cyclable, diverse and sustainable neighbourhoods.*

### **15.01-4 – Design for safety**

#### Objective

*To improve community safety and encourage neighbourhood design that makes people feel safe.*

### **15.01-5 – Cultural identity and neighbourhood character**

#### Objective

*To recognise and protect cultural identity, neighbourhood character and sense of place.*

### **15.02-1 – Energy and resource efficiency**

#### Objective

*To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.*

### **16.01-1 – Integrated housing**

#### Objective

*To promote a housing market that meets community needs.*

#### Strategies

- *Increase the proportion of new housing in designated locations within established urban areas and reduce the share of new dwellings in greenfield and dispersed development areas.*
- *Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.*
- *Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.*
- *Facilitate residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water efficient design principles and encourages public transport use.*
- *Identify opportunities for increased residential densities to help consolidate urban areas.*

### **16.01-2 – Location of residential development**

#### Objective

*To locate new housing in or close to activity centres and in urban renewal precincts and sites that offer good access to jobs, services and transport.*

#### Strategies

- *Increase the proportion of new housing in designated locations within established urban areas and reduce the share of new dwellings in greenfield and dispersed development areas.*
- *Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.*
- *Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.*
- *Facilitate residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water efficient design principles and encourages public transport use.*
- *Identify opportunities for increased residential densities to help consolidate urban areas.*

### **16.01-4 – Housing diversity**

### Objective

*To provide for a range of housing types to meet increasingly diverse needs.*

### Strategies

- *Ensure housing stock matches changing demand by widening housing choice, particularly in the middle and outer suburbs.*
- *Encourage the development of well-designed medium-density housing which:*
  - *Respects the neighbourhood character.*
  - *Improves housing choice.*
  - *Makes better use of existing infrastructure.*
  - *Improves energy efficiency of housing.*
- *Support opportunities for a wide range of income groups to choose housing in well-served locations.*

### **16.01-5 – Housing affordability**

#### Objective

*To deliver more affordable housing closer to jobs, transport and services.*

#### Strategies

- *Improve housing affordability by:*
  - *Ensuring land supply continues to be sufficient to meet demand.*
  - *Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.*
  - *Promoting good housing and urban design to minimise negative environmental impacts and keep down costs for residents and the wider community.*
  - *Encouraging a significant proportion of new development to be affordable for households on low to moderate incomes.*
- *Increase the supply of well-located affordable housing by:*
  - *Facilitating a mix of private, affordable and social housing in activity centres and urban renewal precincts.*
  - *Ensuring the redevelopment and renewal of public housing stock better meets community needs.*

### **18.02-5 – Car parking**

#### Objective

*To ensure an adequate supply of car parking that is appropriately designed and located.*

### **19.03-2 - Water supply, sewerage and drainage**

#### Objective

*To plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment.*

### **19.03-3 – Stormwater**

#### Objective

*To reduce the impact of stormwater on bays and catchments.*

### **19.03-4 - Telecommunications**

#### Objective

*To facilitate the orderly development, extension and maintenance of telecommunication infrastructure.*

## **THE LOCAL PLANNING POLICY FRAMEWORK (LPPF)**

Relevant policy within the Municipal Strategic Statement includes:

### **21.06-3 - Urban consolidation**

#### Objectives

- *To provide for the consolidation of existing urban areas in a managed way.*
- *To encourage an appropriate range of development densities.*
- *To improve accessibility to urban services.*

#### Strategies

- *Manage urban consolidation and housing change across the municipality, by:*
  - *Accommodating medium and high density housing in Key Development Areas (as designated in the Incorporated Document 'Key Development and Increased Housing Diversity Areas July 2009').*
  - *Maximising opportunities for housing within Increased Housing Diversity Areas (as defined in Clause 22.63 Increased Housing Diversity Areas) by accommodating;*
    - *high density housing in the activity centres consistent with their primary commercial and retail role; and*
    - *medium density housing in residential areas with more intensive development being located closest to the core of activity centres.*
  - *Supporting appropriate medium density housing in the General Residential Zone (Schedule 1) areas.*
  - *Providing for incremental change in the General Residential Zone (Schedule 2) areas.*
  - *Limiting change in the Neighbourhood Residential Zone areas.*
- *Encourage medium density housing in the Mixed Use Zone.*
- *Require retirement accommodation to be located within urban areas, preferably within close proximity to existing or proposed activity centres and public transport facilities.*

### **21.06-4 - Neighbourhood character**

#### Objectives

- *To manage the impact of urban change on existing neighbourhoods.*
- *To ensure that new development responds to the existing neighbourhood character.*
- *To protect areas with a significant garden character.*
- *To protect areas with views to significant landscape features.*

#### Strategies

- *Acknowledge that neighbourhood character in the Increased Housing Diversity Areas will adapt and evolve over time, particularly within and on the edges of activity centres, where land use and development will intensify.*
- *Ensure that development is responsive to the established character of the area.*
- *Support appropriate medium density housing that respects the existing neighbourhood character in the General Residential Zone areas.*
- *Ensure that development in the transition areas of the Residential Growth Zones is responsive to and respectful of the neighbourhood character in any adjoining residential zones.*
- *Support the redevelopment of dwellings owned by the Office of Housing, as part of urban renewal initiatives.*
- *Retain existing vegetation wherever possible, particularly vegetation that contributes to the municipality's tree canopy.*
- *Avoid gated communities.*
- *Maintain the character of the Rural Living and Low Density Residential Zoned areas.*
- *Ensure that dwellings and extensions to dwellings over 7.5 metres have regard to the design objectives and decision guidelines of Schedule 14 to the Design and Development Overlay.*

There are no Local Planning Policies relevant to this application.

## **PARTICULAR PROVISIONS**

The following Particular Provisions are applicable to this application:

52.01	Public open space contribution
52.06	Car parking
52.29	Land adjacent to a Road Zone, Category 1 or a Public Acquisition for a Category 1 road
55	Two or more dwellings on a lot and residential buildings
56	Residential subdivision

## **RESTRICTIVE COVENANT OR SECTION 173 AGREEMENT**

The subject site is not burdened by any restrictive covenants or Section 173 Agreements.

## **CULTURAL HERITAGE MANAGEMENT PLAN (CHMP):**

The Aboriginal Heritage Regulations 2007 specify the circumstances in which a Cultural Heritage Management Plan is required for an activity or class of activity.

Areas of cultural heritage sensitivity are defined within Part 2 - Division 3 of the Aboriginal Heritage Regulations 2007. Part 2 - Division 3 does not identify the site or part of the site as within an area of cultural heritage sensitivity.

In accordance with the above assessment, a Cultural Heritage Management Plan is not required.

## **COASTAL INUNDATION AND EROSION:**

Clause 13.01-1 of the SPPF requires the Responsible Authority to consider the potential coastal impacts of climate change.

Strategies include:

- *In planning for possible sea level rise, an increase of 0.2 metres over current 1 in 100 year flood levels by 2040 may be used for new development in close proximity to existing development (urban infill).*
- *Plan for possible sea level rise of 0.8 metres by 2100, and allow for the combined effects of tides, storm surges, coastal processes and local conditions such as topography and geology when assessing risks and coastal impacts associated with climate change.*
- *Consider the risks associated with climate change in planning and management decision-making processes.*

The subject site is located within close proximity of existing urban development.

Council's data indicates that the site is unlikely to be affected by the potential coastal impacts of climate change at 2040.

## **LANDFILL GAS RISK ASSESSMENT**

Before deciding on a Planning Permit application, a Responsible Authority is required to consider, amongst other things:

- Any significant effects the responsible authority considers the environment may have on the use or development [S 60(1) of the PEA].

- Clause 13.01-1 of the State Planning Policy Framework which aims to ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.

The EPA has adopted the “Best Practice Environmental Management - Siting, design operation and rehabilitation of landfills” (September 2010) or “Landfill BPEM.”.

The Landfill BPEM identifies that:

- Risks associated with landfill gases may occur for at least 30 years post-closure.
- Appropriate buffer distances must be maintained between the landfill and sensitive land uses. The BPEM recommends a 500 metre buffer for landfills that contained putrescible waste and 200 metres for landfills that contained non-putrescible waste.
- Where the recommended buffers are unavailable, it must be demonstrated that risks are suitably mitigated.
- All buildings and structures and associated infrastructure should be considered.

The BPEM specifies that development undertaken within a buffer distance of up to 500 metres may be at risk. As the subject site is not located within 500 metres of an identified former landfill site, a risk assessment is not required.

**OFFICER DIRECT OR INDIRECT INTEREST:**

No Council officers have any direct or indirect interest in the matter to which this report relates, in accordance with Section 80(c) of the Local Government Act.

**PERMIT/SITE HISTORY:**

There is no permit/site history relevant to the application.

**REFERRALS:**

The following referrals were undertaken:

**Section 55:**

**Determining Authority**

<b>Authority:</b>	<b>Barwon Water</b>
<b>Response:</b>	<p>Barwon Water provided the following response to the permit application:</p> <p><i>Barwon Water does not object to the granting of a planning permit subject to the following conditions being met prior to the issue of a Statement of Compliance:</i></p> <p><u>General</u></p> <p>1. <i>The owner shall create easements for Pipelines or Ancillary Purposes in favour of Barwon Region Water Corporation on the plan of subdivision in accordance with Barwon Water's Land Development Manual, without cost to Barwon Water, over existing and proposed water and sewerage infrastructure within the land. If further easements or reserves are required following design of water and sewerage infrastructure these must be added to the plan of subdivision prior to seeking Barwon Water's consent to the issue of a statement of compliance for the subdivision.</i></p>

2. *The plan of subdivision must be referred to Barwon Water in accordance with the Subdivision Act 1988 and any subsequent amendments to the plan provided to Barwon Water.*

Water

1. *The provision and installation of individual water services to all lots in the subdivision. Note that tapplings and services are not to be located under existing or proposed driveways.*
2. *The payment of New Customer Contributions for water for each additional connection which includes any new lot on a plan of subdivision and/ or any apartment, unit, or premises within the development that is or can be separately metered for water supply.*
3. *Reticulated water mains are required to service the proposed development. This work must be designed by a Barwon Water accredited Consulting Engineer and constructed by a Barwon Water accredited Contractor following the "Developer Works" process.*
4. *The existing 450mm water main in Reynolds Road is not available for direct connection and a rider main will be required to be constructed to service lots fronting Reynolds Road.*
5. *Meter numbers 0730555, 0943387, 1030011, 1030012 and 0439233 are to be returned to Barwon Water prior to the issue of Certificate of Compliance. The associative tapplings are to be cut and sealed at the respective mains. Details of the locations of these services can be made available upon request.*

Sewer

1. *The provision of sewerage services to all lots in the subdivision. Individual allotment house connection drains are to be provided for and extend into each allotment. Note that if any common drain or drain from another allotment crosses under a proposed dwelling, a "modification to consent" is to be obtained from the Victorian Building Association and presented to Barwon Water with the required drainage plan. It should be noted that the property service sewer drain remains the responsibility of the property owner(s).*
2. *The payment of New Customer Contributions for sewer for each additional connection which includes any new lot on a plan of subdivision and/ or any apartment, unit, or premises within the development that is or can be separately metered (for water supply).*
3. *Reticulated sewer mains are required to service the proposed development. This work must be designed by a Barwon Water accredited Consulting Engineer and constructed by a Barwon Water accredited Contractor following the "Developer Works" process.*
4. *The proposed development can be serviced by the existing Geelong Sewer System. The development can be serviced by the existing gravity sewer system which includes: - DN150 and DN137 gravity sewers located on the southern property boundary - DN150 gravity sewers opposite the east property boundary within High Street.*
5. *The existing site contains several connections to the existing sewer mains. These sewer connection points must be decommissioned in accordance with Barwon Water's 'Property Connection Decommissioning Process' prior to the issue of Certificate of Compliance. The location of these points can be made available upon request.*

	<p><i>Note: The developer is to apply to Barwon Water for details relating to costs and conditions required for the provision of water supply and sewerage services to the subdivision.</i></p> <p><i>It would be appreciated if all communication between the developer/agent and Barwon Water quote Barwon Water reference number L013091.</i></p>
<p><b>Officer Comment:</b> Conditions included on draft permit.</p>	

<b>Authority:</b>	<b>Downer</b>
<b>Response:</b>	<p>Downer provided the following response to the permit application:</p> <p><i>We advise that AusNet Services (Gas) Pty Ltd is the owner of substantial gas assets in metropolitan Melbourne and country Victoria, and that Downer – Infrastructure Services is their maintenance provider. As part of this arrangement, we provide engineering support and act as their referral authority.</i></p> <p><i>AusNet Services (Gas) pursuant to Section 19 (1) and 56 (1) (b) of the Planning and Environment Act 1987 has no objection to proposed planning scheme amendment and has no objection to the granting of the planning permit.</i></p> <p><i>Should AusNet Services (Gas) decide to reticulate gas in the subdivision it is anticipated that gas mains would be installed in accordance with alignments as specified in the Co-ordination of Streetworks Code of Practice.</i></p> <p><i>Should gas be required to be either connected or disconnected to the existing or future properties please contact your local gas retailer.</i></p>
<p><b>Officer Comment:</b> Noted.</p>	

<b>Authority:</b>	<b>CFA</b>
<b>Response:</b>	The application was referred to the CFA to ensure the requirements of Clause 56.09-3 could be met. No response was received.
<p><b>Officer Comment: Noted.</b></p>	

<b>Authority:</b>	<b>Department of Economic Development, Jobs, Transport and Resources (DEDJTR)</b>
<b>Response:</b>	<p>DEDJTR provided a coordinated response that incorporated the response from Public Transport Victoria (PTV). The response included the following:</p> <p><i>The Department does not object to the proposal subject to the following conditions from Public Transport Victoria:</i></p> <ol style="list-style-type: none"> <li><i>1. The permit holder must take all reasonable steps to ensure that disruption to bus operation along High Street/Princes Highway is kept to a minimum during the construction of the development. Foreseen disruptions to bus operations and</i></li> </ol>

	<p><i>mitigation measures must be communicated to Public Transport Victoria fourteen days (14) prior.</i></p> <p>2. <i>The existing bus stops and associated infrastructure on High Street/Princess Highway must not be altered without the prior consent of Public Transport Victoria. Any alterations including temporary works or damage during construction must be rectified to the satisfaction of Public Transport Victoria and at the cost of the permit holder.</i></p>
<p><b>Officer Comment:</b> Conditions included on draft permit.</p>	

<b>Authority:</b>	<b>Powercor</b>
<b>Response:</b>	<p>Powercor provided the following response to the permit application:</p> <p>Powercor Australia Ltd does not object to the issue of a development permit in respect of the above-mentioned application if the permit is subject to the following conditions:</p> <p><i>The applicant shall:-</i></p> <ul style="list-style-type: none"> <li>• <i>Provide an electricity supply to all properties within the development in accordance with Powercor's requirements and standards, including the extension, augmentation or rearrangement of any existing electricity supply system, as required by Powercor (A payment to cover the cost of such work may be required).</i></li> <li>• <i>Where buildings or other installations exist on the land and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor.</i></li> <li>• <i>Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.</i></li> <li>• <i>Any construction work must comply with Energy Safe Victoria's "No Go Zone" rules.</i></li> <li>• <i>Set aside on the property for the use of Powercor Australia Ltd a lease(s) of the site(s) and for easements for associated powerlines, cables and access ways where an electric substation (e.g. indoor) is required to service the development.</i></li> </ul> <p><i>Such a lease shall be for a period of 30 years at a nominal rental with a right to extend the lease for a further 30 years. Powercor Australia Ltd will register such leases on the title by way of a caveat.</i></p> <ul style="list-style-type: none"> <li>• <i>Provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land and for any new powerlines required to service the development and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall show on the plan an easement(s) in favour of "Powercor Australia Ltd" for "Power Line" pursuant to Section 88 of the Electricity Industry Act 2000.</i></li> <li>• <i>Obtain for the use of Powercor Australia Ltd any other easement external to the development required to service the development.</i></li> <li>• <i>Adjust the position of any existing easement(s) for powerlines to accord with the position of the line(s) as determined by survey.</i></li> </ul>

	<i>Note: It is recommended that, at an early date, the applicant commences negotiations with Powercor for supply of electricity in order that supply arrangements can be worked out in detail.</i>
<b>Officer Comment:</b> Conditions included on draft permit.	

<b>Authority:</b>	<b>VicRoads</b>
<b>Response:</b>	In its original referral response (dated 25 May 2016) VicRoads supported the application subject to conditions relating to road upgrades and a works agreement. Since then, VicRoads has advised that it no longer requires these conditions to be included on the permit.
<b>Officer Comment:</b> Noted – conditions removed from draft permit.	

### Section 52:

<b>Authority:</b>	<b>EPA</b>
<b>Response:</b>	No response received.
<b>Officer Comment:</b> Noted.	

### Internal

<b>Department:</b>	<b>Engineering Services</b>
<b>Response:</b>	<p>Council's Engineering Services Unit supports the application, subject to the following conditions being included on the draft permit:</p> <p><b><u>SUBDIVISION CONDITIONS</u></b></p> <p><u>Layout</u></p> <ul style="list-style-type: none"> <li>• <i>Prior to certification of the first stage of the subdivision, a detailed functional layout plan for Stages 1 must be submitted to, and approved by the Responsible Authority. The plan and accompanying documentation must show :</i> <ol style="list-style-type: none"> <li><i>a) All proposed road reserve and pavement widths,</i></li> <li><i>b) Proposed kerb and channel profile and proposed footpath surfacing,</i></li> <li><i>c) Location of all services and confirmation that all services can be constructed within the naturestrip areas of the proposed road reserves,</i></li> <li><i>d) Approved turning manoeuvre areas at court/ cul-de-sac ends suitable for the safe and efficient turning of service vehicles, including Council's waste collection vehicles, and emergency vehicles.</i></li> <li><i>e) All proposed on street parking areas, including indented parking with the objective being to maximise the number of on street parking area within the subdivision,</i></li> <li><i>f) Removal of existing Henry Street indented bus stops including the removal of kerb and channel together with road pavement, and the reinstatement of kerb and channel and naturestrip,</i></li> <li><i>g) Reconstruction of the failed sections of road pavement and kerb and channel in Henry Street abutting the site from High Street to Ursa Street.</i></li> </ol> <p><i>all to the satisfaction of the Responsible Authority.</i></p> </li> </ul>

Engineering Access and Drainage

- *Prior to the commencement of works on any stage of the subdivision, the subdivider must submit for approval, plans prepared by a suitably qualified and experienced engineer, at the subdivider's expense, for the full construction of all new roads including, road reserve landscaping, kerb and channel, road pavements and sealing, footpaths, linemarking and signage, to the satisfaction of the Responsible Authority. The plans must show, but not limited to:*
  - a) *Approved turning manoeuvre areas at court/ cul-de-sac ends suitable for the safe and efficient turning of service vehicles, including Council's waste collection vehicles, and emergency vehicles,*
  - b) *Suitable road reserve cross sections to convey major drainage flows within the subdivision site. Unless approved otherwise by the Responsible Authority, the road pavement widths for all streets in the subdivision must be 7.60 m back to back of B2 kerb and channel,*
  - d) *Any proposed Local Area Traffic Management treatments within the subdivision site, and in Henry Street,*
  - e) *Major traffic management control items e.g. roundabout at major road intersections within and abutting the subdivision all to the satisfaction of the Responsible Authority. The major traffic control items shall be determined to the satisfaction of the Responsible Authority at the time of approval of the engineering design plans,*
  - f) *On street parking,*
  - g) *The design of footpath abutting the Henry Street sideage,*
  - h) *The removal of existing Henry Street indented bus stop. The works will include the removal of kerb and channel together with road pavement, and the reinstatement of kerb and channel and naturestrip,*
  - i) *Reconstruction of the failed sections of road pavement and kerb and channel in Henry Street abutting the site from High Street to Ursa Street,*

*to the satisfaction of the Responsible Authority*

Corner Splay

*The Plan of Subdivision submitted for certification must include a splay for road purposes at all new road intersections created by the subdivision, and at the existing intersections of Henry Street with Reynolds Road, and High Street to the satisfaction of the Responsible Authority*

Drainage

- *Unless otherwise approved by the Responsible Authority and prior to the issuing of Statement of Compliance, the land owner must enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987 for the installation, use, and on-going maintenance of allotment drainage in accordance with the approved stormwater strategy to achieve the permissible site discharge. All costs associated with setting up and reviewing the agreement must be borne by the land owner. The agreement is to be registered on each individual title, and run with the land, and is to provide to the satisfaction of the Responsible Authority that:*
  - a) *All storm water runoff is to be collected on site and discharged to the legal point of discharge for each allotment/catchment;*

b) *In the event of any operational difficulties with the allotment drainage, it is the responsibility of the land owner to rectify these difficulties;*

- *Prior to the issue of a Statement of Compliance, all works shown on the engineering plans, unless otherwise identified, are to be constructed to Council standards, at the full cost of the subdivider, to the satisfaction of the Responsible Authority.*
- *Prior to the commencement of the works, engineer designed drainage plans in conjunction with the approved Site Stormwater Management Plan (SSMP) must be submitted to and approved by the Responsible Authority,*

Stormwater Quantity

- *The site stormwater discharge for each catchment is to be limited as follows:*
  - a) Eastern Catchment  
*5 Year ARI: Permissible Site Discharge = 0.63 m<sup>3</sup>/sec  
100 Year ARI: Permissible Site Discharge = 1.23 m<sup>3</sup>/sec*
  - b) Western Catchment  
*5 Year ARI: Permissible Site Discharge = 0.01 m<sup>3</sup>/sec  
100 Year ARI: Permissible Site Discharge = 0.05 m<sup>3</sup>/sec*

Stormwater Quality.

- *Runoff is to be treated to achieve current best practice pollutant removal targets by connection to an appropriate Water Treatment Facility. The Water Treatment Facility must be maintained to the satisfaction of the Responsible Authority. These plans must show but not limited to:*
  - a) *Pits and pipe sizes;*
  - b) *Finished surface and existing surface levels;*
  - c) *Creation of appropriate easements;*
  - d) *Connection to the existing council drainage network;*
  - e) *The conveyance of any external major flows through the site;*
  - f) *Stormwater runoff exiting the land meets the current best practice performance objectives for stormwater quality, as contained in the Urban Stormwater Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999) as follows:*  
  
*80% retention of the typical annual load of suspended solids;  
45% retention of the typical annual load of total phosphorous;  
45% retention of the typical annual load of total nitrogen; and  
70% retention of the typical annual load of gross pollutants.*

*all to the satisfaction of the Responsible Authority.*

Construction Management Plan

- *Prior to works commencing on any Stage an Environmental (Construction) Management Plan (EMP) must be submitted and must address control of site emissions during construction and the defects liability period to the satisfaction of the Responsible Authority. The plans must include measures to be taken to ensure that no polluted water and/or sediment laden runoff is to be discharged directly or indirectly into stormwater drains or watercourses during the construction period. The EMP must be prepared in accordance with the EPA – Guideline for Environmental Management, Doing it Right on Subdivisions, Publication 960, September 2004.*

Site Works

- *No topsoil must be removed from the land without the consent of the Responsible Authority and any topsoil disturbed as a result of works permitted by this permit shall be stockpiled on the site for later redressing of the land.*
- *Any existing filling on the site must be removed from the site to the satisfaction of the Responsible Authority. Any new filling to be placed on the site must be engineered filling, and must be approved by the Responsible Authority prior to placement on site. Compaction and testing of any new filling is to be to the satisfaction of the Responsible Authority*

*Prior to Certification*

- *Drainage easements in favour of the City of Greater Geelong must be created on the plan submitted for certification to the satisfaction of the Responsible Authority.*
- *Prior to Certification the subdivider must provide a list of proposed street names for approval.*

*Prior to Statement of Compliance*

- *Prior to the issue of a Statement of Compliance for the subdivision, the subdivider must:*
  - Relocate any existing services crossing the new lots,*
  - Remove any existing buildings that traverse the lot boundaries,*
  - Construct the works in accordance with the approved Engineering plans relating to drainage, roads, footpaths etc. Roads created as part of the subdivision as shown on the endorsed plans must be constructed to a full construction standard.*
  - Construct a separate drainage connection point for each lot in accordance with the approved drainage plans,*
  - Register on title any Section 173 Agreement or similar agreement for the installation and maintenance of allotment drainage on each lot,*
  - Construct major traffic management control items e.g. roundabout at major road intersections within and abutting the subdivision, and any required LATM treatment,*
  - Construct vehicle crossing laybacks to all lots in accordance with the requirements and standards of the City of Greater Geelong;*
  - Remove any redundant kerb and channel, section of road pavement, vehicle crossing, and reinstate kerb and channel, the footpath/nature strip area and road pavement to match existing construction in the street,*
  - Satisfy the Stormwater Quality condition of this Permit, all to the satisfaction of the Responsible Authority.*
- *Prior to the issue of a Statement of Compliance, the drainage system must be constructed within easements and/or road reserves to cater for all lots, roads, streets and courts created by the subdivision and the surrounding developed area to the satisfaction of the Responsible Authority.*

- *Prior to the issue of Statement of Compliance, all disturbed surfaces on the land authorised by this permit except those areas set aside for roadways and footpaths shall be dressed with topsoil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Responsible Authority to prevent any erosion or siltation either on or adjacent to the land.*
- *Prior to the issue of Statement of Compliance, street lighting must be provided within and abutting the subdivision at the full cost of the subdivider.*
- *Prior to Statement of Compliance, the subdivider must plant street trees in accordance with Council policy.*
- *Prior to the issue of Statement of Compliance the subdivider must provide and place relevant street signs.*
- *Prior to the issue of Statement of Compliance, the subdivider must provide fire hydrants and/or fire plugs in accordance with Standard C29 of Clause 56.09-3 of the Greater Geelong Planning Scheme to the satisfaction of the Responsible Authority.*

#### Telecommunications conduit

- *Prior to works commencing for each relevant stage, a plan showing the conduit network to supply optical fibre to supply each lot must be submitted to the Responsible Authority.*
- *Prior to a Statement of Compliance being issued for any relevant stage, the telecommunications conduit network for optical fibre must be constructed to the satisfaction of the Responsible Authority.*
- *During any construction works the approved telecommunications conduit network for optical fibre must be protected from damage to the satisfaction of the Responsible Authority.*

#### Engineering Notes

1. *The Legal Point of Discharge for the site shall be to the existing underground drainage systems in High Street and Reynolds Road, or other nominated point/s to the satisfaction of the Responsible Authority.*
2. *All internal property drainage must be designed and constructed to satisfy AS/NZS 3500.*
3. *Prior to the issue of statement of compliance for each stage of the subdivision, a fee equivalent to 3.25% of the total cost of civil works, excluding GST, is payable to Council for design checking and supervision. Relevant evidential documentation showing the cost of works must be submitted.*

#### **DEVELOPMENT CONDITIONS**

***The following conditions must be placed on the planning permit, and are based on the subdivisional works under this Permit being completed***

- *Prior to the occupation of the dwellings the developer must:*

	<p>a) Construct the site stormwater system for each dwelling in accordance with the approved stormwater strategy on each lot, and connect into the drainage connection point as shown on the approved engineering plans under the subdivision conditions of this Permit, or other nominated point/s as approved by the Responsible Authority. The stormwater connection must be in accordance with the Infrastructure Design Manual/ City of Greater Geelong Standard Drawings,</p> <p>b) Construct vehicle crossings to all lots in accordance with the endorsed plans and to the requirements and standards of the City of Greater Geelong,</p> <p>c) Remove any redundant kerb and channel, section of road pavement, vehicle crossing, and reinstate kerb and channel, the footpath/nature strip area and road pavement to match existing construction in the street,</p> <p>all to the satisfaction of the Responsible Authority.</p> <p><u>Engineering Notes</u></p> <ol style="list-style-type: none"> <li>1. All internal property drainage must be designed and constructed to satisfy AS/NZS 3500.</li> <li>2. A Vehicle Crossing Permit must be obtained prior to commencement of works.</li> </ol>
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**Officer Comment:**

Conditions included on draft permit, generally in accordance with those suggested above.

<b>Department:</b>	<b>Parks</b>
<b>Response:</b>	<p>Council's Parks Unit provided the following response to the application:</p> <p><i>Thank you for referring this application to us for comment. Following a review of the documentation provided and a site visit we can provide the following feedback.</i></p> <p><i>While not all of the following feedback relates directly to the stage 1 application some it needs to be taken into consideration as it could significantly impact the design response for stage 1.</i></p> <p><i>The proposed open space within stage 3 appears to be designed around the development of high and medium density properties. The design of this open space needs to treat the retention of trees 28, 38, 40 and 47 as listed in the tree logic arboriculture report as a priority and take into consideration their entire Tree Protection Zones. As it stands it is unclear if trees 28 and 47 could be retained as the level of encroachment into their Tree Protections Zones could be significant enough to lead to their needed removal.</i></p> <p><i>Other trees along the Henry St frontage that should be retained are 55, 57, 59, 66, 72, 178, 181 and 196.</i></p> <p><i>Within stage 2 there is a stand of Corymbia citriodora which are rated as having a moderate Arb Rating. These trees are listed between number 256 and 276. It is a rare opportunity to have a semi mature trees of this quality in an urban environment.</i></p>

	<p><i>As such a design response which will ensure the retention of these trees within a suitable road reserve will be needed. Tree number 346 should also be retained, this will also require significant effort around a suitable design response.</i></p> <p><i>There are no proposed street trees to be planted within Reynolds Rd. As there is proposed high density development along this frontage it is always difficult to ensure enough space is available for street tree planting once crossovers are installed to service properties. One potential outcome to allow more space on the Reynolds Rd frontage is to have rear access servicing these properties as having street trees along Reynolds Rd is highly desirable.</i></p> <p><i>There are several references to potential tree species throughout the DP and they vary each time. The following are listed and not supported.</i></p> <ul style="list-style-type: none"> <li>• <i>Himalayan Birch</i></li> <li>• <i>Crepe Myrtle</i></li> <li>• <i>White Cedar</i></li> <li>• <i>Japanese Maple</i></li> </ul> <p><i>Alternate species which would be supported provided they have enough space to be planted in and continue to grow in are</i></p> <ul style="list-style-type: none"> <li>• <i>Ulmus parvifolia 'Todd'</i></li> <li>• <i>Pyrus betulaefolia 'Sothworth' Dancer</i></li> <li>• <i>Fraxinus pennsylvanica 'Urbanite'</i></li> <li>• <i>Fraxinus pennsylvanica 'Cizzam' Cimmaron</i></li> <li>• <i>Eucalyptus scoparia</i></li> <li>• <i>Melia azedarach 'elite'</i></li> <li>• <i>Corymbia eximie 'Nana'</i></li> </ul>
	<p>Officer Comment:</p> <p>Refer to Section 6.1 of the Part A Submission. Given the arboricultural rating and location of Trees 55, 57, 59, 66, 72 and 196, it is considered that a requirement to retain these trees is reasonable when considered against all relevant policy. An amended plans condition on the draft permit requires the retention of these trees.</p>

## **ASSESSMENT**

### **Zone**

The proposal is consistent with the purpose of the GRZ, offering a form of housing at a density that is more intense than what is typically found in the surrounding area. This will contribute to a diversity of housing types for the broader neighbourhood.

Although the density is higher than the traditional density of this area of Belmont, this efficient use of the land has been achieved whilst being sympathetic to the surrounding area and providing a lot density to the Henry Street frontage that is responsive to existing neighbourhood character.

### **Overlays**

#### **Development Plan Overlay**

Clause 1.0 of the proposed Schedule 35 to the Development Plan Overlay (DPO), enables this permit to be granted before a Development Plan has been approved.

This permit application is consistent with the 'Henry Street Belmont Concept Plan 2016' provided at Clause 4.0 of the DPO35.

## Environmental Audit Overlay

To address the requirements of the Environmental Audit Overlay, draft permit conditions include a requirement for a certificate or statement of environmental audit prior to works commencing, consistent with the requirement at Clause 45.03-1.

## **State and Local Planning Policy Frameworks**

The development site is a unique infill opportunity. It will provide a residential land use in an area used for housing and provide housing product that will contribute to housing diversity (Clause 16.01-4).

Whilst the density, continuous built form and small front setbacks are not characteristic of the surrounding area (Clause 21.06-4), it is considered that the interface to Henry Street is appropriate and respectful of this streetscape as the proposed vacant lots fronting Henry Street are (relatively) larger and more characteristic of the established subdivision grain. Overall, the proposal is a balanced response to urban consolidation (Clause 21.06-3).

The orientation of the lots is responds to Clause 15.02-1 in terms of maximising energy efficiency. The area is serviced by all utilities and required infrastructure and is unlikely to cause an overload to any of these services (Clause 19.03).

On balance, the proposal is considered an acceptable response to relevant State and Local planning policies.

## **Response to Submissions**

Refer to Section 6.1 of the Part A Submission.

## **Particular Provisions**

### Clause 52.01 – Public open space contribution

A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under Section 18 of the Subdivision Act 1988.

Pursuant to the schedule to Clause 52.01, the following contribution is required to be made:

Creation of one additional lot	None
Creation of two to nine additional lots	1 percent per additional lot up to a maximum of 5 percent
Creation of 10 or more lots on land zoned for residential purposes prior to August 31 <sup>st</sup> 2007	5 percent
Creation of 10 or more lots on land zoned for residential purposes after August 31 <sup>st</sup> 2007	10 percent
Waurm Ponds Creek Environs	10 percent

Pursuant to the above table, a 10 per cent contribution is required to be made.

### Clause 52.06 – Car parking

To meet the requirements of Table 1 at Clause 52.06:

- each of the proposed dwellings requires two car spaces.
- 5 visitor car spaces are required for the 26 dwellings.

Both requirements are met. Each dwelling has two car spaces and 13 car spaces are proposed within the verge of the surrounding road network.

**Clause 55 – Two or More Dwellings on a Lot**

The development is required to be assessed against Clause 55 as set out below:

<p><b>55.02-1</b> <b>Neighbourhood character objectives</b></p> <p>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</p> <p>To ensure that the design responds to the features of the site and the surrounding area.</p>	<p><b>Standard B1</b></p> <p>The design response must be appropriate to the neighbourhood and the site.</p> <p>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</p>	<p>✓ <b>Standard met</b></p> <p>Council’s Residential Character Brochures are no longer a reference document to the planning scheme. As such, an assessment of neighbourhood character is based on a review of the site and surrounds.</p> <p>Belmont was subdivided and constructed in the 1950s. Belmont has not undergone substantial change and is representative of predominantly single storey weatherboard and brick dwellings on conventional sized allotments.</p> <p>Lots are relatively large averaging 650 square metres (sqm), though there is a recent trend towards redevelopment with 2-3 townhouses.</p> <p>The character of the area is derived from these modest sized and regularly spaced housing styles set within spacious gardens. The front setbacks accommodate occasional canopy trees and the typically low or open style front fences adds an openness of the gardens to the streetscape.</p> <p>The proposed density and built form will be a departure from existing character. Minimal front setbacks are proposed for the proposed dwellings. This will result in minimal opportunities for landscaping in front setbacks. However, generous backyards are proposed, which will allow for larger mature vegetation.</p> <p>The continuous built form proposed is also uncharacteristic of the majority of housing stock in the surrounding area. However, this built form is to front the proposed road internal to the site and will not be highly visible from existing streets. The proposed vacant lots fronting Henry Street are (relatively) larger and more characteristic of the established subdivision grain.</p>
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		On balance with maximising the efficient redevelopment of this unique infill housing opportunity, the proposal is an acceptable response to neighbourhood character.
<p><b>55.02-2</b> <b>Residential policy objectives</b></p> <p>To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p> <p>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</p>	<p><b>Standard B2</b></p> <p>An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p>	<p>✓ <b>Standard met</b></p> <p>Tract Consulting prepared a planning report that accompanied the application and meets the requirements of the Standard.</p>
<p><b>55.02-3</b> <b>Dwelling diversity objective</b></p> <p>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p>	<p><b>Standard B3</b></p> <p>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</p> <ul style="list-style-type: none"> <li>▪ Dwellings with a different number of bedrooms.</li> <li>▪ At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</li> </ul>	<p>✗ <b>Standard not met – variation required</b></p> <p>The Standard is not met as all dwellings would have three bedrooms and none are proposed to provide all the facilities listed at the ground floor.</p> <p>The Standard does not provide decision guidelines to assess the appropriateness of a variation against.</p> <p>A variation to the Standard is considered acceptable because the proposal will offer a range of housing that is currently not found in the surrounding area.</p>
<p><b>55.02-4</b> <b>Infrastructure objectives</b></p> <p>To ensure development is provided with appropriate utility services and infrastructure.</p>	<p><b>Standard B4</b></p> <p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p>	<p>✓ <b>Standard met</b></p> <p>The site is located in an area serviced by necessary utility infrastructure. The application was referred to Council's Engineering Services Unit which supports the proposal subject to appropriate permit conditions.</p>

<p>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p>	<p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p> <p>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</p>	
<p><b>55.02-5</b> <b>Integration with the street objectives</b> To integrate the layout of development with the street.</p>	<p><b>Standard B5</b> Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Development should be oriented to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to complement the open space.</p>	<p>✓ <b>Standard met</b> All dwellings have been designed to front the proposed internal road network.</p> <p>Dwellings adjacent to Henry Street (TH01, TH13 and TH20) incorporate elements that will integrate well with Henry Street. These elements include a walkway from the front door to Henry Street and windows at both the ground and first floor to provide visual interest and passive surveillance.</p> <p>Whilst 1.8m high fencing is proposed between each of these dwellings and Henry Street, such fencing will be set back 1m from the Henry Street boundary, allowing landscaping to be planted to soften the fencing. In addition, it will not be constructed along the entire boundary between each of these dwellings and Henry Street, providing some openness.</p> <p>The orientation of TH01, TH13 and TH20 contributes to achieving good solar access to these dwellings.</p>
<p><b>55.03-1</b> <b>Street setback objective</b> To ensure that the setbacks of buildings from a street respect the existing or</p>	<p><b>Standard B6</b> Walls of buildings should be set back from streets the distance specified in Table B1.</p>	<p>✗ <b>Standard not met – variation required</b> There are no existing buildings on abutting allotments to consider. Therefore, proposed dwellings should have street setbacks of 4m.</p>

<p>preferred neighbourhood character and make efficient use of the site.</p>	<p>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</p>	<p>A significant variation to the Standard is required for all dwellings as front setbacks of 1m and 1.035m are proposed.</p> <p>The decision guidelines require consideration to be given to the following issues:</p> <ul style="list-style-type: none"> <li>▪ Any relevant neighbourhood character objective, policy or statement set out in this scheme.</li> <li>▪ The design response.</li> <li>▪ Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.</li> <li>▪ The visual impact of the building when viewed from the street and from adjoining properties.</li> <li>▪ The value of retaining vegetation within the front setback.</li> </ul> <p>Front setbacks of existing dwellings on the north side of Henry Street are relatively consistent and are typically in the range of 6-8m. A 1m setback will be significantly less than this, but these setbacks will be internalised within the proposed road network. For this reason, the reduced front setbacks will not be highly visible from surrounding streets and therefore will not unreasonably disrupt the Henry Street streetscape.</p>
<p><b>55.03-2</b> <b>Building height objectives</b> To ensure that the height of buildings respects the existing or preferred neighbourhood character.</p>	<p><b>Standard B7</b> The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.  If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the</p>	<p>✓ <b>Standard met</b> A maximum building height 7.125m is proposed. The Standard is met.</p>

	<p>building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p>	
<p><b>55.03-3</b></p> <p><b>Site coverage objective</b></p> <p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage the retention of significant trees on the site.</p>	<p><b>Standard B8</b></p> <p>The site area covered by buildings should not exceed 60 per cent.</p>	<p><b>Standard not met – variation required</b></p> <p>The Tract report advises that site coverage ranges from 46% - 68%. In making efficient use of the site, this variation is considered acceptable.</p> <p>The decision guidelines require the responsible authority to consider:</p> <ul style="list-style-type: none"> <li>• <i>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</i></li> <li>• <i>The design response.</i></li> <li>• <i>The existing site coverage and any constraints imposed by existing development or the features of the site.</i></li> <li>• <i>The site coverage of adjacent properties.</i></li> <li>• <i>The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.</i></li> </ul> <p>There are no neighbourhood character statements specific to the subject site or surrounding area.</p> <p>Subject to the development being revised to retain Trees 55, 57, 59, 66, 72 and 196, it is considered that the level of tree removal is acceptable.</p> <p>The majority of trees on the site are not worthy of retention or would significantly impact on the site being efficiently developed.</p> <p>The scale of the proposed dwellings will not cause unreasonable visual bulk to the neighbourhood and adequate space is proposed to provide new trees to soften the built form.</p>
<b>55.03-4</b>		

<p><b>Permeability objectives</b></p> <p>To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration.</p>	<p><b>Standard B9</b></p> <p>At least 20 per cent of the site should not be covered by impervious surfaces.</p>	<p><b>✘ Standard not met – variation required</b></p> <p>The Tract report advises that permeability of lots to be developed as dwellings ranges from 14% - 38%.</p> <p>Council’s Engineering Services Unit is supportive of the proposal and has considered stormwater run-off and on-site infiltration in its assessment of the application.</p> <p>All dwellings are to be provided with a 3,500L water tank.</p>
<p><b>55.03-5</b></p> <p><b>Energy efficiency objectives</b></p> <p>To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p>	<p><b>Standard B10</b></p> <p>Buildings should be:</p> <ul style="list-style-type: none"> <li>▪ Oriented to make appropriate use of solar energy.</li> <li>▪ Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</li> </ul> <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is maximised.</p>	<p><b>✓ Standard met</b></p> <p>The dwellings are designed to take advantage of solar energy. All dwellings will enjoy east-west orientations which afford morning and afternoon sun and good solar access to secluded private open space areas.</p> <p>Living areas are located on the north side of dwellings where practicable.</p>
<p><b>55.03-6</b></p> <p><b>Open space objective</b></p> <p>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p>	<p><b>Standard B11</b></p> <p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> <li>▪ Be substantially fronted by dwellings, where appropriate.</li> <li>▪ Provide outlook for as many dwellings as practicable.</li> <li>▪ Be designed to protect any natural features on the site.</li> </ul>	<p><b>- N/A</b></p> <p>There is no communal open space requiring consideration.</p>

<p><b>55.03-7</b> <b>Safety objective</b></p> <p>To ensure the layout of development provides for the safety and security of residents and property.</p>	<ul style="list-style-type: none"> <li>▪ Be accessible and useable.</li> </ul> <p><b>Standard B12</b></p> <p>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>	<p>✓ <b>Standard met</b></p> <p>The development is designed to provide for the safety and security of residents and property. All dwelling entrances are clearly visible from the proposed streets and private spaces within the development will be fenced.</p>
<p><b>55.03-8</b> <b>Landscaping objectives</b></p> <p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p>	<p><b>Standard B13</b></p> <p>The landscape layout and design should:</p> <ul style="list-style-type: none"> <li>▪ Protect any predominant landscape features of the neighbourhood.</li> <li>▪ Take into account the soil type and drainage patterns of the site.</li> <li>▪ Allow for intended vegetation growth and structural protection of buildings.</li> <li>▪ In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.</li> <li>▪ Provide a safe, attractive and functional environment for residents.</li> </ul> <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p>	<p>✓ <b>Standard met</b></p> <p>There are adequate areas available on site to allow for planting which will complement the landscape character of the area.</p> <p>A landscape masterplan has been lodged with the application. It shows a combination of tree planting in the existing and proposed road reserves.</p> <p>A condition of permit requires the submission of a detailed street tree plan and a detailed landscape plan specific to the lots on which the proposed dwellings will be constructed.</p>

	<p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p>	
<p><b>55.03-9</b> <b>Access objective</b> To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p>	<p><b>Standard B14</b> The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> <li>▪ 33 per cent of the street frontage, or</li> <li>▪ if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</li> </ul> <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p><b>* Standard not met – variation required</b> Of the 26 dwellings proposed, a variety of lot widths with either single or double-width vehicle crossings are proposed. They include:</p> <p><u>Double width vehicle crossing</u> 10 x 8m lot width 3 x 12m lot width 2 x 11m lot width 1 x 10.81m lot width 1 x 10m lot width 1 x 9m lot width</p> <p><u>Single width vehicle crossing</u> 4 x 8m lot width</p> <p>Given the relative narrowness of the lots for which development is proposed by this permit application, the majority do not meet the Standard in relation to the percentage of lot frontage that will comprise vehicle crossings. It is acknowledged that this will create a new character within the site.</p> <p>This combination of narrow lots and double-width vehicle crossings will provide limited opportunities for on-street parking in the road reserve directly to the front of the dwellings. In addition, the dwellings proposed are not provided with driveways long</p>

		<p>enough for vehicles to park within. To address this, 13 visitor car spaces are incorporated into the road design adjacent to the dwellings proposed.</p> <p>The Standard seeks to provide no more than one single-width crossover for each dwelling fronting a street. The application proposes a double-width vehicle crossing for the majority of the proposed dwellings. Whilst the proximity of garages to front boundaries will require crossings that are greater than single-width, an amended plans condition requires these double-width crossings to be reduced in width to meet minimum manoeuvrability requirements.</p> <p>All dwellings will be directly accessed from the proposed road network. All accessways meet the minimum dimension of 3m.</p> <p>The proposed road network will allow for emergency and delivery vehicle access.</p>
<p><b>55.03-10</b>  <b>Parking location objective</b>  To provide convenient parking for resident and visitor vehicles.  To protect residents from vehicular noise within developments.</p>	<p><b>Standard B15</b>  Car parking facilities should:</p> <ul style="list-style-type: none"> <li>▪ Be reasonably close and convenient to dwellings and residential buildings.</li> <li>▪ Be secure.</li> <li>▪ Be well ventilated if enclosed.</li> </ul> <p>Large parking areas should be broken up with trees, buildings or different surface treatments.</p> <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback</p>	<p>✓ <b>Standard met</b>  Each dwelling is provided with two car spaces.</p> <p>Some dwellings have a double garage. Others have a single garage and tandem car space. All garages are provided with internal access to the dwelling.</p>

	may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.	
<p><b>55.04-1</b> <b>Side and rear setbacks objective</b></p> <p>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p><b>Standard B17</b></p> <p>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> <li>▪ At least the distance specified in a schedule to the zone, or</li> <li>▪ If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</li> </ul> <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	<p>✓ <b>Standard met</b></p> <p>All dwellings meet the side and rear setbacks of the Standard.</p>
<p><b>55.04-2</b> <b>Walls on boundaries objective</b></p> <p>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p><b>Standard B18</b></p> <p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p>	<p>- <b>N/A</b></p> <p>Whilst party walls are proposed within the development site, there are no new walls proposed on existing property boundaries.</p>

	<ul style="list-style-type: none"> <li>▪ For a length of more than the distance specified in a schedule to the zone; or</li> <li>▪ If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> <li>○ 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</li> <li>○ Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports,</li> </ul> </li> </ul> <p>whichever is the greater.</p> <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting</p>	
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	a higher existing or simultaneously constructed wall.	
<p><b>55.04-3</b>  <b>Daylight to windows objective</b>  To allow adequate daylight into existing habitable room windows.</p>	<p><b>Standard B19</b>  Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	<p>✓ <b>Standard met</b>  Only TH12 will be adjacent to existing land developed as a dwelling. Sufficient space is provided between TH12 and the adjoining dwelling so that the Standard is met.</p>
<p><b>55.04-4</b>  <b>North facing windows objective</b>  To allow adequate solar access to existing north-facing habitable room windows.</p>	<p><b>Standard B20</b>  If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A</p>	<p>- <b>N/A</b>  There are no north facing windows on abutting lots which require consideration.</p>

	north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.	
<p><b>55.04-5</b>  <b>Overshadowing open space objective</b>  To ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p><b>Standard B21</b>  Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	<p>✓ <b>Standard met</b>  The level of overshadowing associated with the development meets the Standard.</p> <p>TH12 will cast shadows on the secluded private open space of a number of properties fronting Marjorie Avenue. It is unclear if the shadows cast on the SPOS of 44 Marjorie Avenue will meet the Standard. An amended plans condition on the draft permit requires this to be clearly demonstrated and changes so that the Standard is met if required.</p>
<p><b>55.04-6</b>  <b>Overlooking objective</b>  To limit views into existing secluded private open space and habitable room windows.</p>	<p><b>Standard B22</b>  A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling</p>	<p>✓ <b>Standard met</b>  To address any unreasonable overlooking, the south elevation windows on the first floor of TH12 incorporate obscure glazing to a height of 1.7m above finished floor level.</p>

	<p>within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> <li>▪ Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.</li> <li>▪ Have sill heights of at least 1.7 metres above floor level.</li> <li>▪ Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.</li> <li>▪ Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.</li> </ul> <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> <li>▪ Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</li> <li>▪ Permanent, fixed and durable.</li> <li>▪ Designed and coloured to blend in with the development.</li> </ul> <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>	
<p><b>55.04-7</b> <b>Internal views objective</b></p>	<p><b>Standard B23</b></p>	<p>✓ <b>Standard met</b></p>

<p>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p>	<p>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.</p>	<p>The use of obscure glazing to height of 1.7m above finished floor level is proposed so that secluded private open space areas on abutting properties will not be unreasonably overlooked from first floor windows.</p> <p>The extensive use of obscure glazing does not offer great internal amenity. Accordingly, an amended plans condition calls for alternative screening devices.</p> <p>The Standard is met.</p>
<p><b>55.04-8</b> <b>Noise impacts objective</b> To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise.</p>	<p><b>Standard B24</b> Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties. Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</p>	<p>✓ <b>Standard met</b> There are no significant noise sources proposed. There are no significant external noise sources in the surrounding area that require consideration.</p>
<p><b>55.05-1</b> <b>Accessibility objective</b> To encourage the consideration of the needs of people with limited mobility in the design of developments.</p>	<p><b>Standard B25</b> The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.</p>	<p>✓ <b>Standard met</b> The entries to the ground floor of the dwellings are accessible to those with limited mobility.</p>
<p><b>55.05-2</b> <b>Dwelling entry objective</b></p>	<p><b>Standard B26</b></p>	<p>✓ <b>Standard met</b></p>

<p>To provide each dwelling or residential building with its own sense of identity.</p>	<p>Entries to dwellings and residential buildings should:</p> <ul style="list-style-type: none"> <li>▪ Be visible and easily identifiable from streets and other public areas.</li> <li>▪ Provide shelter, a sense of personal address and a transitional space around the entry.</li> </ul>	<p>All dwelling entries are clearly visible and identifiable from the street providing for a sense of identity for each dwelling. A transitional space is provided at each dwelling entry.</p>
<p><b>55.05-3</b> <b>Daylight to new windows objective</b> To allow adequate daylight into new habitable room windows.</p>	<p><b>Standard B27</b> A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> <li>▪ An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or</li> <li>▪ A verandah provided it is open for at least one third of its perimeter, or</li> <li>▪ A carport provided it has two or more open sides and is open for at least one third of its perimeter.</li> </ul>	<p>✓ <b>Standard met</b> All habitable room windows face an outdoor space of the required dimensions, allowing light into habitable rooms.  No dwellings rely on borrowed light.</p>
<p><b>55.05-4</b> <b>Private open space objective</b> To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p><b>B28</b> A dwelling or residential building should have private open space of an area and dimensions specified in the schedule to the zone.  If no area or dimensions are specified in the schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> <li>▪ An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential</li> </ul>	<p>✓ <b>Standard met</b> Generous secluded private open space areas are proposed, with all dwellings provided with a minimum of 40 square metres, and some provided with up to 66 square metres.</p>

	<p>building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or</p> <ul style="list-style-type: none"> <li>▪ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or</li> <li>▪ A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</li> </ul>	
<p><b>Clause 55.05-5</b> <b>Solar Access to Open Space</b> To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	<p><b>Standard B29</b> The private open space should be located on the north side of the dwelling or residential building, if appropriate. The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2+0.9h) metres, where 'h' is the height of the wall.</p>	<p>✓ <b>Standard met</b> Due to the east-west orientation of the proposed dwellings, the Standard is easily met for all dwellings.</p>
<p><b>Clause 55.05-6</b> <b>Storage</b> To provide adequate storage facilities for each dwelling.</p>	<p><b>Standard B30</b> Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p>	<p>✗ <b>Standard not met – variation required</b> The Tract report states that <i>all dwellings have sufficient spaces to accommodate storage within the garages and also internally</i>. The majority of proposed garages provide just the minimum dimensions required and already show bins stored within the garages. It is unclear where 6 cubic metres of storage will be provided and it is considered appropriate to require an amended plans condition that clearly demonstrates how each dwelling will be provided with externally accessible storage space in accordance with the Standard.</p>
<p><b>Clause 55.06-1</b></p>	<p><b>Standard B31</b> The design of buildings, including:</p>	<p>✓ <b>Standard met</b></p>

<p><b>Design Detail</b> To encourage design detail that respects the existing or preferred neighbourhood character.</p>	<ul style="list-style-type: none"> <li>▪ Façade articulation and detailing,</li> <li>▪ Window and door proportions,</li> <li>▪ Roof form, and</li> <li>▪ Verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character.</li> </ul> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p>The proposed dwellings incorporate a number of external materials found in the surrounding area, including face brick, lightweight cladding and timber. Whilst the surrounding area has a prevalence of hipped roof forms, the flat roof forms proposed are consistent with a number of more recent contemporary developments.</p> <p>It is acknowledged that the proposal will create a new character specific to the site, but this will largely be internalised and therefore respects the surrounding neighbourhood character</p>
<p><b>Clause 55.06-2</b> <b>Front Fences</b> To encourage front fence design that respects the existing or preferred neighbourhood character.</p>	<p><b>Standard B32</b> The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties. A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> <li>▪ Streets in a Road Zone, Category 1: 2 metres.</li> <li>▪ Other streets: 1.5 metres.</li> </ul>	<p><b>× Standard not met – variation required</b> No front fencing is proposed for dwellings fronting the proposed road network. Dwellings adjacent to Henry Street Whilst 1.8m high fencing is proposed between each of the dwellings adjacent to Henry Street (TH01, TH13 and TH20), such fencing will be set back 1m from the Henry Street boundary, allowing landscaping to be planted to soften the fencing. In addition, it will not be constructed along the entire boundary between each of these dwellings and Henry Street, providing some openness.</p>
<p><b>Clause 55.06-3</b> <b>Common Property</b> To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.</p>	<p><b>B33</b> Development should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management.</p>	<p>- <b>N/A</b> There is no common property proposed.</p>
<p><b>Clause 55.06-4</b></p>	<p><b>B34</b> The design and layout of dwellings and residential buildings should provide</p>	<p><b>✓ Standard met</b> The dwelling layout and design provides for sufficient space and facilities for services to be installed and maintained. Mailboxes and</p>

<p><b>Site Services</b></p> <p>To ensure that site services can be installed and easily maintained.</p> <p>To ensure that site facilities are accessible, adequate and attractive.</p>	<p>sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p> <p>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p> <p>Bin and recycling enclosures should be located for convenient access by residents.</p> <p>Mailboxes should be provided and located for convenient access as required by Australia Post.</p>	<p>other site facilities can be provided adequately and will blend in with the development.</p> <p>The storage of bins within the minimum dimensions of garages is not ideal but is accepted.</p>
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## **Clause 56 – Residential Subdivision**

The development is required to be assessed against Clause 56 as set out below:

<p><b>56.01-1 SUBDIVISION SITE AND CONTEXT DESCRIPTION</b></p> <p>The site and context description may use a site plan, photographs or other techniques and must accurately describe the site and surrounding area</p> <p><b>56.01-2 SUBDIVISION DESIGN RESPONSE</b></p> <p>The design response must explain how the proposed design:</p> <ul style="list-style-type: none"> <li>• Derives from and responds to the site and context description.</li> <li>• Responds to any site and context features for the area identified in a local planning policy or a Neighbourhood Character Overlay.</li> <li>• Responds to any relevant objective, policy, strategy or plan set out for the area in this scheme.</li> <li>• Meets the relevant objectives of Clause 56.</li> </ul>	<p>Appropriate documentation has been provided with the application.</p>
<p><b>C1</b></p> <p><b>STRATEGIC IMPLEMENTATION OBJECTIVE</b></p> <p>To ensure that the layout and design of a subdivision is consistent with and implements any objective, policy, strategy or plan for the area set out in this scheme.</p>	<p>✓ <b>Standard met</b></p> <p>In accordance with the Standard, a report accompanied the application, outlining how the proposed subdivision is consistent with relevant objectives, policies and strategies of the planning scheme.</p>
<p><b>C2</b></p> <p><b>COMPACT AND WALKABLE NEIGHBOURHOODS OBJECTIVES</b></p> <p>To create compact neighbourhoods that are oriented around easy walking distances to activity centres, schools and community facilities, public open space and public transport.</p> <p>To allow easy movement through and between neighbourhoods for all people.</p>	<p>✓ <b>Standard met</b></p> <p>The proposed subdivision is an infill proposal within an existing neighbourhood. It provides a road network that will connect to existing roads and allow easy movement through the site.</p> <p>The site is well located to local schools and sporting reserves.</p>
<p><b>C3</b></p>	<p>✓ <b>Standard met</b></p>

<p><b>ACTIVITY CENTRE OBJECTIVE</b></p> <p>To provide for mixed-use activity centres, including neighbourhood activity centres, of appropriate area and location.</p>	<p>This Standard is not highly relevant given the application is an infill proposal.</p> <p>The proposed subdivision provides for a diversity of housing in a location that is well served by nearby activity centres.</p>
<p><b>C4</b></p> <p><b>PLANNING FOR COMMUNITY FACILITIES OBJECTIVE</b></p> <p>To provide appropriately located sites for community facilities including schools, libraries, preschools and childcare, health services, police and fire stations, recreation and sports facilities.</p>	<p>- N/A</p>
<p><b>C5</b></p> <p><b>BUILT ENVIRONMENT OBJECTIVE</b></p> <p>To create urban places with identity and character.</p>	<p>✓ <b>Standard met</b></p> <p>The proposed subdivision is consistent with the draft Development Plan for the site. It proposed two balance lots that will be developed in future, in accordance with the DPO35. Ultimately, attractive and integrated housing provided with public open spaces and pedestrian links will be established.</p>
<p><b>C7</b></p> <p><b>LOT DIVERSITY AND DISTRIBUTION OBJECTIVES</b></p> <p>To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.</p> <p>To provide higher housing densities within walking distance of neighbourhood centres.</p> <p>To achieve increased housing densities in designated growth areas.</p> <p>To provide a range of lot sizes to suit a variety of dwelling and household types.</p>	<p>✗ <b>Standard not met – variation required</b></p> <p>The proposed density is considered appropriate for the GRZ1, particularly given the smaller lots will be internalised, and (relatively) larger lots will front Henry Street.</p> <p>The size of lots range from 179.20sqm to 363.82sqm.</p> <p>The Standard calls for lots of 300sqm or less to be located within 400m of an activity centre. Because the subdivision proposes lots less than 300sqm but is not within 400m of an activity centre, the Standard is not met. However, the proposal is a good urban consolidation opportunity and makes efficient use of the land.</p>
<p><b>C8</b></p> <p><b>LOT AREA AND BUILDING ENVELOPES OBJECTIVE</b></p> <p>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</p>	<p>✓ <b>Standard met</b></p> <p>The application includes dwellings on all lots of less than 300sqm.</p> <p>It is clear that the remaining lots can achieve building envelopes consistent with the Standard.</p>

<p><b>C9</b></p> <p><b>SOLAR ORIENTATION OF LOTS OBJECTIVE</b></p> <p>To provide good solar orientation of lots and solar access for future dwellings.</p>	<p>✓ <b>Standard met</b></p> <p>The orientation of lots accords with the Standard.</p>
<p><b>C10</b></p> <p><b>STREET ORIENTATION OBJECTIVE</b></p> <p>To provide a lot layout that contributes to community social interaction, personal safety and property security.</p>	<p>✓ <b>Standard met</b></p> <p>All lots are oriented towards street frontages.</p> <p>A proposed road abuts balance lot 'B' which will provide road frontage to a future park anticipated when Lot B is developed.</p>
<p><b>C11</b></p> <p><b>COMMON AREA OBJECTIVES</b></p> <p>To identify common areas and the purpose for which the area is commonly held.</p> <p>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</p> <p>To maintain direct public access throughout the neighbourhood street network.</p>	<p>- <b>N/A</b></p> <p>No common areas are proposed.</p>
<p><b>C12</b></p> <p><b>INTEGRATED URBAN LANDSCAPE OBJECTIVES</b></p> <p>To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas.</p> <p>To incorporate natural and cultural features in the design of streets and public open space where appropriate.</p> <p>To protect and enhance native habitat and discourage the planting and spread of noxious weeds.</p> <p>To provide for integrated water management systems and contribute to drinking water conservation.</p>	<p>✓ <b>Standard met</b></p> <p>The landscape masterplan provided with the application demonstrates how appropriate landscaping within the subdivision will be achieved.</p> <p>The application has the support of Council's Parks Unit and a condition on the draft permit requires the submission and approval of a street tree masterplan and subsequent detailed streetscape plans. These will ensure a consistent and appropriate landscape theme is achieved.</p>
<p><b>C13</b></p>	<p>✓ <b>Standard met</b></p>

<p><b>PUBLIC OPEN SPACE PROVISION OBJECTIVES</b></p> <p>To provide a variety of open spaces with links to other open spaces and regional parks where possible.</p> <p>To ensure that public open space of appropriate quality and quantity is provided in convenient locations to meet the recreational and social needs of the community.</p> <p>To support active and healthy communities.</p>	<p>When it is developed in accordance with the DPO35, balance Lot B will provide public open space for the recreational and social needs of the community.</p>
<p><b>C14</b></p> <p><b>INTEGRATED MOBILITY OBJECTIVES</b></p> <p>To achieve an urban structure where compact and walkable neighbourhoods are clustered to support larger activity centres on the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne.</p> <p>To provide for walking (including persons with impaired mobility), cycling, public transport and other motor vehicles in an integrated manner.</p> <p>To contribute to reduced car dependence, improved energy efficiency, reduced greenhouse gas emissions and reduced air pollution.</p>	<p>✓ <b>Standard met</b></p> <p>The application includes a plan that meets the objectives of:</p> <ul style="list-style-type: none"> <li>• Clause 56.06-2 (Walking and cycling network)</li> <li>• Clause 56.06-3 (Public transport network)</li> <li>• Clause 56.06-4 (Neighbourhood street network)</li> </ul>
<p><b>C15</b></p> <p><b>WALKING AND CYCLING NETWORK OBJECTIVES</b></p> <p>To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.</p> <p>To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</p> <p>To reduce car use, greenhouse gas emissions and air pollution.</p>	<p>✓ <b>Standard met</b></p> <p>All streets will incorporate footpaths in accordance with Standard C17.</p> <p>Henry Street does not form part of the municipality's designated cycling network. Works within the Henry Street road reserve will require a new footpath but not a shared path or cycling lane.</p>
<p><b>C16</b></p> <p><b>PUBLIC TRANSPORT NETWORK OBJECTIVES</b></p>	<p>✓ <b>Standard met</b></p> <p>Henry Street will remain suitable for use as part of the public transport network. The application was referred to PTV, which does not object to the granting of a permit, subject to conditions.</p>

<p>To provide an arterial road and neighbourhood street network that supports a direct, efficient and safe public transport system.</p> <p>To encourage maximum use of public transport.</p>	
<p><b>C17</b></p> <p><b>NEIGHBOURHOOD STREET NETWORK OBJECTIVE</b></p> <p>To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.</p>	<p>✓ <b>Standard met</b></p> <p>The proposed road network provides adequate road reserve to enable safe and easy movements for all users.</p>
<p><b>C18</b></p> <p><b>WALKING AND CYCLING NETWORK DETAIL OBJECTIVES</b></p> <p>To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities.</p> <p>To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</p>	<p>✓ <b>Standard met</b></p> <p>The proposed road network provides adequate road reserve to enable safe and easy movements for all users.</p> <p>Detailed engineering plans are required via permit conditions on the draft permit and will ensure the road reserves are developed in a way that is consistent with Table C1.</p>
<p><b>C19</b></p> <p><b>PUBLIC TRANSPORT NETWORK DETAIL OBJECTIVES</b></p> <p>To provide for the safe, efficient operation of public transport and the comfort and convenience of public transport users.</p> <p>To provide public transport stops that are accessible to people with disabilities.</p>	<p>✓ <b>Standard met</b></p> <p>PTV does not require any new bus infrastructure as part of this subdivision application.</p>
<p><b>C20</b></p> <p><b>NEIGHBOURHOOD STREET NETWORK DETAIL OBJECTIVE</b></p> <p>To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.</p>	<p>✓ <b>Standard met</b></p> <p>Council's Traffic Unit supports the application and is satisfied that the proposed road reserves can achieve an accessible and safe network. Splays are proposed on corner allotments.</p>
<p><b>C21</b></p>	<p>✓ <b>Standard met</b></p>

<p><b>LOT ACCESS OBJECTIVE</b></p> <p>To provide for safe vehicle access between roads and lots.</p>	<p>All roads will be of an appropriate width and safe access will be provided between the road and the lots.</p> <p>There are no lots with frontage widths of 7.5m or less proposed.</p>
<p><b>C22</b></p> <p><b>DRINKING WATER SUPPLY OBJECTIVES</b></p> <p>To reduce the use of drinking water.</p> <p>To provide an adequate, cost-effective supply of drinking water.</p>	<p>✓ <b>Standard met</b></p> <p>Drinking water can be provided to the boundary of all lots to the satisfaction of Barwon Water.</p>
<p><b>C23</b></p> <p><b>REUSED AND RECYCLED WATER OBJECTIVE</b></p> <p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>	<p>✓ <b>Standard met</b></p> <p>Water tanks are proposed for lots that propose development as part of this application.</p>
<p><b>C24</b></p> <p><b>WASTE WATER MANAGEMENT OBJECTIVE</b></p> <p>To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</p>	<p>✓ <b>Standard met</b></p> <p>Reticulated waste water systems can be provided to the boundary of all lots in the subdivision where required by Barwon Water.</p>
<p><b>C25</b></p> <p><b>URBAN RUN-OFF MANAGEMENT OBJECTIVES</b></p> <p>To minimise damage to properties and inconvenience to residents from urban run-off.</p> <p>To ensure that the street operates adequately during major storm events and provides for public safety.</p> <p>To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.</p>	<p>✓ <b>Standard met</b></p> <p>An appropriate urban stormwater management system will be required, to the satisfaction of Council. Permit conditions address this.</p>
<p><b>C26</b></p> <p><b>SITE MANAGEMENT OBJECTIVES</b></p>	<p>✓ <b>Standard met</b></p> <p>The permit requires the submission and approval of a Construction Management Plan to the satisfaction of Council to address site management.</p>

<p>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</p> <p>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</p> <p>To encourage the reuse of materials from the site and recycled materials in the construction of subdivisions where practical.</p>	
<p><b>C27</b></p> <p><b>SHARED TRENCHING OBJECTIVES</b></p> <p>To maximise the opportunities for shared trenching.</p> <p>To minimise constraints on landscaping within street reserves.</p>	<p>✓ <b>Standard met</b></p> <p>Utilities can be provided in shared trenching.</p>
<p><b>C28</b></p> <p><b>ELECTRICITY, TELECOMMUNICATIONS AND GAS OBJECTIVES</b></p> <p>To provide public utilities to each lot in a timely, efficient and cost effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>	<p>✓ <b>Standard met</b></p> <p>Service authorities will require appropriate systems in accordance with requirements of the suppliers.</p>
<p><b>C29</b></p> <p><b>FIRE HYDRANTS OBJECTIVE</b></p> <p>To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.</p>	<p>✓ <b>Standard met</b></p> <p>Fire fighting infrastructure can be provided in accordance with the standard.</p>
<p><b>C30</b></p> <p><b>PUBLIC LIGHTING OBJECTIVE</b></p> <p>To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.</p> <p>To provide pedestrians with a sense of personal safety at night.</p> <p>To contribute to reducing greenhouse gas emissions and to saving energy.</p>	<p>✓ <b>Standard met</b></p> <p>A condition on the draft permit requires the developer to provide appropriate street lighting.</p>

A condition on the draft permit ties the subdivision and development via a Section 173 Agreement so that an orderly planning outcome is achieved.

**DECISION GUIDELINES OF CLAUSE 65:**

Clause 65 of the Greater Geelong Planning Scheme outlines the decision guidelines to be considered by the Responsible Authority when making decisions on applications. These decision guidelines include:

- The matters set out in Section 60 of the Act.
- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.

**Response**

The proposal has been assessed against the relevant decision guidelines listed above and is considered to accord with the decision guidelines, providing for an orderly planning outcome.

**RECOMMENDATION:**

That the Responsible Authority, having considered all matters which the Planning and Environment Act 1987, requires it to consider decides to Grant a Planning Permit for a Staged Multi-Lot Subdivision, Buildings and Works Associated with the Construction of Dwellings and Subdivision of Land Adjacent to a Road in a Road Zone Category 1 at 1 Henry Street, BELMONT in accordance with the plans and documentation submitted with the application.

Report prepared by Roger Munn

## **Appendix 2 - Response to Strategic Assessment Guidelines**

Minister's Direction No. 11 requires a planning authority to evaluate and discuss how an amendment addresses a number of strategic considerations. What should be considered as part of the Direction is explained in the Department Practice Note 46 (November 2011): "*Strategic Assessment Guidelines for preparing and evaluating planning scheme amendments.*"

The Strategic Assessment Guidelines provide a consistent framework for preparing and evaluating a proposed planning scheme amendment and its outcomes.

The following section of this presentation to the Panel provides the City of Greater Geelong's strategic assessment of Amendment C251 in the order as set out in the Guidelines.

### **Why is the amendment required?**

#### ***What does the amendment intend to do and what is its desired outcome?***

1 Henry Street, Belmont is not currently zoned in the Greater Geelong Planning Scheme; being Commonwealth Government land. The Amendment is required to facilitate housing development and associated community and service infrastructure.

Given the relative substantial size of the site, development will be staged over a period of time requiring a plan to be prepared to provide certainty about the nature of the proposal.

The Amendment will also address potentially contaminated land that may exist due to the previous CSIRO industrial activity.

#### ***How does it intend to do it?***

The Amendment proposes to:

- Zone the land to the General Residential Zone Schedule 1;
- Apply the Development Plan Overlay Schedule 35 to the land;
- Apply the Environmental Audit Overlay to the land; and
- Replace the Schedule to Clause 61.03 with a new Schedule.

Concurrent with the preparation of the planning scheme amendment, a planning permit application affecting all the land is made pursuant to Section 96A (1) of the *Planning & Environment Act 1987*.

The planning permit application (408-2016) seeks approval for multi-lot subdivision, development of 26 attached dwellings and to subdivide land adjacent to a road in a Road Zone, Category 1.

The amendment is supported by a Section 173 Agreement to provide developer contributions that will go towards community infrastructure improvements in the Belmont and Highton area.

#### ***Is it supported by or is it a result of any strategic study or report?***

There are no specific policies or strategies that apply to the subject land.

The land was previously subject to an 8 November 2011 Council resolution to support the zoning for residential purposes being processed as a Section 20(4) Ministerial Amendment. The Minister for Planning later abandoned that process.

**Does the amendment implement the objectives of planning and any environmental, social and economic effects?**

***Does the amendment implement the objectives of planning in Victoria?***

The objectives for planning in Victoria listed under Section 4(1) of the Planning and Environment Act 1987 contains the following:

- *To provide for the fair, orderly, economic and sustainable use, and development of land.*
- *To secure a pleasant, efficient and safe working, living and recreational environment or all Victorians and visitors to Victoria.*
- *To facilitate development in accordance with the objectives set out [above].*
- *To balance the present and future interests of all Victorians.*

It is considered that this Amendment will assist in implementing the objectives of planning in Victoria by providing a diverse range of quality, affordable housing in a unique urban Geelong infill location close to established services.

***Does the amendment adequately address any environmental, social and economic effects?***

#### Environmental Effects

There are no unmanageable environmental constraints on the land.

Existing high value canopy trees will be integrated into new public open space reserves where practical, however the majority of trees will be removed. Road and footpath improvements shall support the increase in permanent population, as will requirements for off-street parking provisions. The quality of stormwater draining from the site will be improved as a result of the redevelopment.

The Environmental Audit Overlay will ensure that potentially contaminated land issues are addressed prior to the commencement of sensitive uses; notably residential uses.

The CSIRO Business and Infrastructure Services Department has advised that the site is relatively clean apart from dry cleaning chemicals under one building. The CSIRO has contracted CH2M to project manage the remediation and GHD to provide an independent environmental audit.

#### Social Effects

The redevelopment of the former CSIRO site will appeal to a wide cross-section of the community; offering aging-in-place, downsizers and families with affordable housing choice. A new park will be located close to Corio Waurrn Ponds Road to provide valuable open space access for local residents. Developer contributions will be put towards local facilities to benefit the community.

#### Economic Effects

The investment and construction of new housing over a 5-10 year period will generate significant employment opportunities and spin-off support for local traders. New residents will further generate demand for local businesses.

**Does the amendment address relevant bushfire risk?**

The proposed development does not present any issues associated with bushfire risk.

**Does the amendment comply with all the relevant Minister's Directions?**

The Amendment is required to consider Ministerial Direction No. 1 *Potentially Contaminated Land* given the past industrial research and testing uses on the land. The Environmental Audit Overlay applied to the land will ensure the environmental conditions are appropriately considered prior to a sensitive use being established.

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Act and complies with Ministerial Direction 11 – *Strategic Assessment of Amendments*.

**Does the Amendment support or implement the State Planning Policy Framework?**

At a State level, the key relevant policies are Clauses 11 and 16. Clause 11 is a broad settlement policy that promotes a sufficient supply of residential land and opportunities for consolidation, redevelopment and intensification of existing urban areas. An objective of this clause is to provide a diversity of housing in defined locations.

This policy objective is reinforced at Clause 16 Housing, where planning should identify opportunities for increased residential densities to help consolidate urban areas.

The proposal accords with these policies. The redevelopment of the former CSIRO site will appeal to a wide cross-section of the community, offering aging-in-place, downsizers and families with affordable housing choice. The site presents as a unique infill housing opportunity in urban Geelong close to existing services.

**How does the amendment support or implement the Local Planning Policy Framework, and, specifically, the Municipal Strategic Statement?**

Council's Municipal Strategic Statement contains policy directions in relation to infill housing and neighbourhood character. Clause 21.06 notes the trend towards smaller households, an ageing population and preferences for lower maintenance dwellings that are close to urban services. New infill development should be of a high design quality and respond to the locality.

Clause 21.06-3 is Council's urban consolidation policy. Objectives include to consolidate existing urban areas in a managed way and encourage a range of densities. Increased Housing Diversity Areas are designated in and around activity centres and the General Residential Zone Schedule 1 should support appropriate medium density housing.

The Amendment is considered to be consistent with these policies and will provide for a range of housing types supported by new infrastructure and public open space. The site is not identified in the Planning Scheme as an Increased Housing Diversity Area or a Key Development Area but its local context, relatively large size, single ownership and redevelopment potential support medium density housing up to 3 storeys as proposed.

The built form will be respectful of neighbourhood character by locating medium density housing (up to 3 storeys) along Reynolds Road and Corio Waurm Ponds Road and larger lots fronting Henry Street. Development will be guided by residential design guidelines that includes interface treatments to existing residential properties. Existing canopy trees shall be integrated within the new estate.

**Does the amendment make proper use of the Victorian Planning Provisions?**

The Amendment makes proper use of the Victoria Planning Provisions (VPPs).

The Amendment proposes to zone the land General Residential Zone Schedule 1, the purpose of which includes to provide a diversity of housing types and housing growth close to services and transport. The General Residential Zone Schedule 1 reflects the substantial infill opportunity presented by the sale of Commonwealth land.

The General Residential Zone Schedule 1 also provides for non-residential uses such as aged care and child care, as well as Retail/medical Centre uses that can access a Road Zone (being Corio Waurm Ponds Road).

The application of the Environmental Audit Overlay is the appropriate planning tool to address potentially contaminated land issues.

The Development Plan Overlay will require the form and conditions of future use and development to be shown on a plan before a permit can be granted. This reflects the size of the site requiring staged development over the next 5-10 years.

**How does the amendment address the views of relevant agencies?**

The views of any affected agencies were considered during the preparation of the Development Plan Overlay Schedule and draft planning permit for exhibition. This included VicRoads, the Responsible Authority for Corio Waurm Ponds Road. VicRoads has requested changes to the draft Development Plan and permit in its submission (as a result of exhibition) that are accepted.

**Does the amendment address the requirements of the *Transport Integration Act 2010*?**

There are no significant impacts on the transport system defined by the Transport Integration Act as a result of this amendment. The site will continue to be served by Geelong Bus Network route no. 1.

**What impact will the new planning provisions have on the administrative costs of the responsible authority?**

Zoning the land will have minimal impact on Council's resource and administrative costs.

### Appendix 3 - VicRoads response to Walpole Avenue landowner

**From:** Brendan.Grace@roads.vic.gov.au [mailto:Brendan.Grace@roads.vic.gov.au]  
**Sent:** Friday, 21 April 2017 10:35 AM  
**To:** Peter Schembri  
**Cc:** David.Fary@roads.vic.gov.au  
**Subject:** Amendment C251 - 1 Henry St Belmont - landowner at 14 Walpole Ave

Hi Peter,

Thank you for forwarding the submission from Stephen & Nancy Voorwinde relating to the proposed CSIRO site development.

The submission proposes installing traffic signals at the High Street/Kidman Avenue intersection and creating a fourth intersection leg to access the development.

This access proposal was not proposed by the developer and has not been examined in any detail by VicRoads.

VicRoads has no proposals to install signals or do any other works at the High Street/Kidman Avenue intersection.

The CSIRO site development is proposing access using existing local streets with access to High Street via the Henry Street intersection. These access arrangements are acceptable to VicRoads.

The suggested access proposal may have merit in that it would provide enhanced access to the development as well as assisting Kidman Avenue traffic to enter High Street. Should this proposal be seriously entertained, VicRoads would consider it.

However, the proposed access arrangements using the existing street system are accepted by VicRoads, and there is no requirement from VicRoads for the development to access at the High Street/Kidman Avenue intersection.

Should you wish to discuss, please do not hesitate to contact me.

Kind Regards

**Brendan Grace**  
**Senior Statutory Planning Officer**  
**VicRoads - South Western Region**  
**180 Fyans Street, South Geelong, Vic 3220**  
**PO Box 775, Geelong, Vic 3220**

**T** 5225 2504

**F** 5221 6102

**E** [brendan.grace@roads.vic.gov.au](mailto:brendan.grace@roads.vic.gov.au)

## Appendix 4 - DPO35 Panel Hearing Version 1

DD/MM/YYYY  
Proposed C251

## SCHEDULE 35 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO35**.

### 1 HENRY STREET, BELMONT (FORMER CSIRO SITE)

This schedule applies to the land at 1 Henry Street, Belmont, bounded by Henry Street to the north, Corio Waurm Ponds Road to the east, Reynolds Road to the west and established residential properties to the south.

The aim of this Schedule is to ensure that development occurs generally in accordance with the *Henry Street Belmont Concept Plan 2016*, and to require a range of detailed planning issues to be resolved prior to commencement of development of the land.

#### 1.0 Requirements before a permit is granted

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A permit may be granted for the following before a Development Plan has been approved:

- Any earthworks or building removal associated with the remediation, relevelling and drainage of the land in accordance with or for the purpose of obtaining a Certificate or Statement of Environmental Audit under the *Environment Protection Act 1970*.
- Minor buildings or works provided the buildings or works do not prejudice the preparation and approval of a Development Plan.
- The staged subdivision, construction of two or more dwellings on a lot and earthworks generally in accordance with a planning permit issued for Planning Permit Application Number 408/2016.

#### 2.0 Conditions and Requirements for Permits

DD/MM/YYYY  
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A permit must contain conditions or requirements that give effect to the provisions and requirements of the approved Development Plan.

Any permit for retail and/or medical centre uses fronting Corio-Waurm Ponds Road must contain a condition preventing direct vehicle access/ egress from Henry Street. Access/ egress will be from Corio-Waurm Ponds Road subject to the written approval of VicRoads.

~~A permit must also contain the following conditions, where appropriate:~~

##### ~~Design Guidelines~~

~~Prior to the commencement of any stage of the development, Design Guidelines must be provided to the satisfaction of the responsible authority. The Design Guidelines must be generally consistent with the Residential Design Guidelines forming part of the approved Development Plan for the land. Once approved, the Design Guidelines will form part of any permit.~~

~~The Design Guidelines are to specifically address:~~

- ~~▪ Building heights and setbacks;~~
- ~~▪ Fencing height and form;~~
- ~~▪ Car parking provision and location of garages, carports, car spaces and garage doors;~~
- ~~▪ Building materials and architectural styles throughout the site;~~
- ~~▪ Siting and orientation of buildings having regard to passive energy efficiency techniques; and~~
- ~~▪ Interface treatments to existing residential land.~~

Any permit for retail and/or medical centre uses fronting Corio-Waurn Ponds Road must require interface treatments to adjacent residences to the satisfaction of the Responsible Authority.

### 3.0 Requirements for Development Plan

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A Development Plan must be generally in accordance with the *Henry Street Belmont Concept Plan* forming part of this Schedule.

Only one Development Plan shall be approved for the entire area covered by this Schedule.

The Development Plan must state the stage of construction for any infrastructure works identified in the Development Plan.

The Development Plan must show or include the following:

A **Planning Assessment** that includes:

- A site analysis that identifies the key attributes of the land, its context, the surrounding area and its relationship with adjoining land;
- A context analysis that identifies existing or proposed uses on adjoining land, and other neighbourhood features such as public transport, activity centres, walking and cycling connections.

An **Urban Design Masterplan** that includes:

- The location of all proposed land uses including roads, public open space and housing types.
- The staging of the subdivision and the general subdivision layout including location and distribution of lots.
- A variety of housing types generally located as follows:
  - Medium density residential (2-3 storeys in height) fronting Corio Waurn Ponds Road and a new on-site park, and Reynolds Road.
  - Medium density residential (2 storeys in height) consisting of detached and attached dwellings adjacent to higher density areas.
  - Conventional residential (1-2 storeys in height) through the middle section of the site.
- The recessing of third storey elements to reduce the dominance of buildings from adjoining properties and the streetscape.
- Identification of the north east corner as a possible site for retail and/or medical centre uses contained to the ground floor of an accommodation building, with vehicle access/egress from Corio Waurn Ponds Road only.
- Identification of any private internal roads and demonstrating resolution of engineering design for vehicle access, visitor parking, waste services, drainage, footpaths, landscaping and infrastructure services.
- Where practical, the integration of existing high value canopy trees within open space reserves informed by an arboricultural assessment prepared by a suitably qualified expert.

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

- Reference to:
  - *WSUD Engineering Procedures: Stormwater, CSIRO Publishing, 2005.*
  - *Clause 56.07 of the Greater Geelong Planning Scheme.*
  - *City of Greater Geelong Stormwater Management Plan, 2002.*

- *The Infrastructure Design Manual and associated Design Notes.*
- A Water Sensitive Urban Design that demonstrates the methods of collection, treatment and disposal of stormwater runoff in an environmentally acceptable manner.
- Systems to ensure the peak discharge rate and pollutant load of stormwater leaving the land covered by this Schedule post development is no greater than pre-development and provides for discharge to the existing drainage network, or as otherwise nominated by Council.
- The location of any on-site detention facility (or facilities) to capture and treat stormwater from the development.

**A Road Network and Traffic Management Plan** that includes:

- Existing conditions of the site and surrounding road and public transport networks.
- Anticipated vehicle generation and distribution from the development.
- Identification of any intersection treatment works at Henry Street/Corio Waurm Ponds Road as a result of the development.
- ~~The upgrading of the Henry Street/Corio Waurm Ponds Road intersection and Corio Waurm Ponds Road between Henry Street and Davies Street, as required by VicRoads.~~
- No direct residential lot vehicle or new road access to Corio Waurm Ponds Road.
- Reconstruction of the Henry Street road reserve frontage to the site inclusive of a minimum 1.5 metre wide footpath and street trees.
- No new road access to Reynolds Road and direct residential vehicle access minimised~~restricted~~.
- A minimum 2.0 metre wide footpath and street trees are to be provided on Reynolds Road to the frontage of the site.
- Identification of any intersection treatment works at Henry Street/Reynolds Road as a result of the development.
- A pedestrian crossing facility on Reynolds Road to connect to the school and reserve which may require removal or upgrading of the existing crossing.
- The provision of car parking in accordance with Clause 52.06.

**An Open Space and Landscape Masterplan** that includes:

- An Open Space Contribution equal to 10% of the developable residential land or in-lieu cash payment or combination of both. Encumbered land shall not be credited as public open space including on-site drainage detention facilities, and pedestrian link reserves, ~~and any land providing formal pedestrian access and address to Stage 3 dwellings abutting the park.~~
- A 0.5 hectare (approximate) park located as shown on the *Henry Street Belmont Concept Plan* and interfaced by public roads on 2 sides (1 side being Henry Street). The park must present as communal open space and not appear to be for the private use of Stage 3 residents.
- Conceptual plans for the park showing general layout and indicative landscape treatments (such as seating, play spaces and paving materials) with any infrastructure being in accordance with the standards set out in Council's Sustainable Communities Infrastructure Development Guidelines June 2016 and the use of local indigenous plant species where appropriate. The park will include a perimeter shared path not encumbered by any carriageway easement or road reserve. Utility kiosks/cabinets must not be located in the park.
- Identification of all existing canopy trees to be retained and removed, with the aim of retaining healthy, high value trees in the park and road reserves.

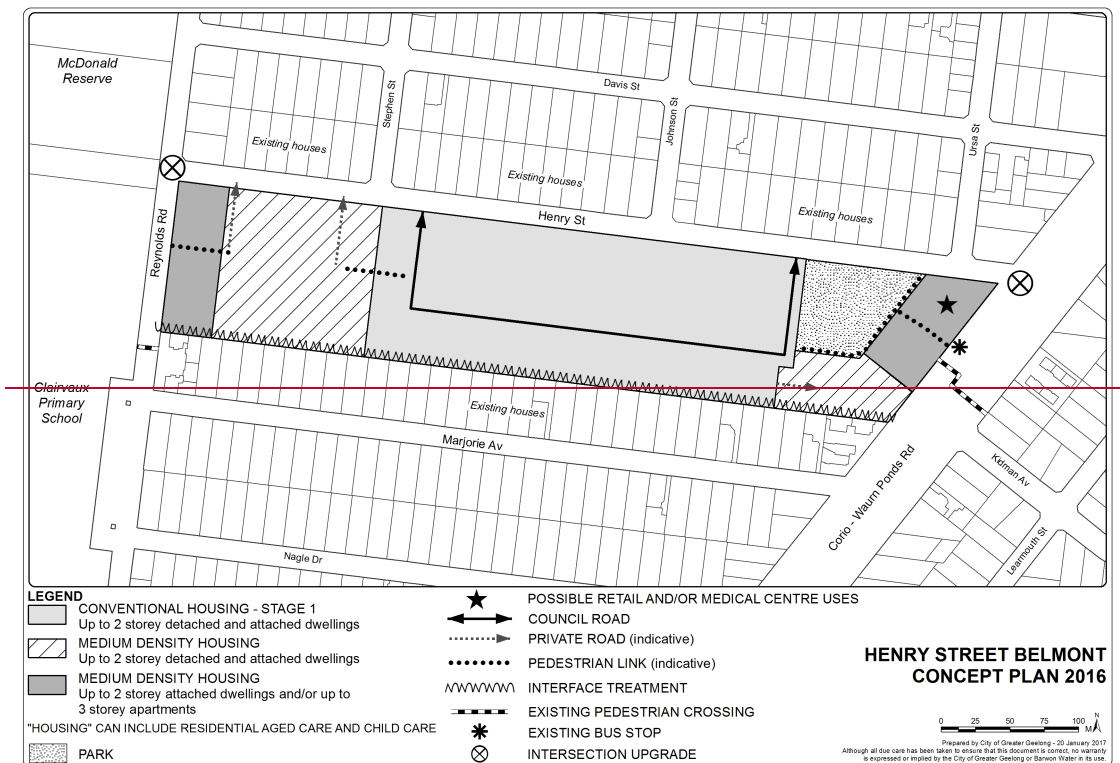
- New street tree species selection.
- Typical street cross sections for Council and private roads.
- Provision of safe, accessible and convenient pedestrian links in accordance with CPTED principles through the whole site and connecting with the surrounding road network.

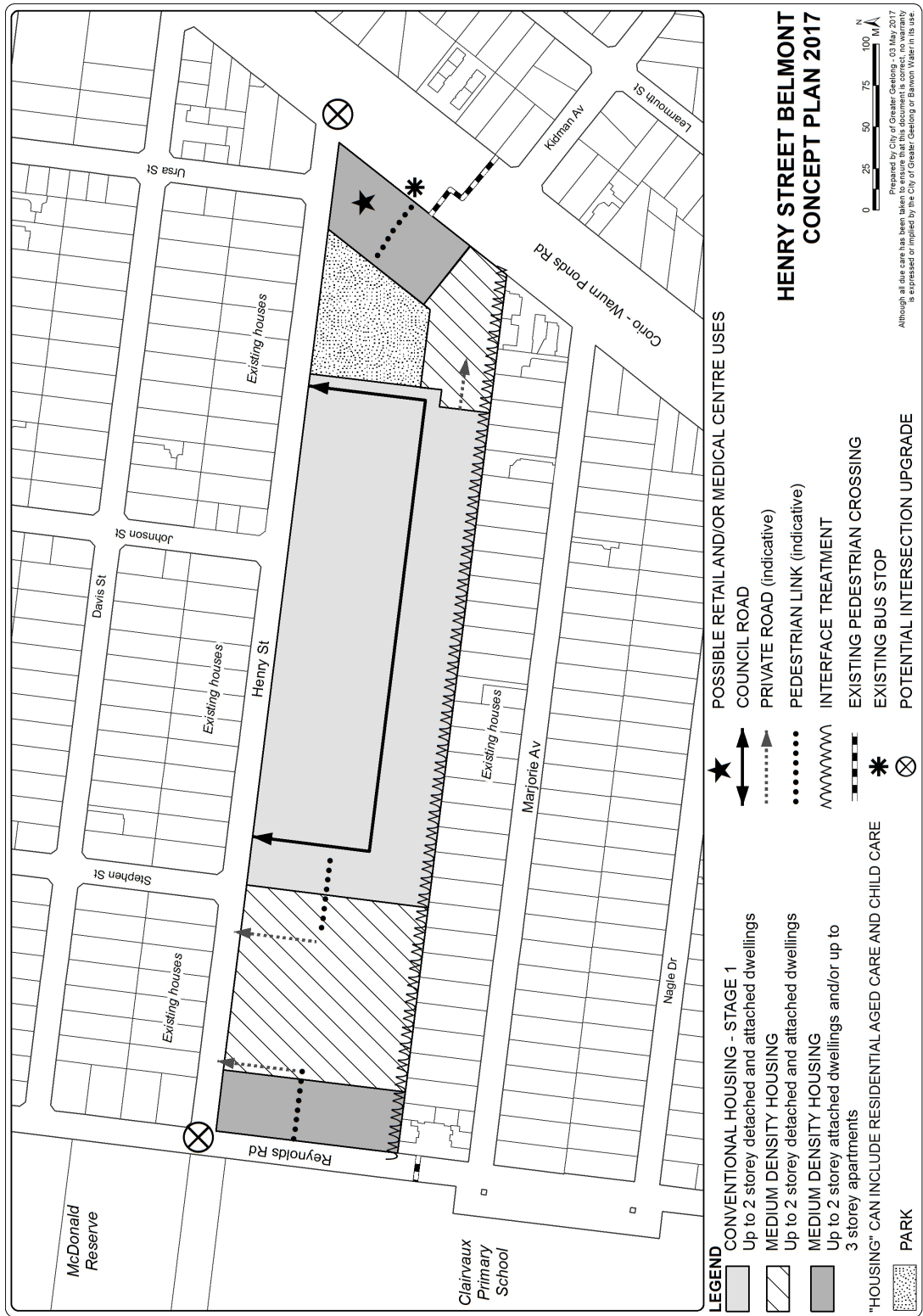
**Residential Design Guidelines** which provide the following:

- Indicative building heights and setbacks along interface areas with an appropriate transition in building height from lower built form along sensitive precinct interfaces to higher built form elsewhere;
- Indicative treatments for key interface areas (e.g. between open space areas and proposed development, and between existing residential and proposed residential development);
- Relevant recommendations and findings from supporting technical reports.
- A written description of how the development will enhance the existing urban realm and minimise any adverse amenity impacts to adjacent or nearby sites.

#### 4.0 Henry Street Belmont Concept Plan 2016<sup>7</sup>

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Proposed C251





## Appendix 5 - Draft Permit Panel Hearing Version 1

**PLANNING  
PERMIT  
GRANTED UNDER SECTION 96I OF  
THE PLANNING AND ENVIRONMENT  
ACT 1987**

**Permit No.: 408/2016**

**Planning scheme: Greater Geelong Planning  
Scheme**

**Responsible authority: Greater Geelong City  
Council**

**ADDRESS OF THE LAND: 1 HENRY STREET, BELMONT**

**THE PERMIT ALLOWS: STAGED MULTI-LOT SUBDIVISION (INCLUDING SUBDIVISION  
OF LAND ADJACENT TO A ROAD IN A ROAD ZONE CATEGORY 1) AND  
CONSTRUCTION OF A SINGLE DWELLING ON EACH LOT UNDER 300 SQUARE  
METRES**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

**Amended Plans**

1. Prior to the commencement of works, three (3) copies of amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with [Belmont, Geelong – Stage 1 Town Planning Drawings – Rev A, August 2016 and Rev B, 18 May 2017](#) ~~the plans dated 8 September 2016~~, but modified to show:
  - a) Modifications to proposed allotment boundaries so that Trees 55, 57, 59, 66, 72 and 196 (as identified in the Arboricultural Assessment prepared by Tree Logic (dated 5/10/2015)) are incorporated into the development and retained in public reserves.
  - b) Relocation of visitor car spaces V12 and V13 northward to provide more space for a potential future link between Future Stage 3 to the east and the proposed road named 'Internal Central Street'.
  - c) The use of alternative screening devices to reduce the extent of obscure glazing to address overlooking from 'Bed 2' and 'Bed 3' of each dwelling.
  - d) Replacement of 5.0 metre wide crossovers with single-width crossovers.
  - e) That overshadowing of the secluded private open space of No.44 Marjorie Avenue meets Standard B21 of Clause 55.04-5 of the Greater Geelong Planning Scheme.
  - e)f) The provision of at least 6 cubic metres of externally accessible, secure storage space for each dwelling

Date Issued:

Date Permit comes into operation:  
(or if no date is specified, the permit comes into operation on the same day as the amendment, to which the permit applies, comes into operation)

Signature for the Responsible Authority

Planning and Environment Regulations 2015 - Form 9. Section 96J

Prior to occupation of the dwellings, all buildings and works must be completed in accordance with the endorsed plans unless otherwise approved in writing by the Responsible Authority.

**Development Plan Approval**

- 2. The subdivision and development as shown on the endorsed plans must not commence until a Development Plan required by Schedule 35 of the Development Plan Overlay of the Greater Geelong Planning Scheme has been approved by the Responsible Authority.

**Infrastructure Contributions**

- 3. The owner must make Infrastructure Contributions to Council as required by the Section 173 Agreement between the Greater Geelong City Council and Belmont Projects Pty Ltd, dated xx/xx/xx.

**Environmental Audit**

- 4. Prior to the commencement of site works, either:
  - a) A certificate of environmental audit for the land must be issued in accordance with Part IXD of the Environment Protection Act 1970, or
  - b) An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for residential use of the development hereby approved;

to the satisfaction of the Responsible Authority.

Where a Statement of Environmental Audit is issued for the land, the development hereby approved must comply with all the directions and conditions contained within the Statement.

Where a Statement of Environmental Audit is issued for the land, prior to Statement of Compliance for any stage and prior to the issue of an Occupancy Permit under the Building Act 1993, a letter prepared by an Environmental Auditor appointed under Section 53S of the Environment Protection Act 1970 must be submitted to the Responsible Authority to verify that the directions and conditions contained within the statement have been satisfied.

**DEVELOPMENT**

<p>Date Issued:</p>    <p>_____</p>	<p>Date Permit comes into operation:</p> <p>(or if no date is specified, the permit comes into operation on the same day as the amendment, to which the permit applies, comes into operation)</p>    <p>_____</p>	<p>Signature for the Responsible Authority</p>    <p>_____</p>
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Planning and Environment Regulations 2015 - Form 9. Section 96J

**Endorsed Plans**

- 5. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
- 6. Once the construction of a dwelling has commenced, it must be continued and completed to the satisfaction of the Responsible Authority.

**Landscaping**

- 7. Unless otherwise approved in writing by the Responsible Authority, prior to the commencement of development, three (3) copies of a landscape plan prepared by a suitably qualified or experienced person, to the satisfaction of the Responsible Authority, must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale and show:
  - a) Details of surface finishes of pathways and driveways;
  - b) A planting schedule of all proposed trees, shrubs and ground covers including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant; and
  - c) Landscaping and planting within all open areas of the site.

When approved, the plan will be endorsed and form part of the permit, all to the satisfaction of the Responsible Authority.

The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority

**Prior to Occupation**

- 8. Unless otherwise approved in writing by the Responsible Authority, prior to the occupation of the dwellings, the developer must:
  - a) Construct the site stormwater system for each dwelling in accordance with the approved stormwater strategy, and connect into the drainage connection point as shown on the endorsed engineering plans required under the subdivision conditions of this permit, or other nominated point/s as approved by the Responsible Authority. The stormwater connection must be in accordance with the Infrastructure Design Manual/ City of Greater Geelong Standard Drawings;
  - b) Construct any roads required to provide access to the dwellings, including turning areas. The road must be constructed in accordance with the endorsed engineering plans required under the subdivision conditions of this permit. The roads must be constructed to a full construction standard;

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- c) Construct vehicle crossings to all lots in accordance with the endorsed plans and to the requirements and standards of the City of Greater Geelong;
- d) Remove any redundant kerb and channel, section of road pavement, vehicle crossing, and reinstate kerb and channel, the footpath/nature strip area and road pavement to match existing construction in the street;
- e) Clean and finish all external walls on or facing property boundaries;
- f) Complete landscaping in accordance with the endorsed plans;
- g) Complete all buildings and works in accordance with the endorsed plans.

all to the satisfaction of the Responsible Authority.

*Notes:*

- 1. *All internal property drainage must be designed and constructed to satisfy AS/NZS 3500.*
- 2. *A Vehicle Crossing Permit must be obtained prior to commencement of works.*

**Maintenance of Screening Devices**

- 9. Screening devices shown on the endorsed plans that limit overlooking to adjoining properties must be maintained to the satisfaction of the Responsible Authority.

**SUBDIVISION**

**Endorsed Plans**

- 10. The layout and site dimensions of the proposed subdivision as shown on the endorsed plan must not be altered or modified without the written consent of the Responsible Authority. There are no requirements to alter or modify the endorsed plan if a plan is certified under the provisions of the Subdivision Act 1988 that is generally in accordance with the endorsed plans.
- 11. The staging of the subdivision must be generally in accordance with the staging plan endorsed as part of this planning permit except with the prior written consent of the Responsible Authority.

**Creation of Easements**

- 12. The Plan of Subdivision submitted for certification must include all easements deemed necessary to protect existing or future drainage lines within the subject site, and any easements required between the subject site and the nominated legal point of discharge must be created to the satisfaction of the Responsible Authority.

**Corner Splay**

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13. The plan of subdivision submitted for certification must include a splay for road purposes at all internal and external intersections in accordance with the Infrastructure Design Manual to the satisfaction of the Responsible Authority.

**Environmental (Construction) Management Plan**

14. Unless otherwise approved in writing by the Responsible Authority, prior to works commencing on any stage, an Environmental (Construction) Management Plan (EMP) must be submitted to and approved by the Responsible Authority. The EMP must address control of site emissions during construction and the defects liability period to the satisfaction of the Responsible Authority. The plans must include measures to be taken to ensure that no polluted water and/or sediment laden runoff is to be discharged directly or indirectly into stormwater drains or watercourses during the construction period. The EMP must be prepared in accordance with the EPA – Guideline for Environmental Management, Doing it Right on Subdivisions, Publication 960, September 2004.

When approved the EMP will form part of this permit. All development and works must be carried out in accordance with the endorsed EMP, to the satisfaction of the Responsible Authority.

(Note: where a conflict arises with the construction management plan and any legislation, the relevant legislation will take precedence).

**Functional Layout Plans**

15. Unless otherwise approved in writing by the Responsible Authority, prior to certification of the first stage of the subdivision, a detailed functional layout plan for the entire subdivision area (Stage 1) is to be submitted to and approved by the Responsible Authority. The plan is to include, but is not limited to:
  - a) All proposed road reserve and pavement widths;
  - b) Proposed kerb and channel profile and proposed footpath surfacing;
  - c) Location of all services and confirmation that all services can be constructed within the naturestrip areas of the proposed road reserves;
  - d) Approved turning manoeuvre areas at court/ cul-de-sac ends suitable for the safe and efficient turning of service vehicles, including Council’s waste collection vehicles, and emergency vehicles;
  - e) All proposed on street parking areas, including indented parking with the objective being to maximise the number of on street parking area within the subdivision;
  - f) Removal of existing Henry Street indented bus stops including the removal of kerb and channel together with road pavement, and the reinstatement of kerb and channel and naturestrip;

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- g) Reconstruction of the failed sections of road pavement and kerb and channel in Henry Street abutting the site from High Street to Ursa Street;

all to the satisfaction of the Responsible Authority.

**Road Construction Plans**

16. Unless otherwise approved in writing by the Responsible Authority, prior to the commencement of works on any stage of the subdivision, engineer designed plans for the full construction of all new roads must be submitted to and approved by the Responsible Authority. These plans must show, but are not limited to:

- a) Full construction of all new roads, including: road reserve landscaping, kerb and channel, road pavements and sealing, footpaths, linemarking, utilities, street lighting, signage and street trees;
- b) Approved turning manoeuvre areas at court/cul-de-sac ends suitable for the safe and efficient turning of service vehicles, including emergency vehicles and Council's waste collection vehicles;
- c) Suitable road reserve cross sections to convey major drainage flows within the subdivision site. Unless approved otherwise by the Responsible Authority, the road pavement widths for all streets in the subdivision must be 7.6 metres back to back of B2 kerb and channel;
- d) Any proposed Local Area Traffic Management treatments within the subdivision site and in Henry Street;
- e) Major traffic management control items e.g. roundabout at major road intersections within and abutting the subdivision. The major traffic control items shall be determined to the satisfaction of the Responsible Authority at the time of approval of the engineering design plans;
- f) On-street parking;
- g) The design of footpath abutting the Henry Street sideage;
- h) The removal of the existing Henry Street indented bus stop. The works will include the removal of kerb and channel together with road pavement, and the reinstatement of kerb and channel and naturestrip;
- i) Reconstruction of the failed sections of road pavement and kerb and channel in Henry Street abutting the site from High Street to Ursa Street;

all to the satisfaction of the Responsible Authority.

**Site Stormwater Management Plan**

17. Unless otherwise approved in writing by the Responsible Authority, prior to the commencement of works, a Site Stormwater Management Plan (SSMP) prepared by a

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suitably qualified person and to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority.

**Drainage Plans**

18. Unless otherwise approved in writing by the Responsible Authority, prior to the commencement of works, engineer designed drainage plans in conjunction with the endorsed Site Stormwater Management Plan (SSMP) must be submitted to and approved by the Responsible Authority.

These plans must show, but are not limited to:

- a) Pits and pipe sizes;
- b) Finished surface and existing surface levels;
- c) Creation of appropriate easements;
- d) Connection to the existing council drainage network;
- e) The conveyance of any external major flows through the site;
- f) Stormwater runoff exiting the land meets the current best practice performance objectives for stormwater quality, as contained in the Urban Stormwater Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999) as follows:

80% retention of the typical annual load of suspended solids;  
 45% retention of the typical annual load of total phosphorous;  
 45% retention of the typical annual load of total nitrogen; and  
 70% retention of the typical annual load of gross pollutants.

all to the satisfaction of the Responsible Authority.

**Stormwater Quantity**

19. The site stormwater discharge for each catchment is to be limited as follows:

- a) Eastern Catchment  
 5 Year ARI: Permissible Site Discharge = 0.63 m3/sec  
 100 Year ARI: Permissible Site Discharge = 1.23 m3/sec
- b) Western Catchment  
 5 Year ARI: Permissible Site Discharge = 0.01 m3/sec  
 100 Year ARI: Permissible Site Discharge = 0.05 m3/sec

**Stormwater Quality**

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20. Runoff is to be treated to achieve current best practice pollutant removal targets by connection to an appropriate Water Treatment Facility. The Water Treatment Facility must be maintained to the satisfaction of the Responsible Authority.

**Completion of Engineering Works**

21. Unless otherwise approved in writing by the Responsible Authority, prior to the issue of Statement of Compliance for the relevant stage, the permit holder must:
- a) Construct works in accordance with the endorsed engineering plans relating to drainage, roads, footpaths etc. Roads created as part of the subdivision as shown on the endorsed plans must be constructed to a full construction standard;
  - b) Complete all works shown on the endorsed Functional Layout Plan that are within the relevant stage;
  - c) Construct a separate drainage connection point for each lot in accordance with the approved drainage plans;
  - d) Relocate any existing services crossing the new lots;
  - e) Remove any existing buildings that traverse the lot boundaries;
  - f) Construct any required major traffic management control items e.g. roundabout at major road intersections within and abutting the subdivision, and any required LATM treatment;
  - g) construct vehicular crossings in accordance with the requirements and standards of the City of Greater Geelong. Vehicle crossings must have a 1.0 metre offset from light poles and utility pits;
  - h) remove any redundant kerb and channel, section of road pavement and/or vehicular crossing, and reinstate with kerb and channel, footpath, nature strip and/or road pavement to match existing construction in the street;
  - i) satisfy the Stormwater Quality condition of this permit.
  - j) provide street lighting within and abutting the subdivision at the full cost of the permit holder;
  - k) Provide and erect relevant street signs;
  - l) Provide fire hydrants and/or fire plugs in accordance with Standard C29 of Clause 56.09-3 of the Greater Geelong Planning Scheme;
- all to the satisfaction of the Responsible Authority.

**Street Tree Master Plan**

22. Unless otherwise approved by the Responsible Authority, prior to the issue of Statement of Compliance for the first stage, a street tree master plan prepared by a suitably qualified landscape architect in consultation with Council’s Tree Management Unit must be submitted to and approved by the Responsible Authority. Once approved all subsequent stages of the development must accord with the master plan unless otherwise agreed in writing by the Responsible Authority.

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**Streetscape Plans**

23. Unless otherwise approved by the Responsible Authority, prior to the issue of Statement of Compliance for the relevant stage, a detailed streetscape plan prepared by a suitably qualified landscape architect must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The streetscape plan must be drawn to scale with dimensions and three hard copies provided. The plan must be developed in conjunction with the latest civil plans and in accordance with the approved street tree master plan and show:

- a) The layout of new planting in all road reserves using deciduous trees running east/west and evergreens running north/south;
- b) Details of all other infrastructure within the road reserve (power, street lights, stormwater pits, telecommunications pits, third pipeline etc);
- c) A detailed planting schedule of all proposed trees and plants including botanical names, common names, pot sizes, sizes at maturity and quantities for each species;
- d) All proposed street tree planting using semi-advanced trees with a minimum container size of 45 litres;
- e) Trees to be located on secondary lot frontages shall be capped at two (2) only and must not exceed an expected size of 5 metres x 4 metres at maturity;
- f) The maintenance schedule for all proposed planting;

all to the satisfaction of the Responsible Authority.

**Completion of Streetscape Works**

24. The streetscape works shown on the endorsed streetscape plan must be carried out to the satisfaction of the Responsible Authority prior to the issue of Statement of Compliance for the relevant stage, or any other time as agreed in writing by the Responsible Authority and suitably bonded.

Substitutions shall not be made without the prior knowledge or consent of the Responsible Authority.

A maintenance bond must also be submitted to the Responsible Authority at the time of application for practical completion of streetscape works.

Note 1: The incomplete streetscape works bond or bank guarantee must be 125 per cent of the estimated cost of incomplete streetscape works and the maintenance bond or bank guarantee must be 100 per cent of the estimated cost of maintenance of streetscape works for a two (2) year period.

Note 2: A practical completion is required to satisfy this condition and must be organised by the permit holder with two weeks' notice given for onsite

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inspections. The incomplete works bond will be returned on award of practical completion.

Note 3: Incomplete works covered by approved bonds must be enacted within 12 months of Statement of Compliance being issued.

**Maintenance of Streetscapes**

25. The streetscapes shown on any endorsed streetscape plan for a particular stage must be appropriately bonded and maintained to the satisfaction of the Responsible Authority for a period of no less than two (2) years from the date of practical completion being awarded. During this period, any dead, diseased or damaged plants are to be repaired or replaced as required.

Note 1: A handover inspection is required to satisfy this condition and must be organised by the permit holder with two weeks' notice given for onsite inspections. The streetscape maintenance bond will be returned upon acceptance of handover.

Note 2: No handovers will be accepted during the summer period, between 30 November and 1 March.

**Tree Protection Zone / Remedial Actions Required**

26. Prior to the commencement of works for all or that particular stage of the development, all trees approved for retention must be protected via tree protection zones installed in accordance with the arboricultural assessment and the requirements of AS4970 – 2009 *Protection of Trees on Development Sites* to the satisfaction of the Responsible Authority. Once approved, all tree protection measures shall not be moved or removed for the duration of the works without the knowledge or consent of the consulting arborist and/or the Responsible Authority.

Note: An inspection is required to satisfy this condition, please contact Council's Parks Unit on 5272 4827 to discuss this requirement and provide adequate notice of any request.

All recommended remedial actions being undertaken such as deadwooding, formative pruning, removals etc must be carried out in accordance with AS4373-2007 *Pruning of Amenity Trees* using suitably trained / qualified arboricultural staff to the satisfaction of the Responsible Authority and maintained as part of the streetscape works for all or that particular stage of the development for a period of no less than two (2) years.

Within this zone there must be no vehicular or pedestrian access, trenching, excavation, or storage of waste to the satisfaction of the Responsible Authority.

**Section 173 Agreement - Drainage**

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27. Unless otherwise approved by the Responsible Authority and prior to the issue of Statement of Compliance for the relevant stage, the land owner must enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987 for the installation, use, and on-going maintenance of allotment drainage in accordance with the approved stormwater strategy to achieve the permissible site discharge. All costs associated with setting up and reviewing the agreement must be borne by the land owner. The agreement is to be registered on each individual title, and run with the land, and is to provide to the satisfaction of the Responsible Authority that:
- a) All storm water runoff is to be collected on site and discharged to the legal point of discharge for each allotment/catchment;
  - b) In the event of any operational difficulties with the allotment drainage, it is the responsibility of the land owner to rectify these difficulties.

**Public Open Space Contribution**

28. Unless otherwise approved by the Responsible Authority, the owner of the subject land must:
- a) Provide a Public Open Space Contribution equal to 10% of the developable residential land consisting of a 0.5 hectare (approximate) park and land required for tree retention as per Condition 1(a), and the balance (being the equivalent site value of the balance land) to be paid to Council in cash.
  - b) Deliver the Public Open Space Contribution in accordance with the Approved Development Plan and Section 173 Agreement registered on the Title of 1 Henry Street, Belmont.
  - c) Submit a land budget to determine compliance with this condition.

**Telecommunications**

29. The owner of the land must enter into an agreement with:
- a) A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
  - b) A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media

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Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

30. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:
- a) A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
  - b) A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

**Site Works**

31. No topsoil must be removed from the land without the consent of the Responsible Authority and any topsoil disturbed as a result of works permitted by this permit shall be stockpiled on the site for later redressing of the land.
32. Any existing filling on the site must be removed from the site to the satisfaction of the Responsible Authority. Any new filling to be placed on the site must be engineered filling, and must be approved by the Responsible Authority prior to placement on site. Compaction and testing of any new filling is to be to the satisfaction of the Responsible Authority.

**Disturbed Surfaces**

33. Unless otherwise approved in writing by the Responsible Authority, prior to the issue of Statement of Compliance for the relevant stage, all disturbed surfaces except those areas set aside for roadways and footpaths shall be dressed with topsoil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Responsible Authority to prevent any erosion or siltation either on or adjacent to the land.

**Street Names**

34. Prior to certification the subdivider must provide a list of proposed street names for approval.

**BARWON WATER CONDITIONS**

General

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- 35. The owner shall create easements for Pipelines or Ancillary Purposes in favour of Barwon Region Water Corporation on the plan of subdivision in accordance with Barwon Water's Land Development Manual, without cost to Barwon Water, over existing and proposed water and sewerage infrastructure within the land. If further easements or reserves are required following design of water and sewerage infrastructure these must be added to the plan of subdivision prior to seeking Barwon Water's consent to the issue of a statement of compliance for the subdivision.
- 36. The plan of subdivision must be referred to Barwon Water in accordance with the Subdivision Act 1988 and any subsequent amendments to the plan provided to Barwon Water.

Water

- 37. The provision and installation of individual water services to all lots in the subdivision. Note that tappings and services are not to be located under existing or proposed driveways.
- 38. The payment of New Customer Contributions for water for each additional connection which includes any new lot on a plan of subdivision and/ or any apartment, unit, or premises within the development that is or can be separately metered for water supply.
- 39. Reticulated water mains are required to service the proposed development. This work must be designed by a Barwon Water accredited Consulting Engineer and constructed by a Barwon Water accredited Contractor following the "Developer Works" process.
- 40. The existing 450mm water main in Reynolds Road is not available for direct connection and a rider main will be required to be constructed to service lots fronting Reynolds Road.
- 41. Meter numbers 0730555, 0943387, 1030011, 1030012 and 0439233 are to be returned to Barwon Water prior to the issue of Certificate of Compliance. The associative tappings are to be cut and sealed at the respective mains. Details of the locations of these services can be made available upon request.

Sewer

- 42. The provision of sewerage services to all lots in the subdivision. Individual allotment house connection drains are to be provided for and extend into each allotment. Note that if any common drain or drain from another allotment crosses under a proposed dwelling, a "modification to consent" is to be obtained from the Victorian Building Association and presented to Barwon Water with the required drainage plan. It should be noted that the property service sewer drain remains the responsibility of the property owner(s).

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- 43. The payment of New Customer Contributions for sewer for each additional connection which includes any new lot on a plan of subdivision and/ or any apartment, unit, or premises within the development that is or can be separately metered (for water supply).
- 44. articulated sewer mains are required to service the proposed development. This work must be designed by a Barwon Water accredited Consulting Engineer and constructed by a Barwon Water accredited Contractor following the "Developer Works" process.
- 45. The proposed development can be serviced by the existing Geelong Sewer System. The development can be serviced by the existing gravity sewer system which includes:
  - DN150 and DN137 gravity sewers located on the southern property boundary
  - DN150 gravity sewers opposite the east property boundary within High Street.
- 46. The existing site contains several connections to the existing sewer mains. These sewer connection points must be decommissioned in accordance with Barwon Water's 'Property Connection Decommissioning Process' prior to the issue of Certificate of Compliance. The location of these points can be made available upon request.

**POWERCOR CONDITIONS**

- 47. The applicant shall provide an electricity supply to all properties within the development in accordance with Powercor's requirements and standards, including the extension, augmentation or rearrangement of any existing electricity supply system, as required by Powercor (A payment to cover the cost of such work may be required).
- 48. The applicant shall, where buildings or other installations exist on the land and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor.
- 49. Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.
- 50. Any construction work must comply with Energy Safe Victoria's "No Go Zone" rules.
- 51. The applicant shall set aside on the property for the use of Powercor Australia Ltd a lease(s) of the site(s) and for easements for associated powerlines, cables and access ways where an electric substation (e.g. indoor) is required to service the development. Such a lease shall be for a period of 30 years at a nominal rental with a right to extend

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the lease for a further 30 years. Powercor Australia Ltd will register such leases on the title by way of a caveat.

- 52. The applicant shall provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land and for any new powerlines required to service the development and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall show on the plan an easement(s) in favour of "Powercor Australia Ltd" for "Power Line" pursuant to Section 88 of the Electricity Industry Act 2000.
- 53. The applicant shall obtain for the use of Powercor Australia Ltd any other easement external to the subdivision required to service the lots.
- 54. The applicant shall adjust the position of any existing easement(s) for powerlines to accord with the position of the line(s) as determined by survey.

**PUBLIC TRANSPORT VICTORIA CONDITIONS**

- 55. The permit holder must take all reasonable steps to ensure that disruption to bus operation along High Street/Princes Highway is kept to a minimum during the construction of the development. Foreseen disruptions to bus operations and mitigation measures must be communicated to Public Transport Victoria fourteen days (14) prior.
- 54.56. The existing bus stops and associated infrastructure on High Street/Princess Highway must not be altered without the prior consent of Public Transport Victoria. Any alterations including temporary works or damage during construction must be rectified to the satisfaction of Public Transport Victoria and at the cost of the permit holder.

**VICROADS CONDITIONS**

- 55. ~~Prior to the issue of Statement of Compliance, the following works must be completed to the satisfaction of, and at no cost to VicRoads and the Responsible Authority:~~
  - a) ~~Undertake modifications to the Henry Street/Corio Waurm Ponds Road intersection to prohibit vehicles turning right.~~
  - b) ~~Create a central median opening on the Corio Waurm Ponds Road between Henry Street and Davis Street, to cater for west bound vehicles only. These works must also include the construction of a right turn lane.~~

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~~56. Prior to the works commencing, the applicant must enter into a works agreement with VicRoads, confirming design plans and work approvals processes, including the determination of fees and the level of VicRoads' service obligations.~~

**EXPIRY**

**Development**

57. This permit as it relates to the development of buildings will expire if one of the following circumstances applies:

- a) The development of the building(s) hereby approved has not commenced within two (2) years of the date of this permit.
- b) The development of the building(s) hereby approved is not completed within four (4) years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires; or

- a) Within six (6) months after the permit expires where the use or development has not yet started; or
- b) Within twelve (12) months after the permit expires, where the development allowed by the permit has lawfully commenced before the permit expiry.

**Subdivision**

58. This permit as it relates to subdivision will expire if one of the following circumstances applies:

- a) The first stage of the plan of subdivision has not been certified within two (2) years of the date of this permit.
- b) All stages of the plan of subdivision have not been certified within four (4) years of the date of this permit.
- c) A statement of compliance is not issued within five (5) years of the date of certification of the relevant stage of subdivision.

The Responsible Authority may extend the certification periods referred to if a request is made in writing before the permit expires or within six (6) months afterwards.

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**Notes**

1. Construction of the site stormwater connection/s is to be inspected by Council Representative at various stages. An appropriate fee equivalent to 3.25% of total cost of civil works, excluding GST (a minimum fee of \$100 applies if the 3.25% amount is less than \$100), is to be paid to Council for inspection. Relevant evidential documentation of the cost is to be provided.
2. All internal property drainage must be designed and constructed to satisfy AS/NZS 3500.
3. A Vehicle Crossing Permit must be obtained prior to commencement of works.

Barwon Water

4. The developer is to apply to Barwon Water for details relating to costs and conditions required for the provision of water supply and sewerage services to the subdivision.

It would be appreciated if all communication between the developer/agent and Barwon Water quote Barwon Water reference number L013091.

Downer

5. Should gas be required to be either connected or disconnected to the existing or future properties please contact your local gas retailer.

Powercor

6. It is recommended that, at an early date, the applicant commences negotiations with Powercor for supply of electricity in order that supply arrangements can be worked out in detail.

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Signature for the Responsible Authority

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## IMPORTANT INFORMATION ABOUT THIS PERMIT

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### WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No. C251 to the Greater Geelong Planning Scheme.

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### WHEN DOES THE PERMIT BEGIN?

The permit operates from a day specified in the permit being a day on or after the day on which the amendment to which the permit applies comes into operation.

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### WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if—
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of a permit, unless the permit contains a different provision; or
  - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
  - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
  - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
  - the use or development of any stage is to be taken to have started when the plan is certified; and
  - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

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### WHAT ABOUT REVIEWS?

- In accordance with section 96M of the **Planning and Environment Act 1987**, the applicant may not apply to the Victorian Civil and Administrative Tribunal for a review of any condition in this permit.