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Proposed C391ggee

SCHEDULE 46 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO46**.

ASH ROAD (EAST), LEOPOLD

1.0 Design objectives

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To implement the Ash Road (East) Outline Development Plan as attached to this schedule and facilitate the orderly and integrated residential development of the area.

To create a safe and integrated road network that provides two east-west connector roads between Ash Road and the Mollers Lane growth area.

To provide a shared pathway network and on-road bicycle links that establish safe and interconnected walking and cycling routes.

To ensure local parks are conveniently located and provide connections between areas of open space.

To ensure best practice stormwater management and water quality treatment to prevent any adverse impact on downstream areas, in particular on Lake Connewarre and the Mollers Lane growth area.

See 43.02-1 for relevant provisions.

2.0 Buildings and works

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A permit is not required to construct a building or construct or carry out works or construct a fence.

3.0 Subdivision

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A permit to subdivide land must meet the following requirements:

General

- Subdivision should be generally in accordance with Map 1 to this schedule - Ash Road (East) Outline Development Plan 2021 unless otherwise agreed by the Responsible Authority.
- Subdivision should demonstrate integration with the land to the east, known as the Mollers Lane land.
- Subdivision should not result in the further fragmentation of land where it would prevent orderly development in accordance with the objectives and requirements of this schedule.
- Subdivision sequencing should generally support the efficient delivery of service infrastructure and road connections.
- Subdivision design should provide a range of lot sizes and densities to encourage the provision of a variety of housing types.
- Subdivision design should provide a pedestrian/cycle network that encourages safe walking and cycling access throughout the area and connects areas of open space.

Stormwater Management

- Subdivision should set aside land for drainage purposes to meet peak discharge limits and water sensitive urban design elements in accordance with performance objectives of Urban Stormwater: Best Practice Environmental Management Guidelines (CSIRO, 1999), Infrastructure Design Manual, and City of Greater Geelong Design Notes.
- A stormwater management system should be designed to ensure that:

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- no adverse impacts to any surrounding land, upstream or downstream including to Lake Connewarre.
- peak discharge rates and pollutant loads of all stormwater leaving the site post-development are regulated to integrate with downstream infrastructure, at no greater than pre-development rates.
- Easements should be created, widened and/or realigned as necessary to ensure adequate provision for pipe-laying and maintenance, and identification of overland flow paths, both within the development area and to external affected land.
- The design of the retarding basins should have sufficient land area set aside for heavy vehicle access and sediment drying, and measures to mitigate mosquito breeding in accordance with best practice guidelines.

Traffic and Pedestrian Movements

- Subdivision design should provide a movement network that:
 - promotes a high degree of safe internal permeability for a variety of transport modes, including the provision of two east-west connector roads; one generally located in the north and one across the south of the area. The northern most connector road should generally align with the existing Barwon Water pipeline easement. The southern connector road must connect with the intersection of Ash Road and Walkers Road. Both connector roads must seamlessly connect across into the Mollers Lane area.
 - provides an integrated and continuous network of safe and convenient footpaths and shared paths.
 - enables the integration of the road, pedestrian and cycle network to the east into the area known as the Mollers Lane area.

Public Open Space

- Subdivision should provide an open space contribution (in cash or land or a combination of both) to a minimum of 10% of the developable residential land.
- Shared pathways of 2.5 metres width should be provided to facilitate future pedestrian/cycle connections between Mollers Lane and Ash Road and between areas of open space.
- Subdivision should provide for open space and local parks generally as shown in Map 1 in this schedule.
- Subdivision should provide for open space to connect to the open space within the Mollers Lane area to the east.
- Public open space and drainage reserves should be interfaced by roads on at least three sides.

Environmental Management

- Subdivision should include the retention, where possible, of some existing vegetation in future road reserves and/or open space reserves for landscape, amenity and biodiversity value.
- An application for the subdivision of the land at 143-155 Ash Road, Leopold must be accompanied by the following information to the satisfaction of the Responsible Authority:
 - An assessment of the land by a suitably qualified environmental professional detailing the level and location of any soil contamination. If the responsible authority is satisfied that significant levels of contamination have been found:
 - A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970: or
 - An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of the Environment Protection Act 1970 that the conditions of the land are suitable for the sensitive use and land subdivision.

See 43.02-3 for relevant provisions.

4.0 Signs

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None specified.

See 43.02-4 for relevant provisions.

5.0 Application requirements

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None specified.

6.0 Decision guidelines

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The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the subdivision design is generally in accordance with the Ash Road (East) Outline Development Plan 2021.

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See 43.02-6 for relevant provisions.