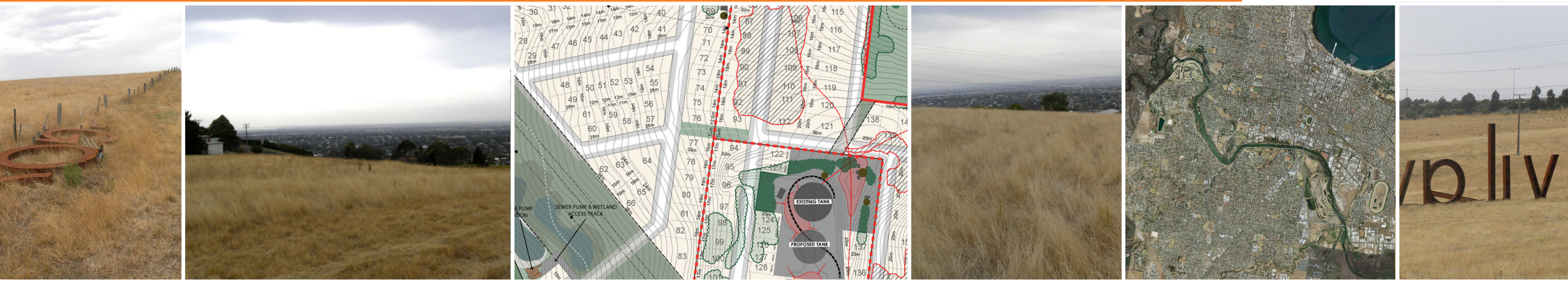


SECTION 96A: COMBINED AMENDMENT & PERMIT APPLICATION

335 Barrabool Road, 43-45, 65 & 67 Cityview Drive



Prepared for
FAGG FAMILY, LAMB FAMILY AND BARWON WATER

By
MESH PTY LTD

SECTION 96A: COMBINED AMENDMENT & PERMIT APPLICATION

335 Barrabool Road, 43-45, 65 & 67 Cityview Drive

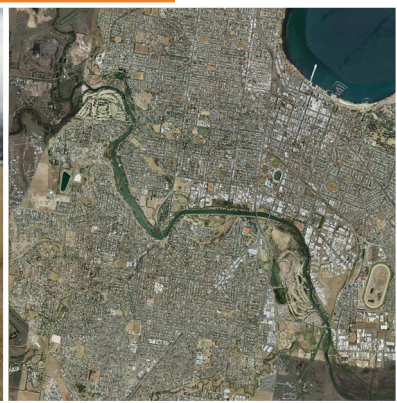
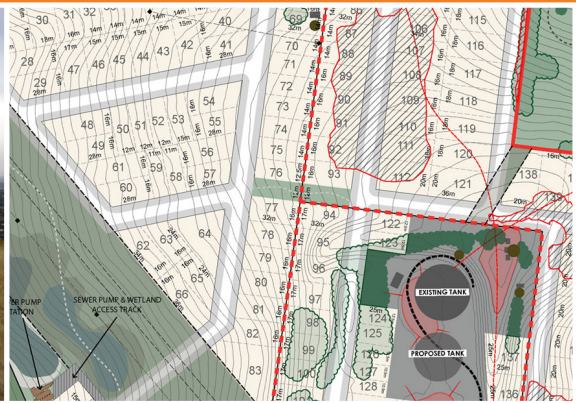


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1.0

Mesh Planning has been commissioned by Villawood Properties to submit the following combined rezoning and planning permit application pursuant to Section 96A of the Planning and Environment Act for multi-lot residential subdivision at 335 Barabool Road, 41-43 Cityview Drive, 65 Cityview Drive and 67 Cityview Drive, Wandana Heights.

Villawood Properties has been engaged by three proponents: Fagg family, Lamb family and Barwon Water to undertake the development management.

The purpose of this report is to provide detail on the proposed planning scheme amendment and multi-lot subdivision and will refer where required, to accompanying specialist background reports.

The report firstly provides an outline of the existing conditions of the site and surrounds, followed by an assessment of the proposal against the relevant planning controls of the Greater Geelong Planning Scheme, with specific reference to the Council's key guiding policies and objectives relevant to this proposal. It then provides detail on the subdivision design, with particular emphasis on the explanation of the design rationale.

As will be detailed within this report, the site forms a logical conclusion to the western residential edge of Wandana Heights, where it abuts the Geelong Ring Road. A combination of influencing factors including the site's proximity to, and interface with, the Geelong Ring Road, the presence of the transmission line easement traversing the site, Council's local park, the presence of Barwon Water's asset (water tank), topography of the land, and interface to the existing dwellings along Cityview Drive, have all shaped the proposed design.

Notwithstanding these site conditions and varying levels of complexity each produce, the proposed development ensures an optimal and simplified subdivision layout design is achieved, which will provide a positive contribution to both the future and existing residents living within this pocket of Wandana Heights.

As Council would be well aware, Barwon Water separately undertake many "spot" rezoning applications for their numerous land interests throughout the City of Geelong and the greater area. In this instance, given their own development interests in this site, they have identified an opportunity to join the Fagg and Lamb families in a consolidated Section 96A submission. A Development Plan Overlay is therefore proposed to

be applied over the land to ensure future development is managed in a holistic manner, and this report will also detail the design objectives of the Development Plan.

In support of this Section 96A application, the following supporting information and specialist reports are provided and are referenced through the application and are attached as appendices. These include:

- Certificate of Title for each of the landholdings impacted by the amendment and development proposal
- Traffic impact assessment, Cardno
- Contamination, Golder Associates
- Servicing report, St Quentins
- Drainage advice, Water Technology
- Heritage advice, Heritage Insight
- Arboricultural advice, Let's Talk About Trees

A landscape masterplan will be prepared and discussed with Council, following better understanding of the plan-based matters. This can be required by a condition of permit and the proposed Development Plan and will detail the vision of the development and how elements such as the streetscapes and treatment of the transmission line easement will be integrated into the design.

On behalf of Villawood Properties and the proponents: Barwon Water, Fagg and Lamb families, we look forward to working closely with Council on this application.

Site Photos



2.1

Strategic Context

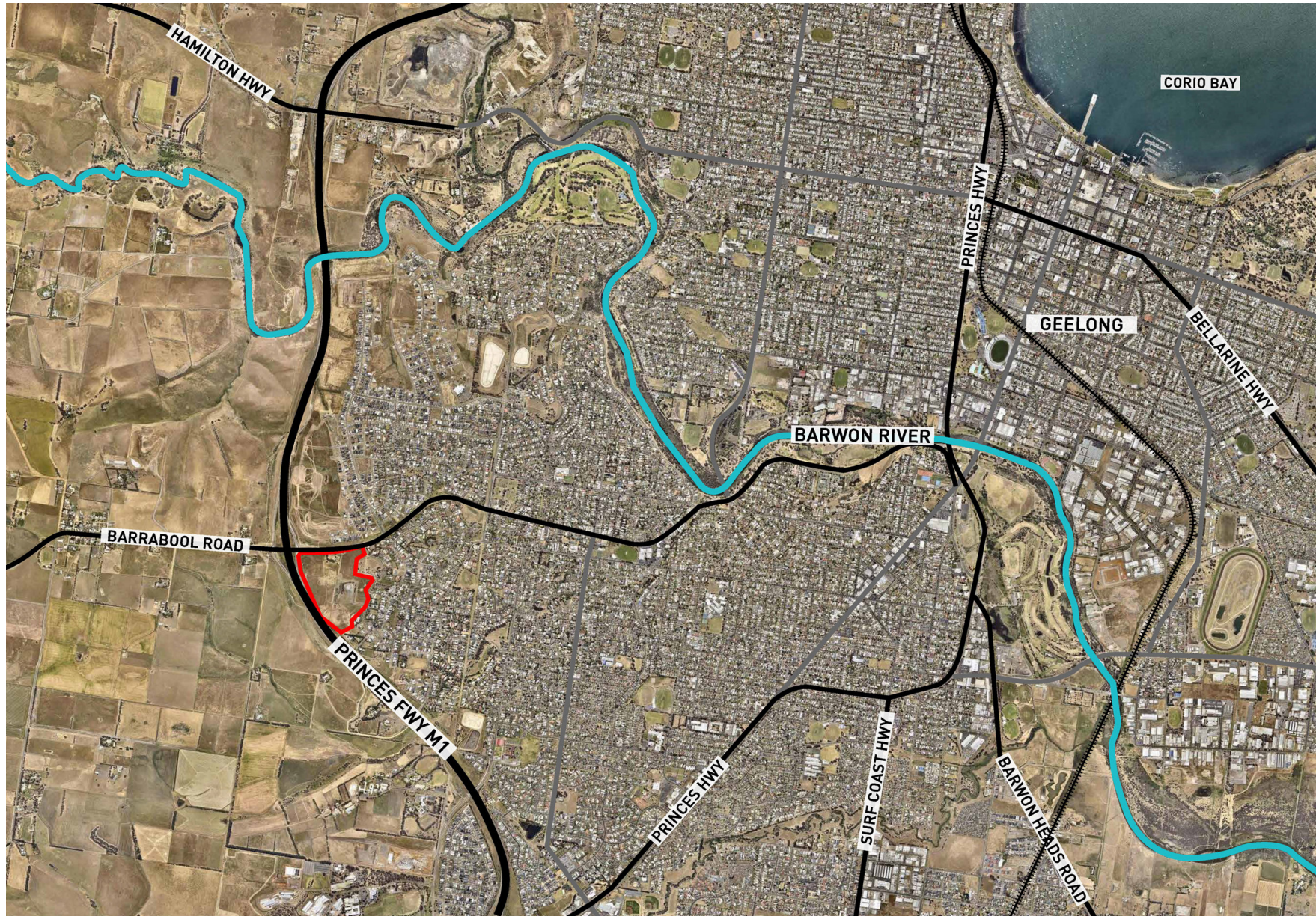
The site is approximately 23.4 hectares in total and is located approximately 8 kilometres south-west of the Geelong Central Activities District.

The land is the only area east of the Geelong Ring Road which is within the Farming Zone. The Geelong Ring Road generally forms the western extent of Geelong's urban development.

Barrabool Road is an arterial road which connects east to Belmont and other established areas of Geelong.

Figure 1 graphically depicts the site's strategic context.

Figure 1 Site's Strategic Context



2.2

Site Description

Individual Titles

The subject land consists of four titles, as detailed in the table opposite. Two additional properties, located at 39 Cityview Drive (owned by Telstra Corporation) and 37 Cityview Drive (owned by Vertical Telecoms) will be rezoned as part of the proposal to ensure these sites are suitably rezoned having regard to the residential context of the area.

Figure 2 and Table 1 summarises the parcels and property ownership of the affected parties. Attached at *Appendix 1* is a Certificate of Title for each of the affected parcels.

Table 1 Title and Ownership Details

Land owners	Title Details	Address
Lamb family	Lot 1 PS608915	335 Barrabool Road, Wandana Heights
Fagg family	Lot C LP 218593	41-45 Cityview Drive, Wandana Heights
Fagg Family	Lot 1 TP119205	65 Cityview Drive, Wandana Heights
Barwon Water	Lot 2, PS608915	67 Cityview Drive, Wandana Heights
Telstra Operations Facility Management*	Lot 1 TP530114	39 Cityview Drive, Wandana Heights
Vertical Telecoms Pty Ltd*	TP530114	37 Cityview Drive, Wandana Heights

*These sites form part of the amendment component, however do not form part of the subdivision application.

Figure 2 Property Owners Plan



DRAWING KEY

SITE FEATURES

- Site Boundary
- - - Property Boundary
- Cadastre
- ~ Contours 0.5m
- - - Utility Easements (Transmission, Gas)
- Arterial Roads
- Collector Roads
- Key Local Roads
- - - - - Driveways
- Subject to Rezoning

Topography and views

Similar to its surrounds, the site is undulating contributing to the topographical character of Wandana Heights and Highton. Dwellings of various sizes are being constructed in the surrounding area, taking advantage of the views.

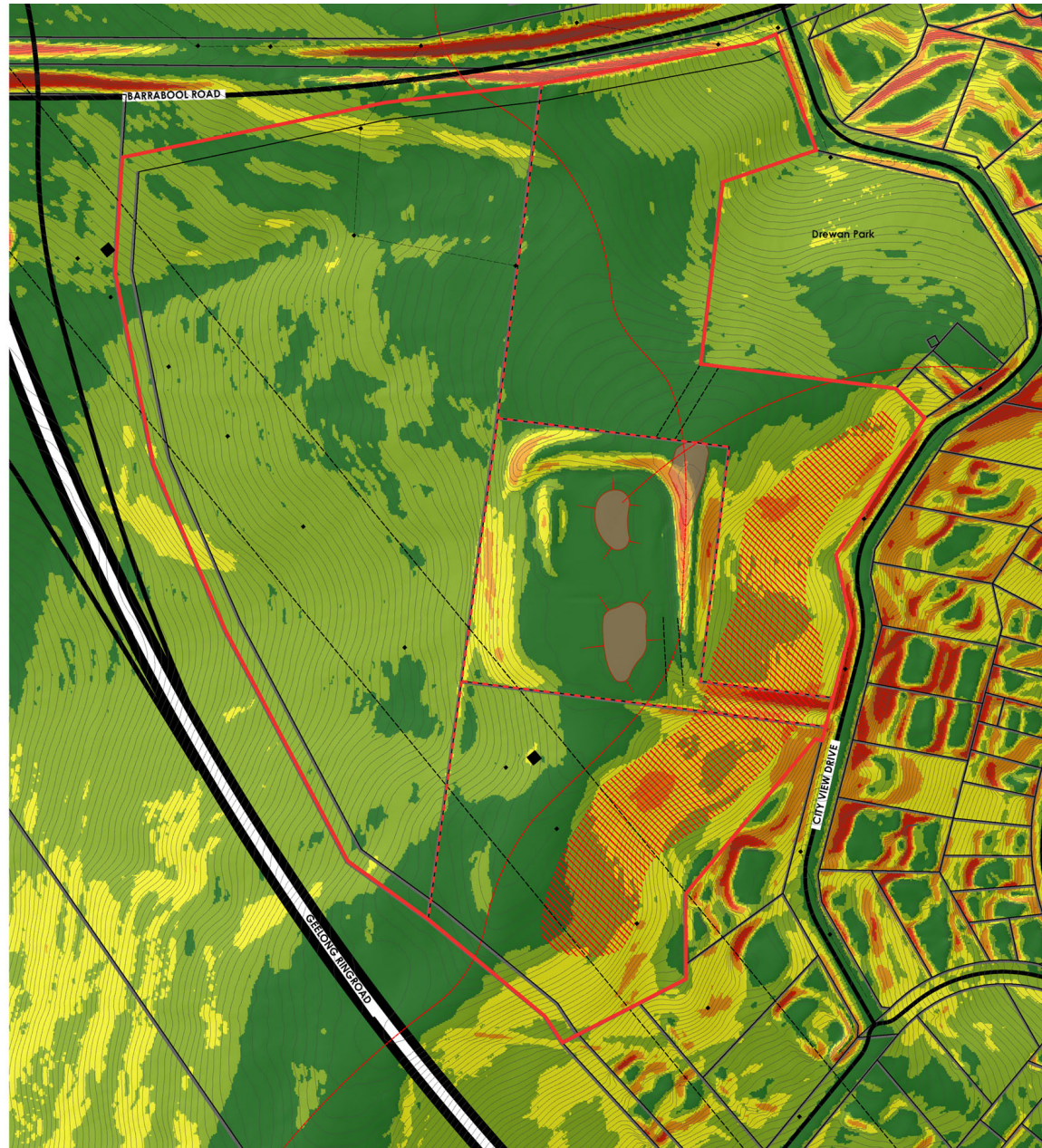
At its highest point generally central to the site, a water tank used by Barwon Water is located. The site generally falls from this point to Cityview Drive, and back to the Ring Road. Whilst the Barwon Water site is the highest point, it is also the flattest. The steepest parts of the land (as indicated in the terrain analysis in Figure 3) is the area proximate to Cityview Drive.

Figure 7 on page 13 shows the view lines which are provided back to Geelong and the bay from the subject site. To the west of the Ring Road, the existing farmland provide equally attractive views from the site. The site provides opportunity to optimize these views and provide an attractive residential setting.

Given the site's prominence and the level difference with the Ring Road, it is visible from the Geelong Ring Road in both directions. As will be detailed within Chapter 5 (design response), the interface to the ring road and the transmission line easement has formed an important consideration in the subdivision design to ensure the development positively addressed the surrounds.

The current planning controls in the vicinity of the subject site limit the way in which the surrounds can be developed, with a focus on protecting key view lines. The Design and Development Plan Overlay Schedule 8 applies to 1-5 Wandana Drive/Cityview Drive restricts dwelling setbacks and building heights relative the natural ground level.

Figure 3 Slope Analysis Plan



DRAWING KEY

SITE FEATURES

-  Site Boundary
-  Property Boundary
-  Cadastre
-  Contours 0.5m
-  Utility Easements (Transmission, Gas)
-  Arterial Roads
-  Collector Roads
-  Key Local Roads
-  Driveways
-  Ridge Line
-  Hill Tops
-  Steep Slopes

SLOPE ANALYSIS






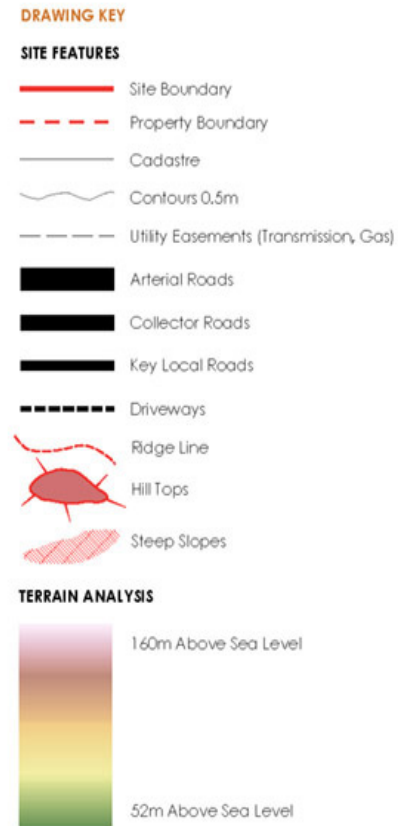
-  0-5% Slope
-  5-10% Slope
-  10-15% Slope
-  15-20% Slope
-  20%+ Slope

Figure 4 Terrain Analysis Plan



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Figure 6 Built Features Plan

Built features

The site is largely cleared, characterised by grazing/farm land. A dwelling and associated outbuildings are located in the north-east corner of the site.

Barwon Water's site located generally central to the subject land is developed with a large water tank which is accessed via its own sealed road from Cityview Drive. As will be further detailed within the Proposal chapter of this report, Barwon Water plans to construct an additional water tank on their site in the future, notwithstanding through this process they will reduce the size of their landholding and develop the excess portion of land as part of this proposal.

A transmission line easement traverses the site generally from the north-west to the south-eastern point. It contains both power lines and a transmission line. Given the presence and development constraints within the easement itself, the proposed subdivision layout establishes a layout which ensures access to the easement is still maintained. See Figure 6.



DRAWING KEY

SITE FEATURES

- Site Boundary
 - - - Property Boundary
 - Cadastre
 - Contours 0.5m
 - - - Watercourses/Drainage Lines/Gullies
 - - - Utility Easements (Transmission, Gas)
 - Transmission
 - Power Lines
 - Existing Antennae
 - Existing Buildings
 - Existing Trees
 - Roadside Plantation
 - Culvert
 - Ridge Line
 - ||||| Retaining Wall/Embankment/Road Cutting
 - Hill Tops
 - Steep Slopes
 - Shared Trail Network
- ##### EXISTING MOVEMENT NETWORK
- ||||| Arterial Roads
 - ||||| Collector Roads
 - ||||| Key Local Roads
 - Driveways
 - Possible Access Points
 - ↔ Internal Viewlines

Access and easements

The site is bounded by the Geelong Ring Road to the west, Barrabool Road to the north and Cityview Drive to the east.

A cross-over/driveway provides access to the existing farm house from Barrabool Road. The Geelong Ring Road interchange restricts any further access to the site from Barrabool Road.

Barrabool Road and Cityview Drive is a "Type C" channelised intersection providing fully directional access. Given the status of Barrabool Drive and its proximity to the interchange, no direct property access is contemplated in the developed subdivision design, to protect the status of this key road.

The Barwon Water site is accessed via a sealed road which extends from Cityview Drive. It is proposed to retain this access point in the future layout.

As detailed within Cardno's traffic impact assessment report (see Appendix 3), Barrabool Road is an arterial road which provides sub-regional access between the Ring Road/Princes Highway to Belmont in the east. The traffic generated by the development will not require any upgrade to this intersection.

Cityview Drive is nominated as a local road which extends south from Barrabool Road. Residential properties to the east currently gain direct access to Cityview Drive. The road is a 20m reservation with a 6.6m constructed pavement which allows for two-way traffic.

There are two Barwon Water pipeline easements feeding into and out of their site. These pipelines will remain in the ultimate developed scenario, however will be required to be placed within reserves. The proposed lot layout makes allowance for this requirement.

Refer to Figure 7 adjacent which maps the relevant access and easements.

Figure 7 Access and Easements Plan



DRAWING KEY

SITE FEATURES

- Site Boundary
- - - Property Boundary
- Cadastre
- ~ Contours 0.5m
- - - Utility Easements (Transmission, Gas)
- Arterial Roads
- Key Local Roads
- - - - - Driveways
- - - - - Utility Easements (Transmission, Gas)
- Transmission Easement
- ➔ Existing Access Points
- Type C Intersection (CHR)

Surrounding land uses and interfaces

The land to the north is being developed for residential purposes, generally up to the Geelong Ring Road which forms a boundary to farm land to the west.

Directly north of Barrabool Road dwellings are being constructed “backing” onto the arterial road and accessed internally via a local street.

The east of the site has also been developed for residential purposes, however is part of an older low density subdivision, with lot sizes typically around 3000m². Given the topography of the area, the dwellings are located generally lower than Cityview Drive. As will be explained in the design response section of this report (Chapter 5), larger lots are typically proposed fronting onto Cityview Drive to interface to these established homes.

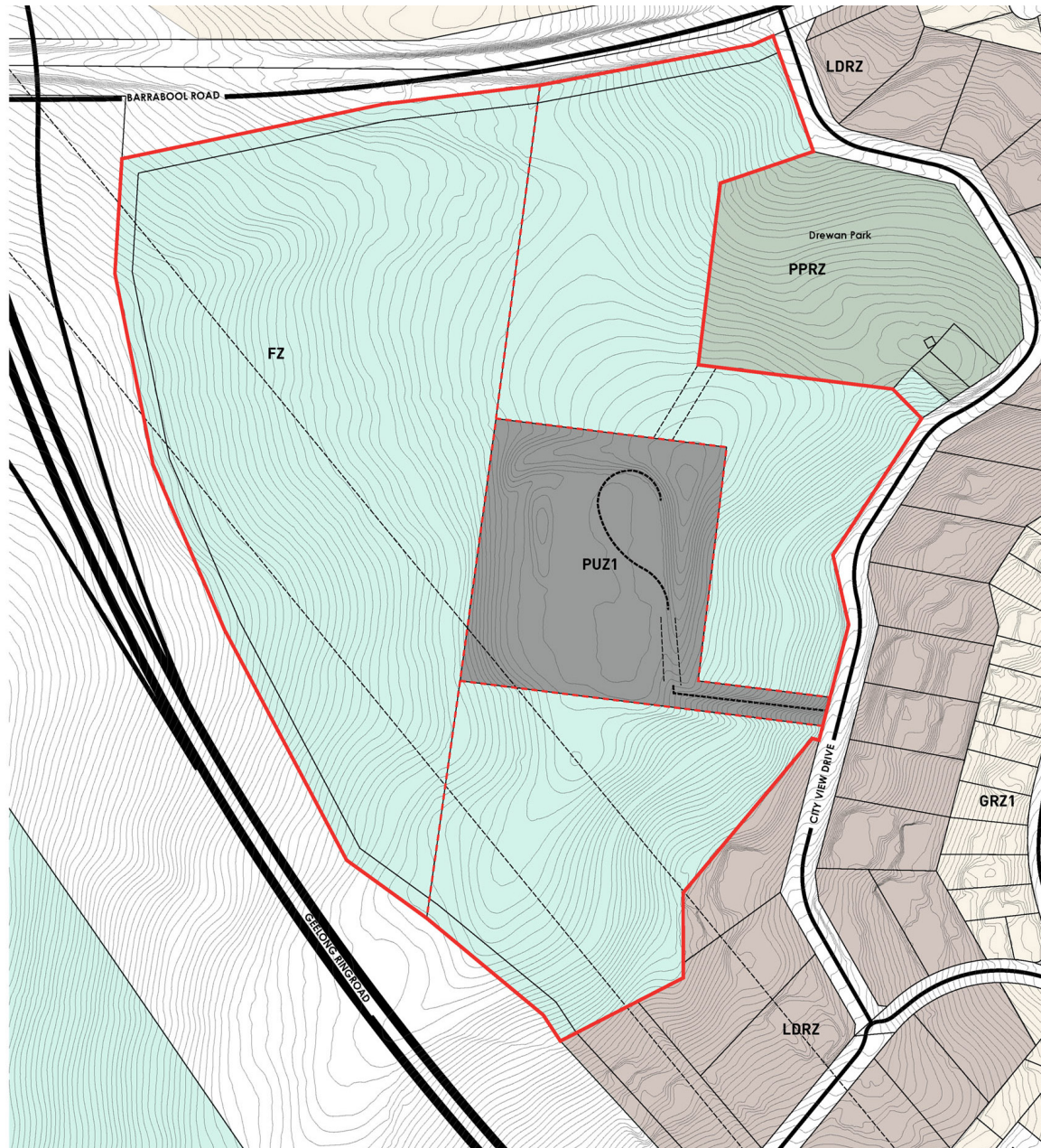
Drewan Park is an existing local park which provides passive recreation needs for the surrounding catchment area. A path loops around the reserve. Cypress trees border the park’s southern and western boundaries. An aboricultural report (see Appendix 4) notes that the trees have a low retention status, with many of poor or declining health. It is proposed to remove these

tree rows to improve views and surveillance into the park as part of the subdivision.

Directly abutting the park to the south are two titles used for telecommunications purposes, containing two large base stations and associated equipment.

The south of the site interfaces with existing low density dwellings. See Figure 8 opposite. The transmission line easement passing through these properties is generally located in the rear of these properties.

Figure 8 Surrounding Land Uses Plan



DRAWING KEY

SITE FEATURES

- Site Boundary
- - - Property Boundary
- Cadastre
- ~ Contours 0.5m
- - - Utility Easements (Transmission, Gas)

EXISTING MOVEMENT NETWORK

- Arterial Roads
- Collector Roads
- Key Local Roads
- Driveways

LAND USES

- Residential - Conventional Density
- Residential - Low Density
- Transmission Easement
- Open Space - Passive
- Current Farming Zone
- Water Tanks - Public Use Zone

2.3

Background Reports

Accompanying the proposal, a range of site-specific background reports were commissioned for the site. This section summarises each of the background reports which will be referred to throughout this report, and touched on in the previous Section 2.2.

Traffic Impact Assessment

Cardno were engaged to undertake and assessment of the proposed multi lot subdivision on the existing road network and proposed internal street network. This report is attached as *Appendix 3*.

The report concludes the existing Type C intersection which caters for full movement at the intersection of Barrabool Drive and Cityview Drive will not require an upgrade as a result of the proposed subdivision.

The existing Cityview Drive cross-section will also cater for the development interface on its western side.

Internally, the proposed road network and access points into the subject site will ensure a highly permeable local road system.

Details of the proposed cross-sections for the internal roads is provided within Chapter 5.3 (Movement Network.)

Drainage Report

Water Technology specialise in surface water management and were commissioned to undertake a drainage study and modelling for the subject site. Their report is attached at *Appendix 5*.

Figure 9 shows the existing pre-development direction of flows. In summary, there is an existing catchment channel located between the subject site and the Geelong Ring Road which feeds through an existing culvert under the Ring Road. The land generally west of the high point (water tank) flows to the west.

The balance of the site flows back to Cityview Drive and is captured by Greater Geelong's pipe network.

As discussed with Council officers at the pre-application meeting and further detailed within the Highton Flood Study, there are existing capacity constraints through Highton and the Kardinia Creek. Importantly, the modeling undertaken by Water Technology conclude the development of the site will not further impact on the existing capacity constraints.

Figure 9 Existing Direction of Flows, *Figure 2.4 of Surface Water Management Strategy prepared by Water Technology*

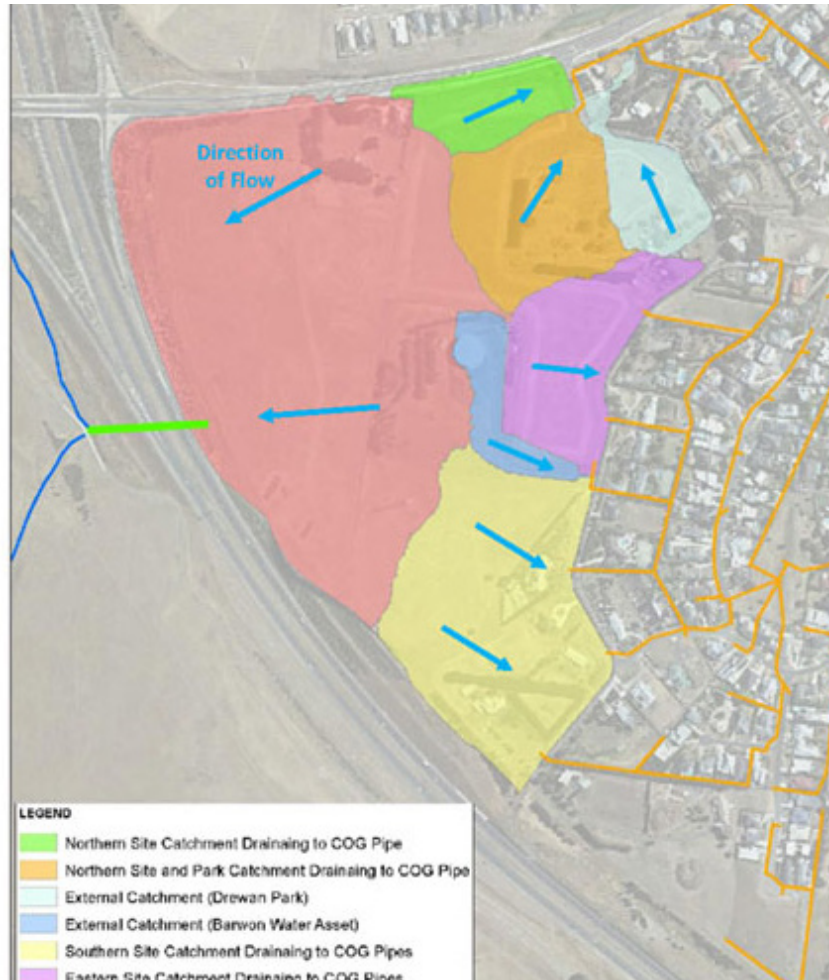


Figure 2-4 Catchment Plan (to be revised once Ge

Figure 10 Existing Services Plan

Servicing

St Quentins have been engaged to undertake the servicing and civil engineering advice for the site. Their servicing report is attached at *Appendix 6*.

Given the existing development around the subject site, the land can be serviced by existing gas, water, telecommunications, sewer, electricity and drainage.

Importantly, the report also sets out the development requirements under the transmission line easement, which restricts the construction of roads and requires particular height clearances. These easement requirements have been referred to in developing the proposed subdivision layout.

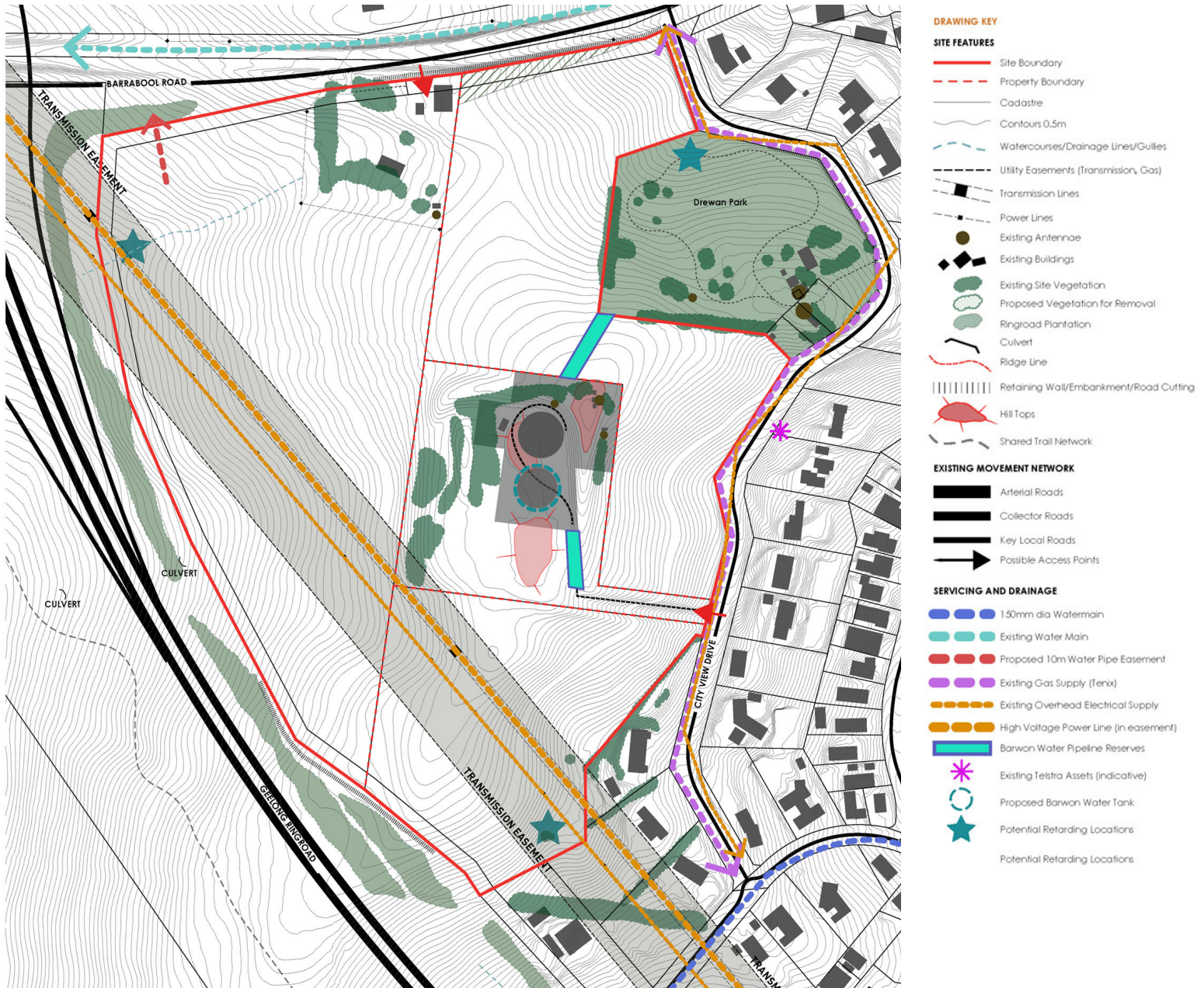
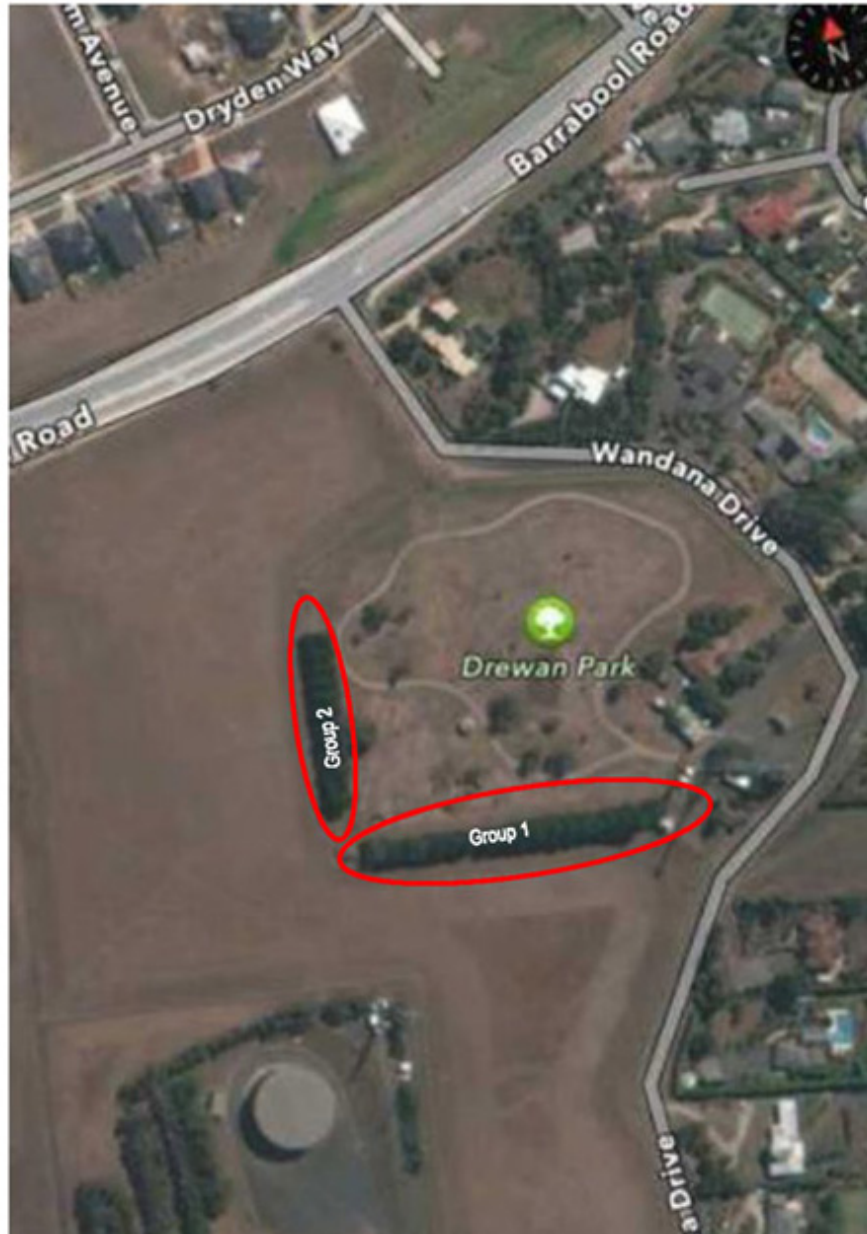


Figure 11 Assessed Tree Groups to be Removed

Arboricultural

Let's Talk About Trees were commissioned to assess the health and status of the pine trees rows located within Council's Drewan Reserve, on its southern and western boundary. As will be detailed within Chapter 5, it is proposed to remove this vegetation in order to provide for improved views into the park from the surrounding development. Furthermore, the health of the trees are poor to fair, showing signs of decline with a large proportion stressed or dead. As such, it is intended that the removal of these trees will improve the outlook into the park.

Figure 11 indicates the location of the assessed tree groups to be removed.



Cultural Heritage

Heritage Insight was commissioned to determine whether a mandatory Cultural Heritage Management Plan is required for the land. As described within their report attached at *Appendix 7*, whilst the proposed subdivision is regarded as a *high impact activity*, the site does not contain (nor is it within proximity to) any existing sites and therefore a CHMP is not triggered.

Contamination

Golder Associates were engaged to undertake a contamination assessment of the land (see *Appendix 8*). The findings of the report is the site presents low-moderate risk of contamination and does not preclude the site being used for sensitive uses (including residential).

3.1

Proposal Overview

Approval is sought via *Section 96A of the Planning and Environment Act* for the rezoning of land and development at 335 Barrabool Road, 41-43, 65 and 67 Cityview Road, Wandana Heights and multi-lot residential subdivision of the landholdings.

A concurrent rezoning and permit application is sought for the following reasons:

- The proposal represents an opportunity to ensure a well-coordinated planning outcome can be achieved given the three key landowners are keen to develop the land;
- The land is the only portion of Farming Zone land on the eastern side of the Ring Road which is generally characterised by residential and urban uses;
- Given the extent of the site and land owner agreement, it makes sense to develop the property as one unit;
- A concurrent permit will ensure the site is developed generally in accordance with the proposed vision of the Development Plan;
- The concurrent permit application will provide development certainty;

- The Section 96A combined amendment and permit application will ensure an efficient planning process.

Rezoning of the land

To facilitate the multi-lot subdivision of a range of lot sizes, the land must be rezoned from the Farming Zone to the General Residential Zone Schedule 1. Some adjustment to Barwon Water’s existing facility (nominated Public Use Zone) is also proposed in order to facilitate development of their

excess land which is no longer required for their asset.

Council has provided a Planning Scheme Amendment reference number (C331) and all statutory documentation prepared accompanying this application refers to this “C” number.

In addition to rezoning the land to allow for residential development, a Development Plan Overlay Schedule 34 (DPO34) is to be applied over the site.

Table 2 details the existing and proposed zones and overlays of the impacted titles.

Table 2 – Existing and Proposed Provisions

Land owners	Address	Current Provisions	Proposed Provisions
Lamb family	335 Barrabool Road, Wandana Heights	Farm Zone	General Residential Zone Schedule 1 Development Plan Overlay Schedule 34
Fagg family	41-45 Cityview Drive, Wandana Heights	Farm Zone	General Residential Zone Schedule 1 Development Plan Overlay Schedule 34
Fagg Family	65 Cityview Drive, Wandana Heights	Farm Zone	General Residential Zone Schedule 1 Development Plan Overlay Schedule 34
Barwon Water	67 Cityview Drive, Wandana Heights	Public Use Zone	General Residential Zone Schedule 1 (part) Development Plan Overlay Schedule 34
Telstra Operations Facility Management*	39 Cityview Drive, Wandana Heights	Farm Zone	General Residential Zone Schedule 1
Vertical Telecoms Pty Ltd*	37 Cityview Drive, Wandana Heights	Farm Zone	General Residential Zone Schedule 1

*Figures 14 and 15 (and provided in Appendix 9) contains the proposed zoning and overlay plans as requested from DEWLP.

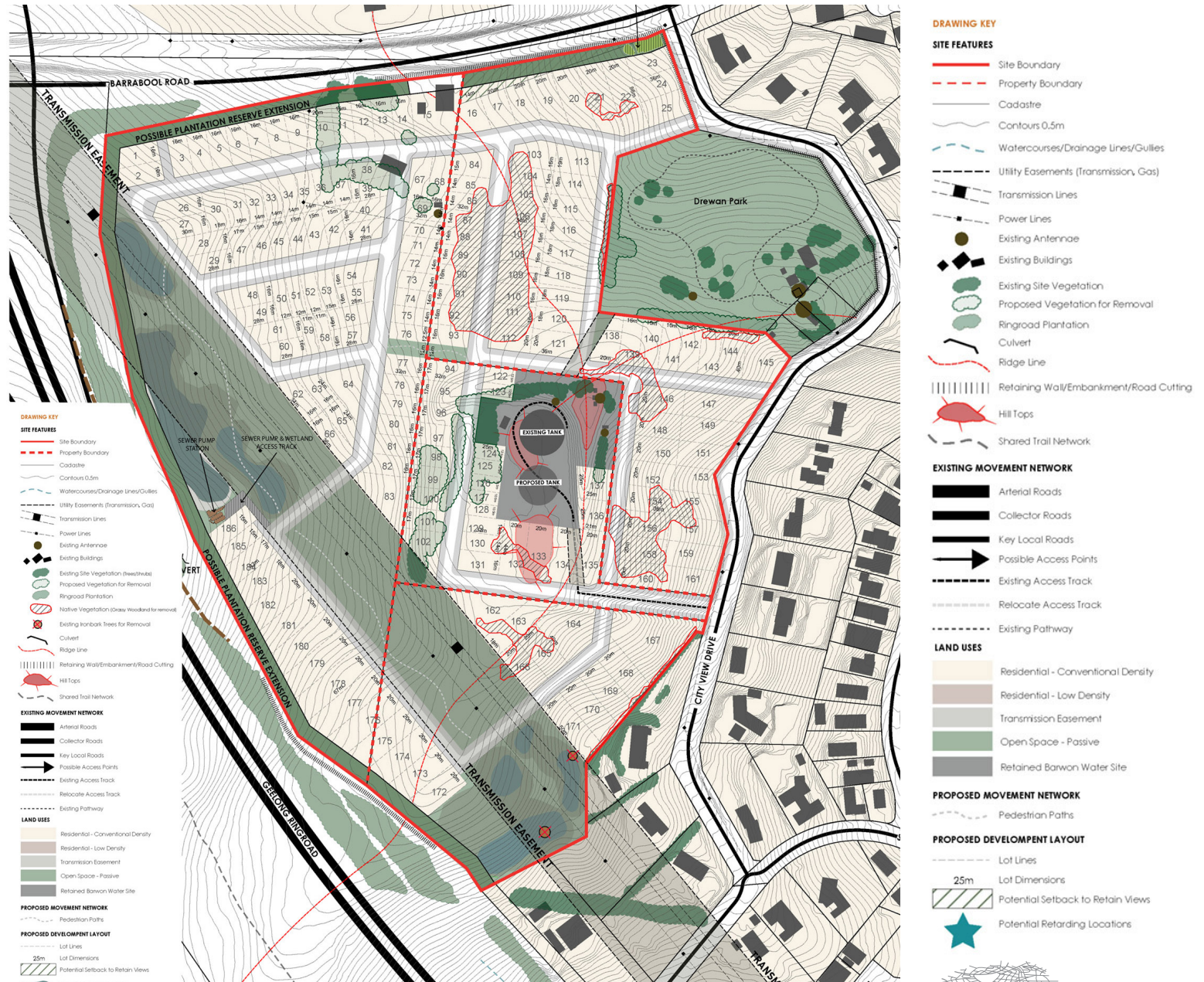
Figure 12 Concept Plan

Development of the land

In addition to rezoning the land and application of the DPO34, it is proposed to subdivide the land into approximately 186 residential lots of varying sizes, as per Figure 12, Concept Plan overleaf. A land budget of the proposal is provided in Table 3. A total of 186 lots of varying sizes will be provided in the subdivision.

Table 3 Land Budget (approximate)

Land Budget	Hectares
Total Site Area	23.43
Transmission Line Easement (public open space)	4.00
Proposed Landscape Buffer/ drainage	1.36
Drainage	0.57
Tank site	1.01
Net Developable Area	14.59
Average Lot Size	646m ²



3.3

Pre-application discussions

Mesh met with Council on 10 December 2014 to discuss the proposed rezoning and residential subdivision. A key focus of the meeting was to gain Council's in-principle support to the rezoning from the Farming Zone to the General Residential Zone Schedule 1.

As part of this meeting the strategic context and site analysis was discussed as well as the subdivision design, showing how, from a strategic perspective, the site provides a logical conclusion to the western residential extent of Wandana Heights at the boundary to the Ring Road. Since this meeting, Barwon Water have now also formed the proponent group seeking rezoning and development of their excess landholding.

At the meeting, Council suggested that a Development Plan Overlay be applied to the site, to ensure the development requirements of the site are implemented formally within the Greater Geelong Planning Scheme.

In addition, Council advised of the drainage constraints through the Highton area and noted that future development would have to demonstrate that there would be no additional impacts on the future capacity of the drainage network. Water Technology and

Biofilta have subsequently engaged with St Quintins (engineers) to undertake an assessment of the proposed drainage requirements and solution for the site. As is demonstrated by their modelling of the proposed subdivision, there will be no additional impact on the downstream drainage network and the development can be wholly accommodated within the existing network.

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4

4.1

Introduction

This Chapter sets out the existing and proposed zoning and overlay provisions relating to the site.

It also provides a response to the relevant State Planning Policy Framework and Local Planning Policy Framework to demonstrate how the proposed rezoning and development is in accordance with the strategies of the Greater Geelong Planning Scheme.

Mesh has prepared with this permit application the necessary statutory provisions to accompany the proposed rezoning for Council's review concurrently with the development application component. The proposed Development Plan Overlay (Schedule 34) "Cityview Drive Development Plan" will be discussed in detail in this Chapter.

4.2

Planning Framework

State Planning Policy Framework

From a State planning perspective, the proposed amendment and rezoning is supported by the following policies (see Plan Melbourne):

- 11.02-2 *Supply of Urban Land*
- 11.04-6 *A State of Cities*
- 11.05 *Regional Development*
- 11.05-4 *Regional Planning Strategies and Principles*
- 11.07 *Geelong (G21) Regional Growth Plan*
- 11.07-8 *Transport*
- 15.01-3 *Neighbourhood and Subdivision Design*
- 16.02-2 *Location of Residential Development*

The State Planning Policy Framework seeks to promote and support major growth to the City of Greater Geelong. The SPPF also provides a framework in ensuring this growth is appropriately located, having regard to services, infrastructure and transport connections.

Municipal Strategic Statement + Local Planning Policy Framework

The relevant policies and directions set out in Council's MSS and LPPF include:

- 21.02 *City of Greater Geelong Sustainable Growth Framework*
- 21.04 *Municipal Framework Plan*
- 21.06 *Settlement and Housing*
- 21.15 *Wandana*

The LPPF acknowledges Greater Geelong's role as a gateway municipality to the broader area, and the importance of balancing and accommodating growth and housing typologies. In particular, the focus of new development is to ensure it contributes 'positively to the quality of the urban environment so that it may be enjoyed and respected by the existing and future community'.

Wandana Heights is a nominated significant urban fringe area which is characterised by sweeping views and topographical features which development should have regard to and respond to.

Farming Zone

The site is currently zoned Farming Zone (FZ) which historically applied to all areas on either side of the Ring Road. The purpose of the FZ is to protect the agricultural purpose of the land.

Given the fragmentation of the land, due to both the alignment of the Geelong Ring Road and title ownership, farming is no longer a viable proposition and the land is better suited for urban development.

To this end, it is proposed to amend the zone to General Residential Zone to allow for multi lot subdivision and development.

Public Use Zone

The Public Use Zone applies over Barwon Water's parcel. The role of the PUZ is to 'recognise public land use for public utility and community services and facilities'.

4.3

Clause 52.01 Public Open Space Contribution and Subdivision

Clause 52.01 requires payment of public open space contribution as part of subdivision of land. Council has requested a cash contribution payment rather than land to satisfy this requirement. This has been discussed with Council in the context of the existing Drewan Park and its role (see also Section 5.6.) and requires further resolution.

Proposed Provisions

General Residential Zone

It is proposed to rezone the subject site and two additional parcels owned by Telstra and Vertical Communications to the General Residential Zone Schedule 1 as per Figure 13 overleaf.

The application of the General Residential Zone will allow the site to be subdivided and developed for residential uses at a range of lot sizes.

To ensure a consistent application of zones, it is proposed to also rezone the Telstra and Vertical Communications properties from the Farm Zone and Public Park and Recreation Zones (anomalies).

Figure 13 Proposed Development Plan

Development Plan Overlay Schedule 34 "Barrabool Road, and Cityview Drive"

To ensure a co-ordinated approach to the development of the site. The Cityview Drive Development Plan will be applied as DPO34.

The DPO will comprise a plan and will set out a number of design objectives including:

- Access and movement
- Key interfaces
- Open space
- Drainage

A DPO34 will be formally exhibited. Figure 15, overleaf, is the proposed DPO plan extent.



Adjustment to the Public Use Zone Schedule 1

It is proposed to modify the extent of the PUZ, which will be accessed via the proposed road network when the land is developed.

Barwon Water has future plans to construct an additional water tank on their site, and this will be accommodated within the proposed PUZ boundary. The balance of their property will be provided for residential purposes. As will be described in Chapter 5 Design Response, the use of Barwon Water's surplus land will ensure an integrated development outcome is achieved.

4.4

Strategic Justification of Planning Scheme Amendment

From a strategic perspective, the site represents a logical location to accommodate proposed urban development, given its existing interface to residential land on the eastern and northern boundaries.

The G21 Regional Growth Plan nominates the site and surrounds as forming part of the Geelong's existing urban area, up to the Geelong Ring Road. The site therefore forms a missing piece to the conclusion of Wandana Heights's urban area.

From a servicing and access perspective, the land can easily be serviced by sewer, water, electricity and other essential requirements to support development. It is also strategically located within proximity to Barrabool Road, a key east-west arterial road which links the site back to the established suburbs and commercial areas of Geelong in the east, and provides good access to the Ring Road.

The site is located immediately adjacent to Drewan's Park, and will leverage and promote the use of this park for existing and future residents.

An Explanatory Report setting out the proposed amendment will be exhibited with the Amendment documentation.

Figure 14 Proposed General Residential Zone, Amendment C331 Greater Geelong Planning Scheme

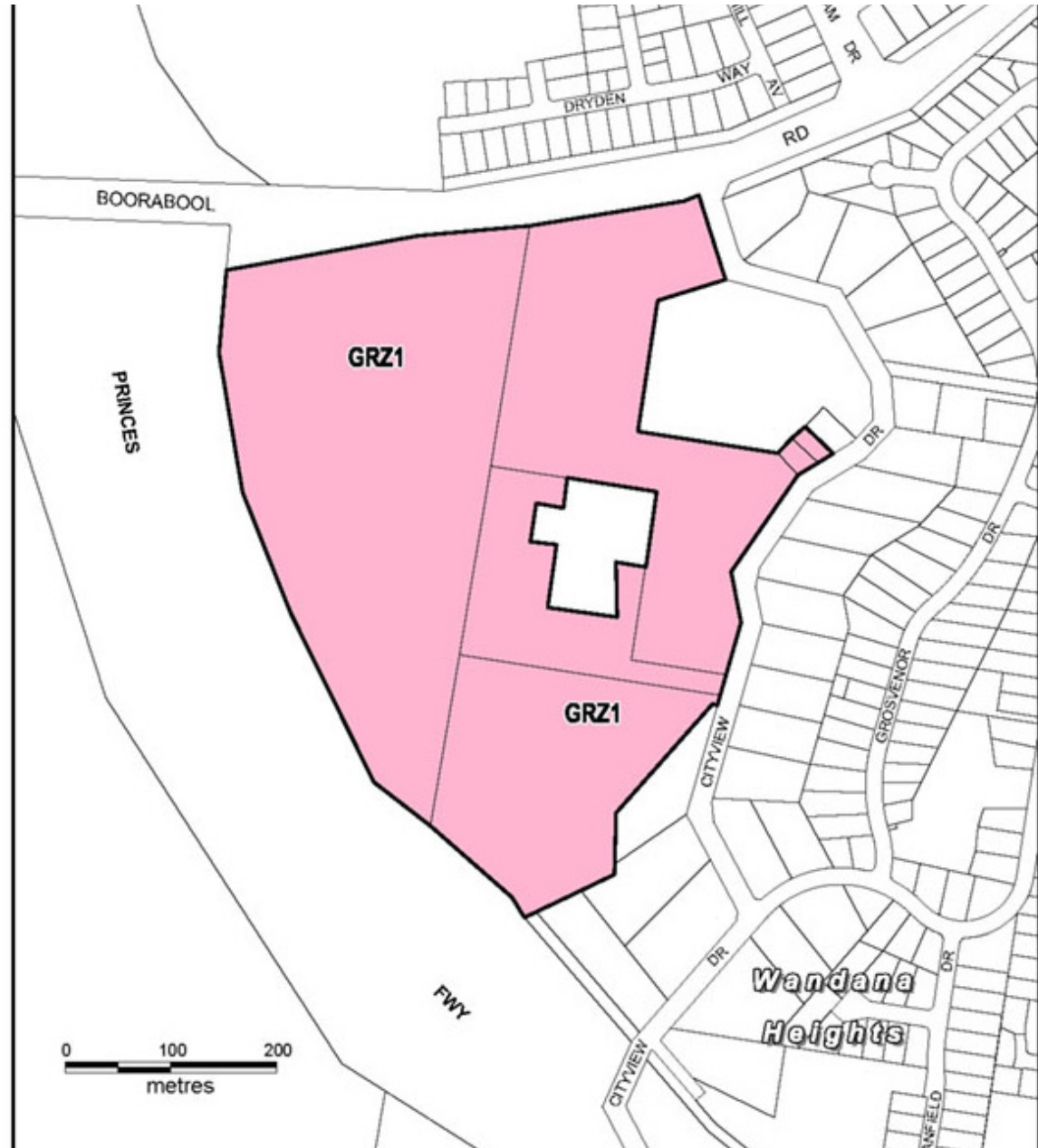
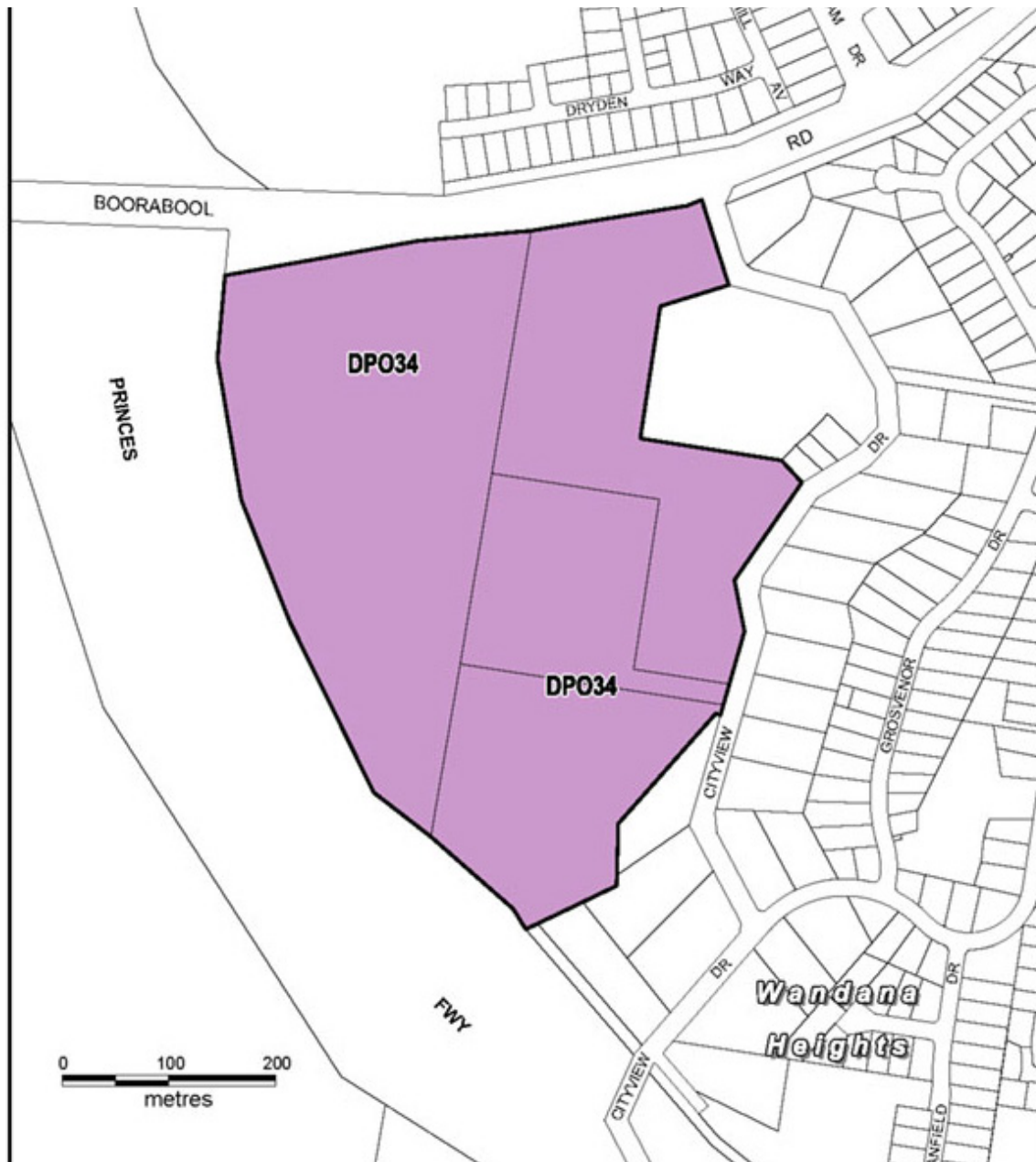


Figure 15 Proposed Development Plan Overlay, *Amendment C331 Greater Geelong Planning Scheme*

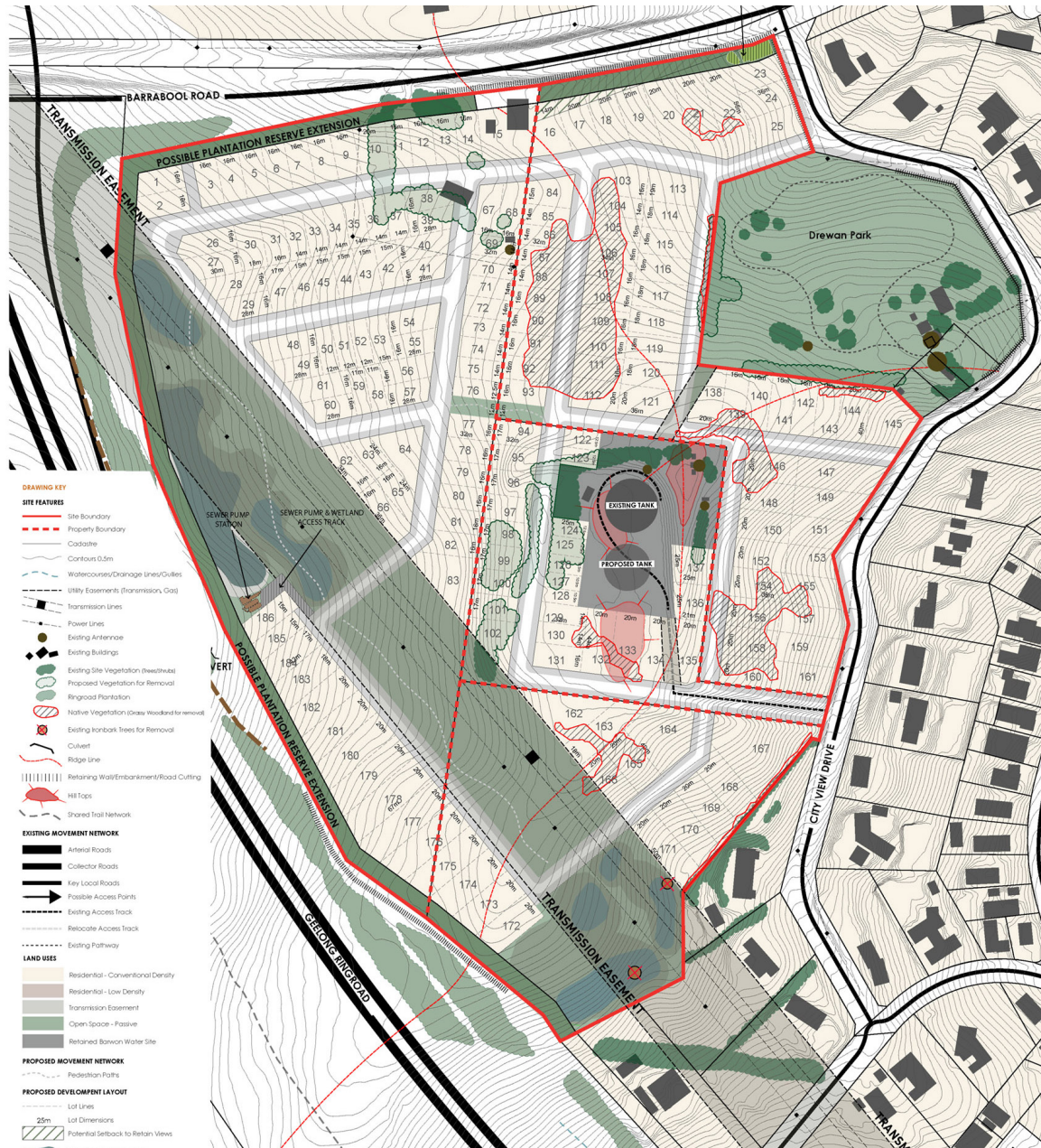


5.1

Overview

This chapter demonstrates the underlying rationale for the subdivision design. Each element of the design will be progressively explained, focusing on specific objectives and planning and design objectives which is supported by the application of the DPO34.

Figure 16 Subdivision Layout Plan



DRAWING KEY

SITE FEATURES

- Site Boundary
- Property Boundary
- Cadastral
- Contours 0.5m
- Watercourses/Drainage Lines/Gullies
- Utility Easements (Transmission, Gas)
- Transmission Lines
- Power Lines
- Existing Antennae
- Existing Buildings
- Existing Site Vegetation
- Proposed Vegetation for Removal
- Ringroad Plantation
- Culvert
- Ridge Line
- Retaining Wall/Embankment/Road Cutting
- Hill Tops
- Shared Trail Network

EXISTING MOVEMENT NETWORK

- Arterial Roads
- Collector Roads
- Key Local Roads
- Possible Access Points
- Existing Access Track
- Relocate Access Track
- Existing Pathway

LAND USES

- Residential - Conventional Density
- Residential - Low Density
- Transmission Easement
- Open Space - Passive
- Retained Barwon Water Site

PROPOSED MOVEMENT NETWORK

- Pedestrian Paths

PROPOSED DEVELOPMENT LAYOUT

- Lot Lines
- 25m Lot Dimensions
- Potential Setback to Retain Views
- Potential Retarding Locations

5.2

Character and Housing

As demonstrated in the Site Analysis (Chapter 2.3), the site is dynamic, in terms of its external interfaces (Geelong Ring Road and residential uses) and its internal influences (topography, views and existing uses such as Barwon Water's tank site). As such, effort has been made to ensure the road layout, lot design and integration into the surrounding residential land appropriately responds to these features.

Figure 17 identifies the key character and housing elements which have informed the proposed layout:

A Utilise and draw upon the existing amenity created by Drewan Park and by providing two road interfaces with dwellings fronting onto the park. The incorporation of the park into the subdivision design will increase the sense of activity and use of the local park.

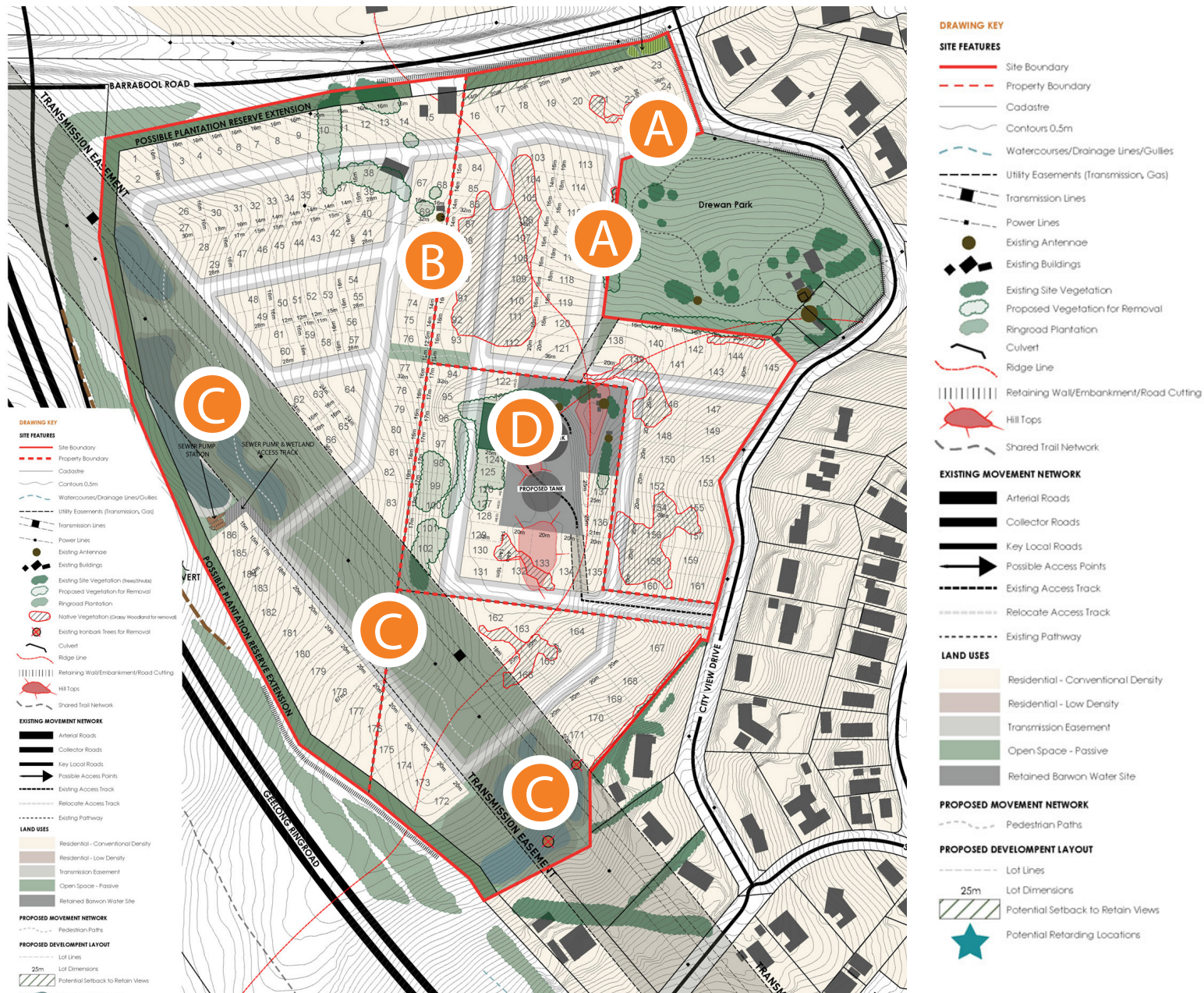
B Lot boundaries are staggered along this high point to promote eastern views toward the bay from the ridge. Staggering the lots will ensure each will get a view from either the front or rear gardens.

C Opportunity to create an open space node for residents utilising the existing transmission line easement with lots fronting and siding onto the easement. The easement, whilst encumbered open space, will provide additional opportunity for passive recreation for residents with the potential for some drainage purposes.

D Retention of Barwon Water site with some existing vegetation retained for landscaping and buffer purposes.

It is considered that the overall design has ensured it is generally in accordance with the draft DPO Schedule for the land whereby the character of the subdivision has had regard to the site conditions and influences.

Figure 17 Character and Housing Plan



5.3

Response to Interfaces

The way in which the subdivision layout has responded to interfaces, both external to the site and internal to the land ensures that a well-designed layout is achieved, maximising the positive site conditions, wherever possible. Key interface responses include (refer to Figure 18):

A Replicating the built form response on the north side of Barrabool Road (and further east), lots are backing onto this arterial road to minimise private access. The interface to the road will be softened via a proposed landscape buffer.

B Similarly, lots are proposed 'backing' on the Geelong Ring Road and could be screened by possible extension of the plantation reserve which currently exists further south, corresponding with the current developed areas. Given the level difference between the Ring Road and these allotments, deeper lots are proposed to minimise amenity impacts on the future dwellings.

C Lots are generally proposed

D backing onto Barwon Water's site. Lots are provided fronting and onto the transmission line easement, which is proposed to form encumbered open space. A road interface on the east side of the easement will create access to these lots.

E Deeper lots are provided along Cityview Drive to interface with the existing larger lots on the eastern side. These deeper lots will provide a transition to the standard lots within the site.

F As above, deeper lots also provided in this area to provide for driveway access and any cutting required.

G Road interface proposed on the north and west side of Drewan Park promotes passive surveillance and high quality interface. Lots are proposed backing on the south side in response to proposed access point into the subdivision site.

H Where lots are not proposed to back onto Barwon Water's site, road frontages are provided to the north, east and west and will be treated with a chain link fence which provides views and potential vehicle access into the site.

As demonstrated, the response to each interface has had regard to a range of factors including the site opportunities and constraints, including land fragmentation.

Figure 18 Interfaces Plan



DRAWING KEY

SITE FEATURES

- Site Boundary
- Property Boundary
- Cadastrate
- Contours 0.5m
- Watercourses/Drainage Lines/Gullies
- Utility Easements (Transmission, Gas)
- Transmission Lines
- Power Lines
- Existing Antennae
- Existing Buildings
- Existing Site Vegetation
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PROPOSED MOVEMENT NETWORK

- Pedestrian Paths

PROPOSED DEVELOPMENT LAYOUT

- Lot Lines
- 25m Lot Dimensions
- Potential Setback to Retain Views
- Potential Retarding Locations

5.4

Movement Network

As summarised in Section 2.3, Cardno has prepared a traffic impact assessment of the proposed development. This section summarises the proposed movement network and findings of Cardno's report.

Access

A

The existing Barrabool Road and Cityview Drive intersection can safely support the proposed traffic volumes which will be generated by the proposed subdivision.

B

Three local road connections into the subject site are nominated. The southern-most is Barwon Water's existing access. It is proposed to appropriately stage development to ensure access to Barwon Water's site is maintained until an alternative access point is provided through the subdivision.

Internal Movement Network

C

Given the small site area and yield, the proposed internal movement network is reliant on a series of local roads which will connect to the broader established road hierarchy.

Where roads are abutting reserves

e.g. along Drewan Park and the transmission line easement, the road reservation provided is 13.5m. All others are to be standard 16m-wide reservations with 7.5m pavement.

D

Extended driveways are also proposed in key areas in response to the site constraints and fragmentation. These will service a small number of allotments. Please see proposed cross-sections provided in Figure 20.

Notwithstanding the constraints of the land, the proposed road network provides for a well-connected and permeable structure, which will seamlessly connect into the existing road network.

Figure 19 Movement Network Plan

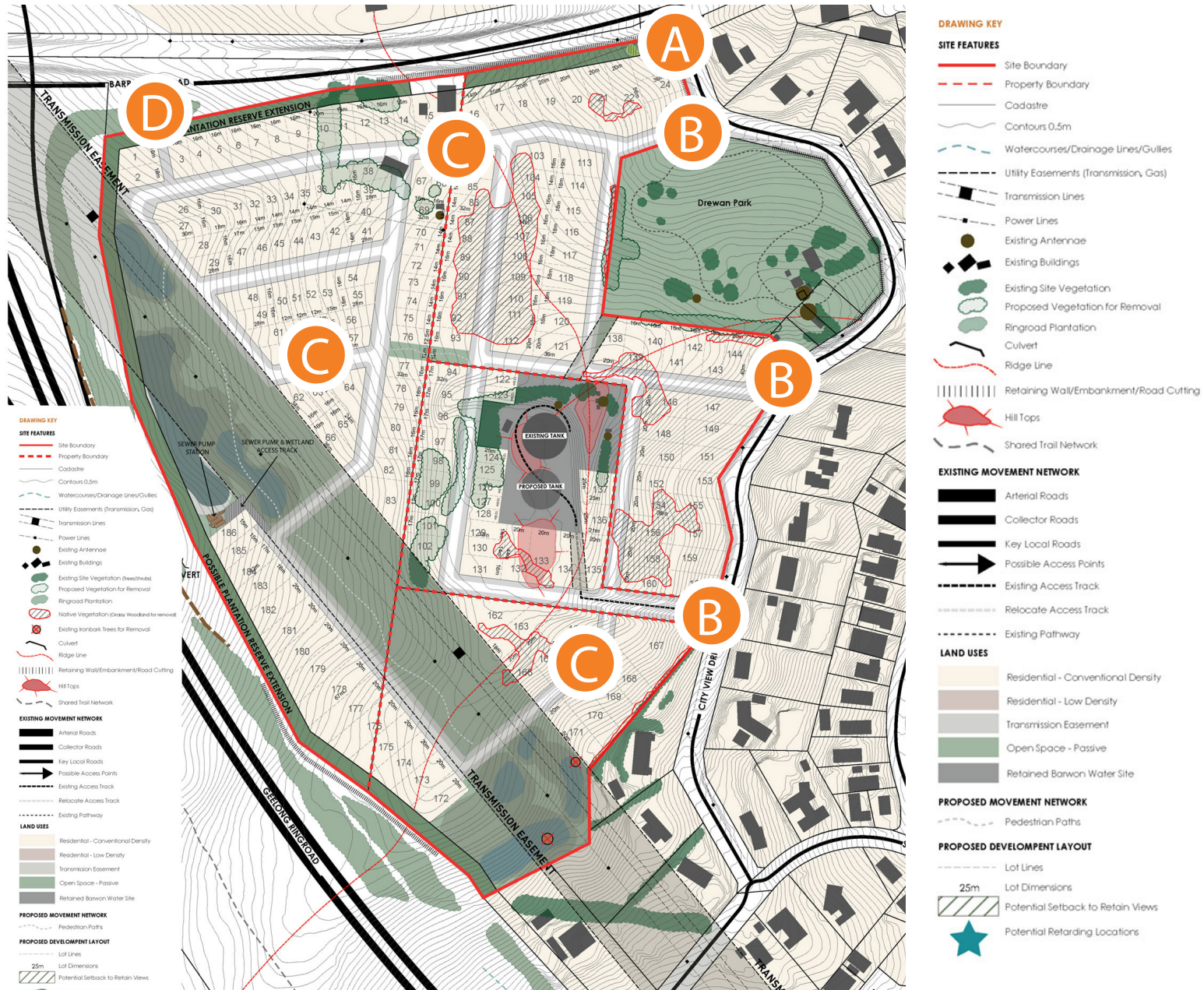
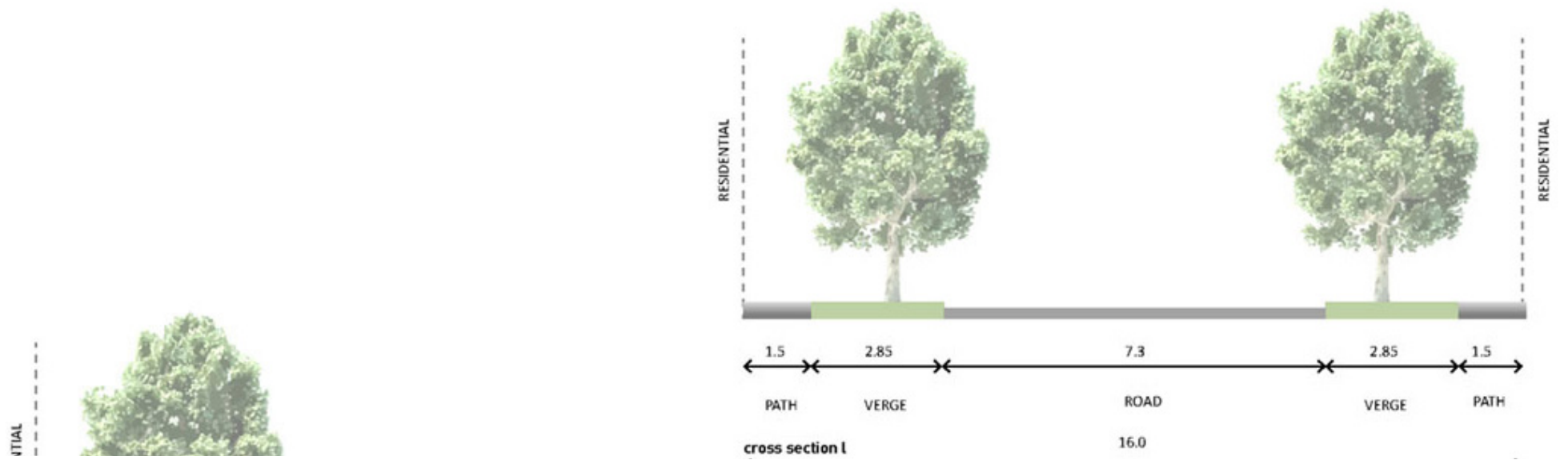


Figure 20 Proposed Cross Sections



5.5

Open Space

From an open space perspective, the opportunity to integrate the existing Drewan Park reserve formed an integral design objective. In understanding the site conditions and constraints, a number of other open space opportunities are created and together these elements will create a unique residential setting.

The different open space elements proposed by the design are discussed in detail below:

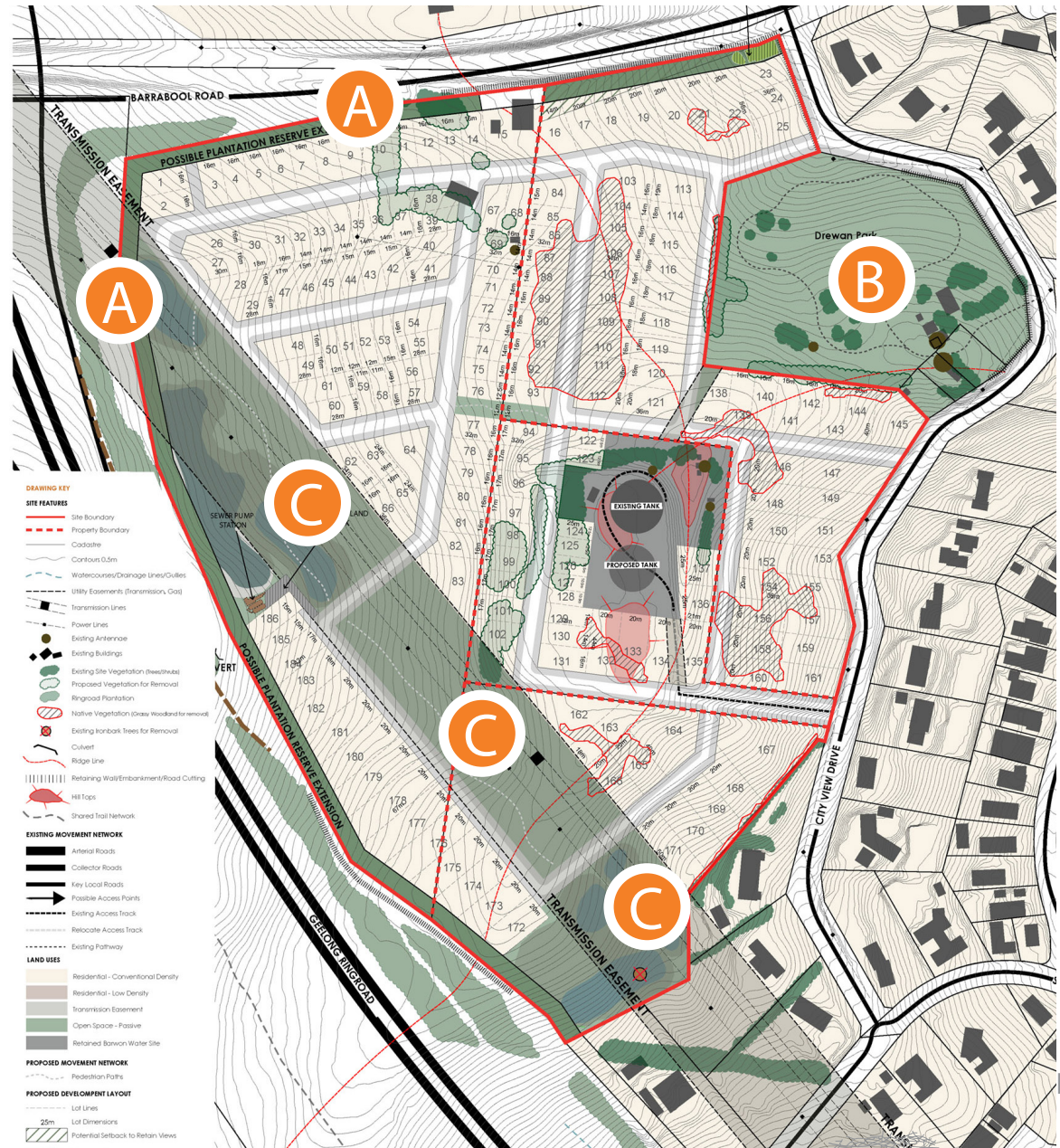
A It is proposed to extend the plantation reserve along the site's western and northern boundaries. This will act as a buffer to these high order road and will also screen development from the road.

B The existing Drewan Park forms a key public open space asset for the existing and proposed residents of Wandana Heights. It is proposed to leverage off the open space by providing road interface along its more prominent northern and eastern edges.

The subdivision design creates

C an opportunity to place the transmission line easement into open space. Whilst it is encumbered land, the space can be used by residents for passive purposes and can also accommodate drainage necessary to support the development. In providing a portion of the easement for open space purposes, the south-eastern end of the development will generate a sense of openness in this pocket. An edge road treatment will ensure development fronts onto the open space.

Figure 21 Open Space Plan



ank

5.6

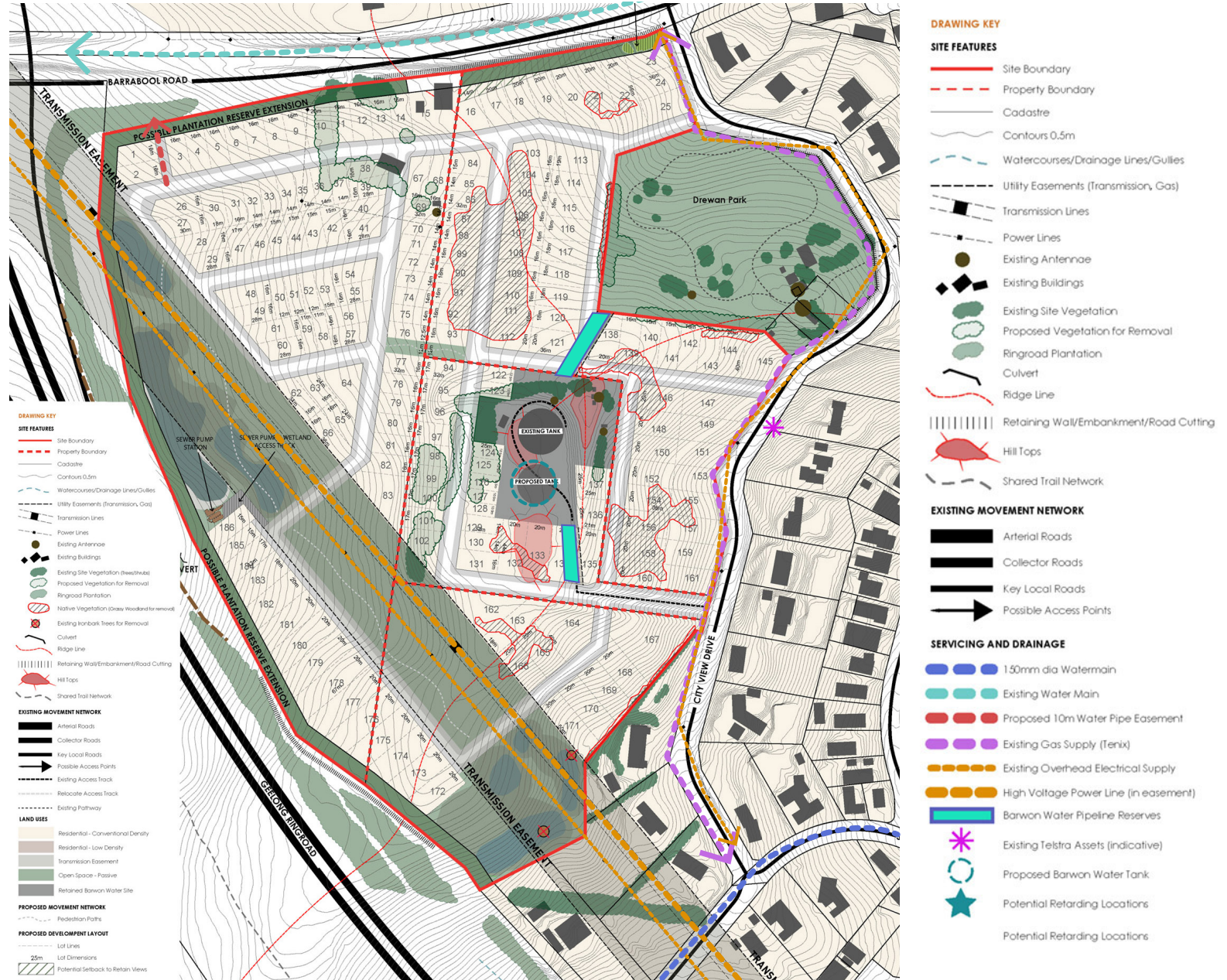
Drainage and services

Gas, water, electricity, telecommunications and sewer, are all readily available to service the land (see Figure 22).

As previously discussed with Council, a key matter which requires resolution is drainage. The plan nominates three potential retarding basins, the locations of which have been guided by modelling and input by Water Technology.

A staging plan will be provided as a condition of permit. The staging plan will have regard to the drainage upgrades required to support the land.

Figure 22 Drainage and Services Plan



6.0

The report has set out the proposed development and amendment and assesses it against the relevant Clauses of the Greater Geelong Planning Scheme.

In terms of the proposed rezoning, it is considered the GRZ and application of the DPO will ensure the land is developed for residential purposes in accordance with a number of objectives which will guide development response.

To progress the Section 96A proposal, it is requested Council support and authorise the amendment and proceed consideration of the application.

On behalf of Villawood Properties and the landholders, we look forward to working closely with Council on this application.

APPENDIX
1

CERTIFICATES OF TITLE

APPENDIX
2

BIODIVERSITY ASSESSMENT REPORT

APPENDIX
3

CARDNO TRAFFIC REPORT

APPENDIX
4

ABORICULTURAL ASSESSMENT REPORT

APPENDIX
5

DRAINAGE STUDY & MODELLING

APPENDIX
6

SERVICING REPORT

APPENDIX
7

HERITAGE ADVICE

APPENDIX
8

Contamination Report

APPENDIX
9

DRAFT DPO34

10

EXPLANATORY REPORT

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