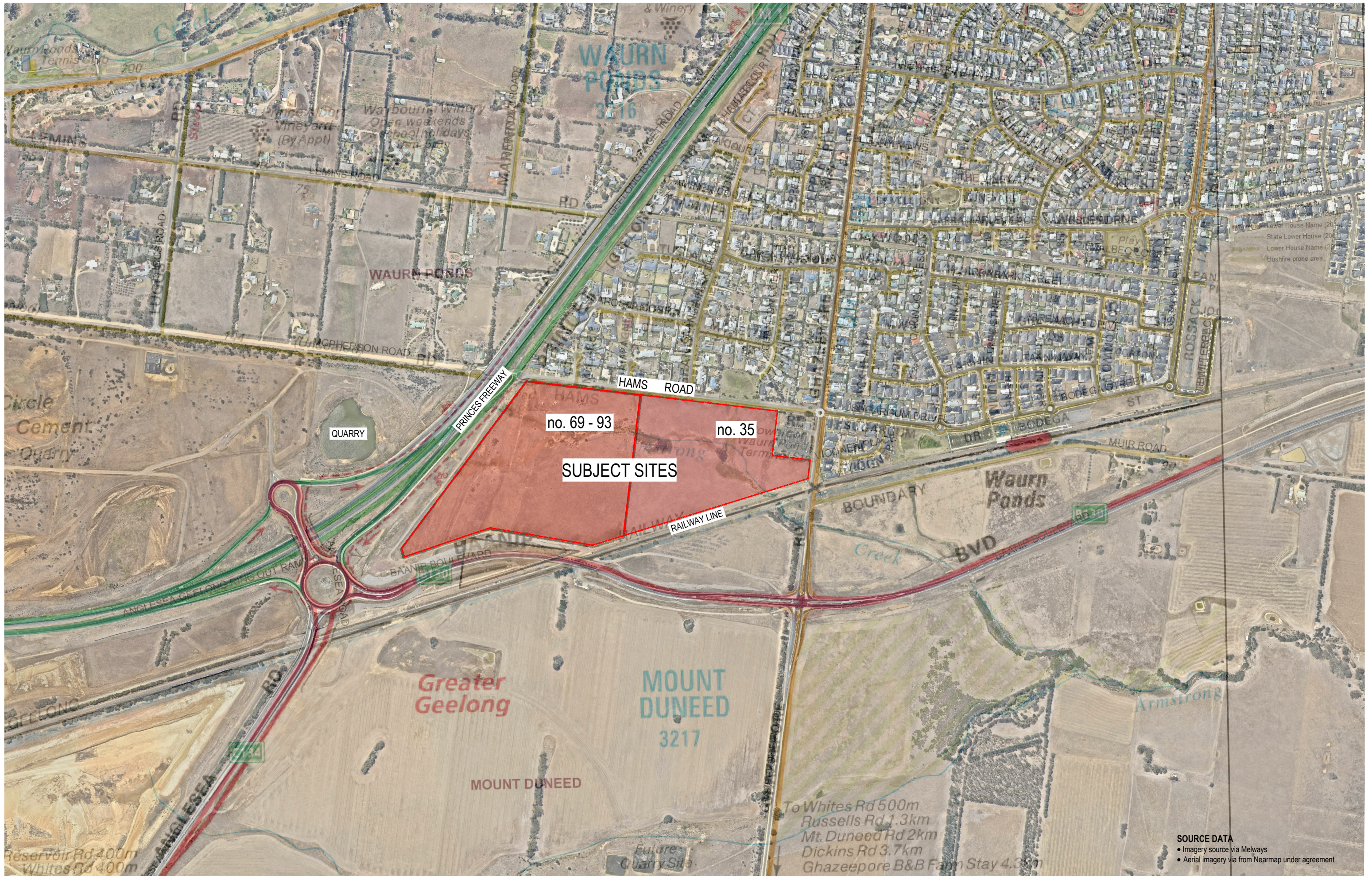


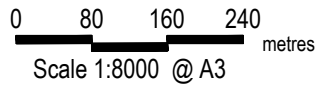
# URBAN DESIGN MASTERPLAN

1. Cover
2. Context
3. Planning - 35 Hams Road
4. Planning - 69-93 Hams Road
5. Site Analysis
6. Masterplan - Overall
7. Masterplan - 35 Hams Road
8. Masterplan - 69-93 Hams Road
9. Design Response - Overall
10. Design Response - 35 Hams Road
11. Design Response - 69-93 Hams Road





**SOURCE DATA**  
 • Imagery source via Melways  
 • Aerial imagery via from Nearmap under agreement



Job No.  
20679 | MP17 | CONTEXT  
 Date  
19/02/2019  
 By  
RAB  
 Ctd.  
AGT

**35 & 69-93 Hams Road**  
 Waurun Ponds  
 City of Greater Geelong

**CONTEXT  
 PLAN**

# Planning Property Report

from [www.dtpli.vic.gov.au/planning](http://www.dtpli.vic.gov.au/planning) on 07 September 2016 02:41 PM

**Address:** 35 HAMS ROAD WAURN PONDS 3216

**Lot and Plan Number:** Lot 1 TP77822

**Local Government (Council):** GREATER GEELONG **Council Property Number:** 228582

**Directory Reference:** Melway 464 H10

## Planning Zone

**FARMING ZONE (FZ)**

**SCHEDULE TO THE FARMING ZONE**



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Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

### Zones Legend

ACZ - Activity Centre	IN1Z - Industrial 1	R1Z - General Residential
B1Z - Commercial 1	IN2Z - Industrial 2	R2Z - General Residential
B2Z - Commercial 1	IN3Z - Industrial 3	R3Z - General Residential
B3Z - Commercial 2	LDRZ - Low Density Residential	RAZ - Rural Activity
B4Z - Commercial 2	MUZ - Mixed Use	RCZ - Rural Conservation
B5Z - Commercial 1	NRZ - Neighbourhood Residential	RDZ1 - Road - Category 1
C1Z - Commercial 1	PCRZ - Public Conservation & Resource	RDZ2 - Road - Category 2
C2Z - Commercial 2	PDZ - Priority Development	RGZ - Residential Growth
CA - Commonwealth Land	PPRZ - Public Park & Recreation	RLZ - Rural Living
CCZ - Capital City	PUZ1 - Public Use - Service & Utility	RUZ - Rural
CDZ - Comprehensive Development	PUZ2 - Public Use - Education	SUZ - Special Use
DZ - Dockland	PUZ3 - Public Use - Health Community	TZ - Township
ERZ - Environmental Rural	PUZ4 - Public Use - Transport	UFZ - Urban Floodway
FZ - Farming	PUZ5 - Public Use - Cemetery/Crematorium	UGZ - Urban Growth
GRZ - General Residential	PUZ6 - Public Use - Local Government	
GWAZ - Green Wedge A	PUZ7 - Public Use - Other Public Use	
GWZ - Green Wedge	PZ - Port	
		--- Urban Growth Boundary

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Environment,  
Land, Water  
and Planning

35-HAMS-ROAD-WAURN-PONDS-PLANNING-PROPERTY-REPORT

Page 1 of 4

## Areas of Aboriginal Cultural Heritage Sensitivity

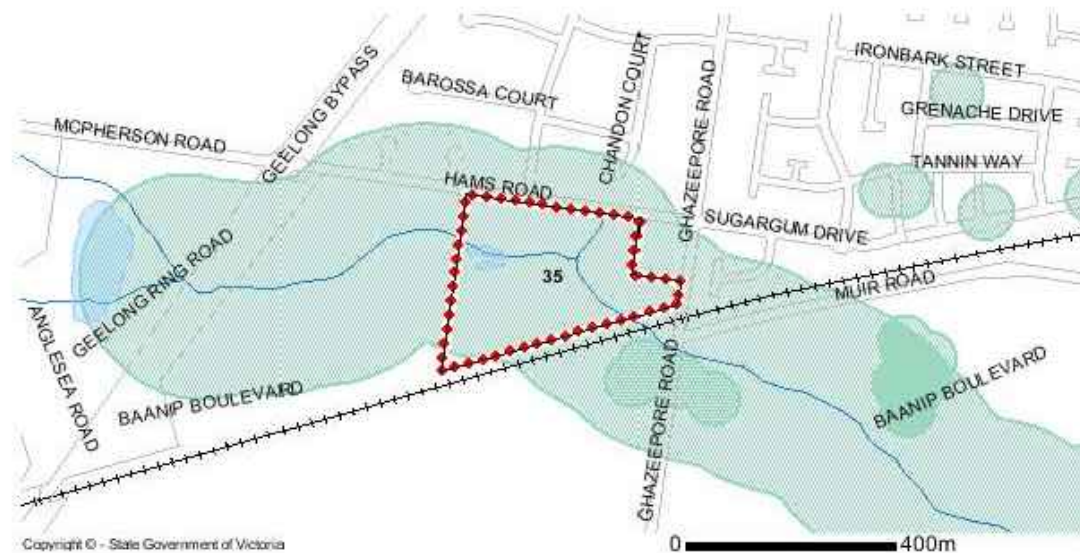
This property is within, or is affected by, one or more areas of cultural heritage sensitivity as described in the Aboriginal Heritage Regulations 2007.

The data provides indicative information about the location and extent of areas of Aboriginal cultural heritage sensitivity and is provided to assist with the decisions about the potential need to prepare a Cultural Heritage Management Plan in relation to proposed activities on this property.

For further information about whether a Cultural Heritage Management Plan is required go to [Aboriginal Heritage Planning Tool](#)

To find out if your property has any recorded Aboriginal cultural heritage places, such as scarred trees, occupation sites or places of burial, you can request information from the Victorian Aboriginal Heritage Register.

Find out more about the [Victorian Aboriginal Heritage Register](#)



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Environment,  
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35-HAMS-ROAD-WAURN-PONDS-PLANNING-PROPERTY-REPORT

Page 3 of 4

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SCHEDULE TO THE FARMING ZONE



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		-- Urban Growth Boundary

+++++ Railway    +--+ Tram    — River, stream    Lake, waterbody

### Areas of Aboriginal Cultural Heritage Sensitivity

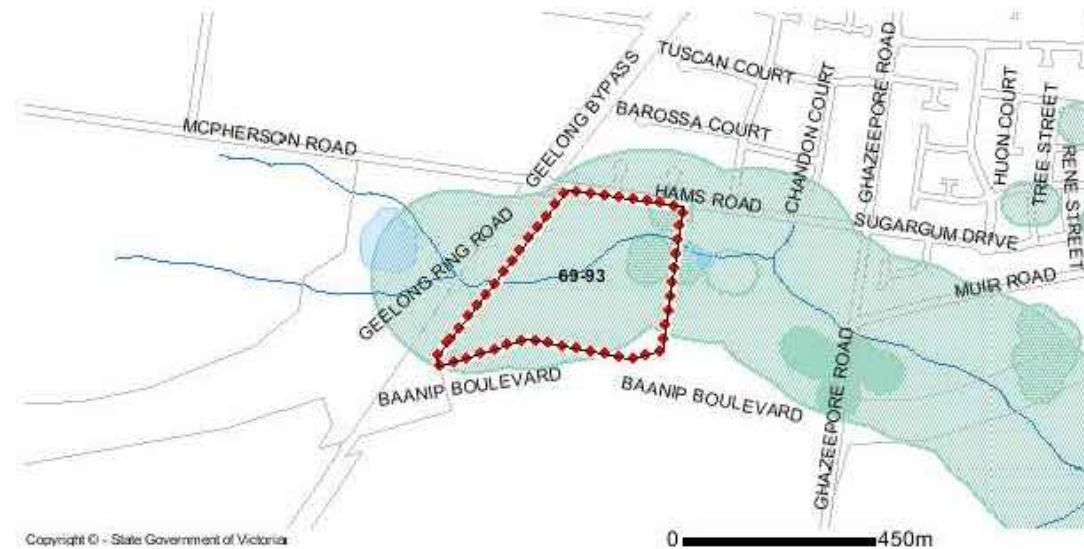
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**KEY POINTS**

- A1 Existing site access off Hams Rd for No 69-93.
- A2 Existing site access off Hams Road for No. 35
- A3 Adjoining access track

Princes Freeway

**Boundaries & Interfaces**

**West:** defined by Princes Freeway.  
**North:** defined by post & wire fencing along Hams Road.  
 Lower density Residential dwellings along Hams Road and further north.  
**East:** defined by electrical substation reserve, Ghazeeopore Road, and a railway crossing  
**South:** defined by railway line and Baanip Boulevard. Open Paddocks are further south.

**Topography:**

Both site are low lying, open, grassed paddocks, with small patches of vegetation in proximity to the creek environs.  
 Armstrong Creek transverses the site, from the north west to the south east.

**H** Site High     **L** Low point

**Existing Buildings:**

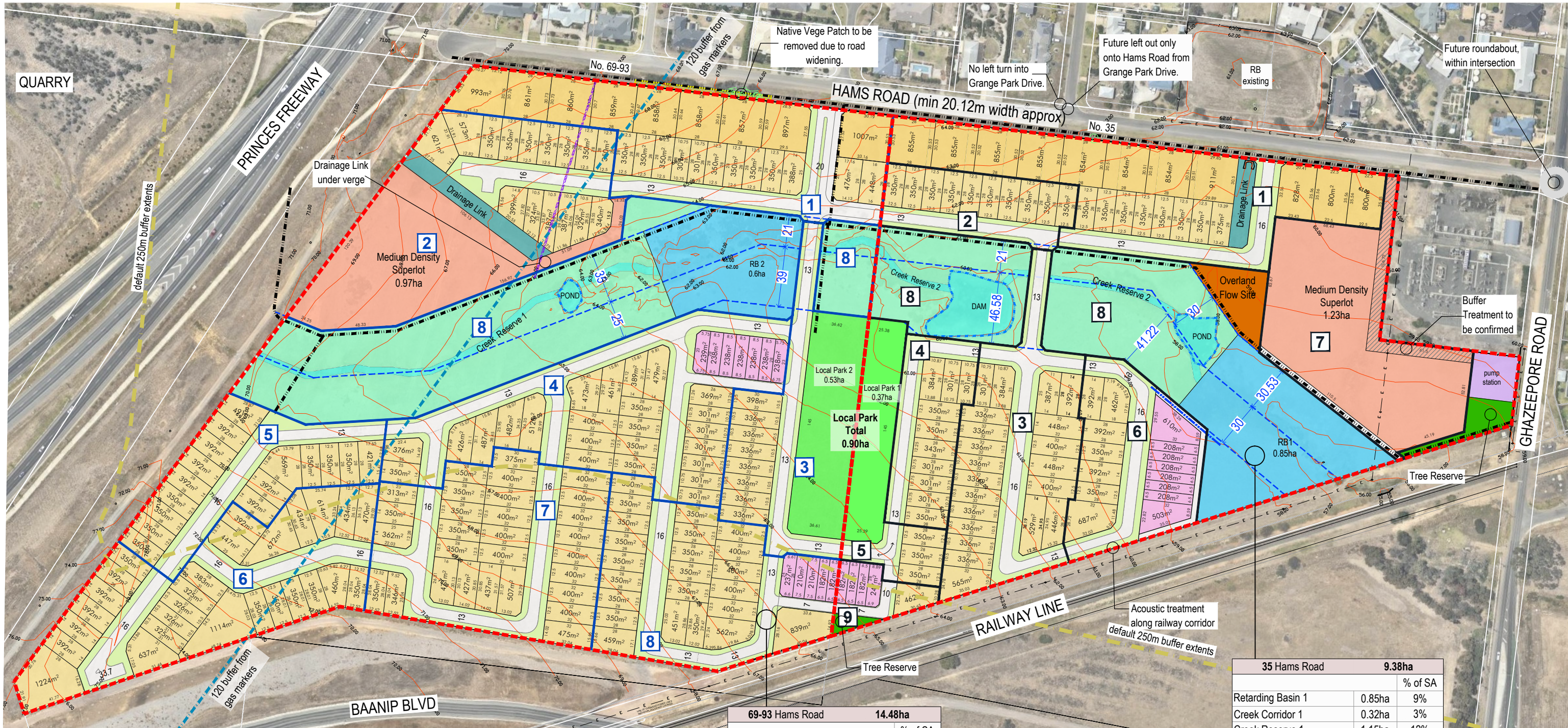
There are currently two existing sheds on site.

**Railway Infrastructure;**

Waurm Ponds Railway station is 400m east of Ghazeeopore Rd along Sugargum Drive.  
 New Pedestrian Crossing at Ghazeeopore Rd grade crossing

**Hams Rd;**

Bitumen Seal. Concrete kerb and channel on north side, open swale drain on south side.  
 No footpaths evident, overhead powerlines, concrete driveway crossovers and a variety of existing fencing.  
 Hams Rd terminates in a courtbowl at the Freeway Reserve. A pedestrian underpass provides pedestrian link to McPherson Rd west of the Freeway.



**PLAN NOTES**

- Layout is subject to Council approval.
- Site Boundaries and Areas require confirmation via re-establishment survey.
- Further requirements may be needed but not finalized until the appropriate investigations have been reported, including but not limited to:
  - Feature Survey, Flora and Fauna, Arboricultural Survey,
  - Archaeological, Engineering Services, Traffic Engineering.

**SOURCE DATA**

- Surrounding boundary data via from supplied VICMAP digital data.
- Subject site details features via SMEC Urban Survey 3440895s-01.
- Aerial imagery via from Nearamap under agreement.
- Native Vege patch approx. via Practical Ecology Map 1 08/05/2018 (HZ3).
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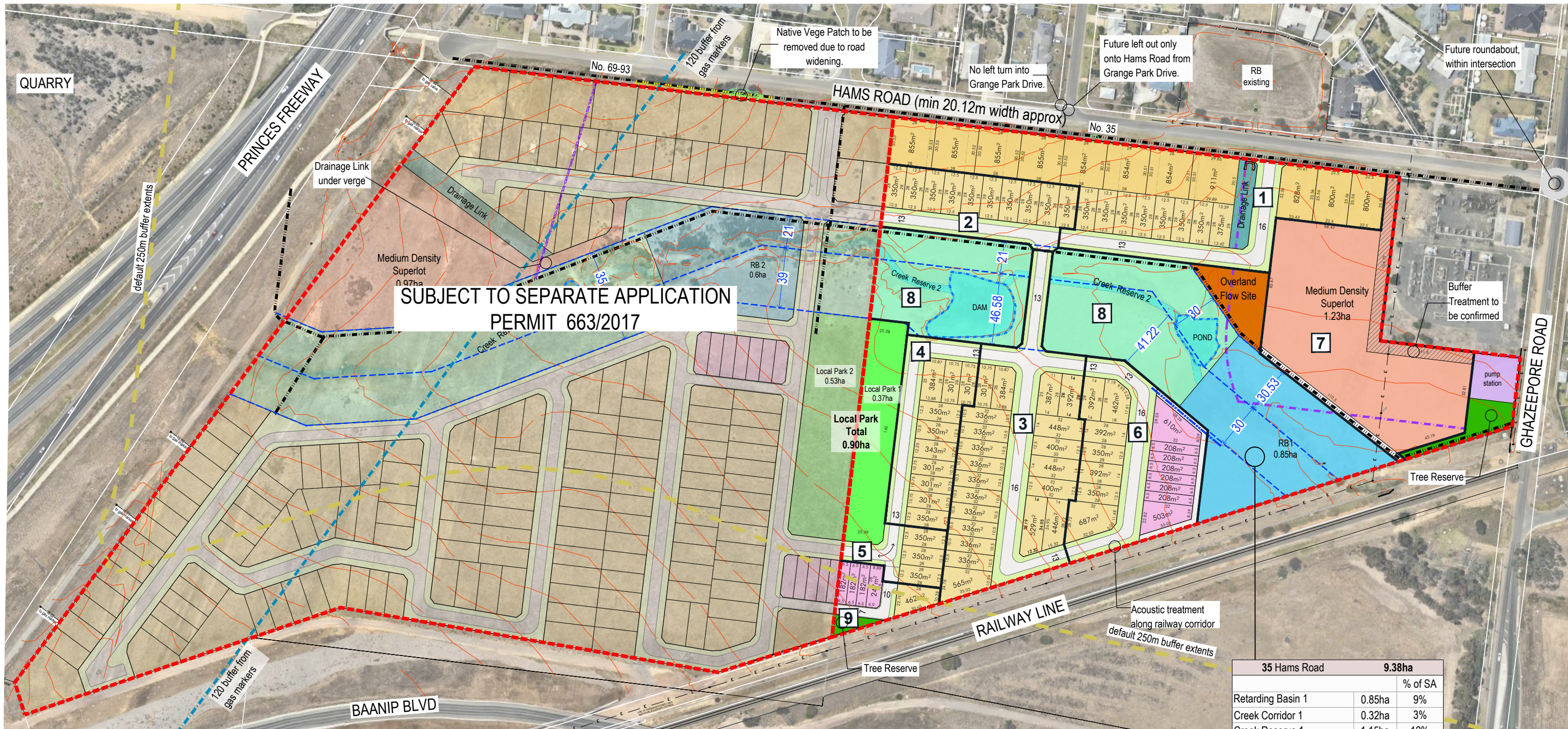
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- Flood zone area mitigated current Retarding Basin design.
- MD Superlot area adjacent to Power Substation TBC (south may be subject to overland flows).
- MD Superlot existing overhead electrical lines to be potentially relocated underground, subject to authority approval and detailed design.
- Courthead layout subject to detailed design Via Traffic Engineers.
- Location class of T1 (Residential as per AS 2885.1-2012) shall be maintained within 120m of the gas pipeline.

**LEGEND**

- 1 1 SITE BOUNDARY
- STAGING
- SHARED PATH
- ACCESS FOR RETARDING BASIN 1
- BUFFER DEFAULT (250m)
- BUFFER (170m offset gas markers)
- 8M BUFFER WITHIN SUPERLOT (treatment to be confirmed)
- EXISTING EASEMENT: TO BE REMOVED (subject to authority approval)
- Ghazepore & Hams Road roundabout: subject to detailed design
- Hams Rd ultimate design: refer to Traffic Report for cross section
- "Patch of Grassy Woodland" within Hams Road southern verge, to be removed due to road widening.

69-93 Hams Road		14.48ha	
			% of SA
Retarding Basin 2	0.60ha		4%
Creek Corridor 2	0.18ha		1%
Creek Reserve 2	1.77ha		12%
Drainage Link	0.13ha		1%
Open Space: Local Park 2	0.53ha		4%
<b>total:</b>	<b>3.21ha</b>		<b>22%</b>
<b>NET DEVELOPABLE AREA</b>		<b>11.27ha</b>	
Local Roads	3.06ha		21%
Tree Reseve	0.00ha		0%
Residential Interface Lots	0.81ha		6%
Residential Lot Area	6.43ha		44%
MD Superlot Area	0.97ha		7%
<b>total:</b>	<b>11.27ha</b>		<b>78%</b>
<b>RESIDENTIAL LOT YIELD (excluding MD sites)</b>			
Standard Residential:		166	
Average:		387m <sup>2</sup>	
Residential Interface lots		9	
Average:		895m <sup>2</sup>	
<b>Total</b>		<b>175</b>	

35 Hams Road		9.38ha	
			% of SA
Retarding Basin 1	0.85ha		9%
Creek Corridor 1	0.32ha		3%
Creek Reserve 1	1.15ha		12%
Reserve - Overland Flows	0.15ha		2%
Pump Station	0.09ha		1%
Drainage Link	0.07ha		1%
Open Space: Local Park 1	0.37ha		4%
<b>total:</b>	<b>3.00ha</b>		<b>32%</b>
<b>NET DEVELOPABLE AREA</b>		<b>6.38ha</b>	
Local Roads	1.57ha		17%
Tree Reseve	0.11ha		1%
Residential Interface Lots	0.93ha		10%
Residential Lot Area	2.54ha		27%
MD Superlot Area	1.23ha		13%
<b>total:</b>	<b>6.38ha</b>		<b>68%</b>
<b>RESIDENTIAL LOT YIELD (excluding MD sites)</b>			
Standard Residential:		72	
Average:		352m <sup>2</sup>	
Residential Interface lots		11	
Average:		847m <sup>2</sup>	
<b>Total</b>		<b>83</b>	



**SUBJECT TO SEPARATE APPLICATION PERMIT 663/2017**

35 Hams Road		9.38ha
		% of SA
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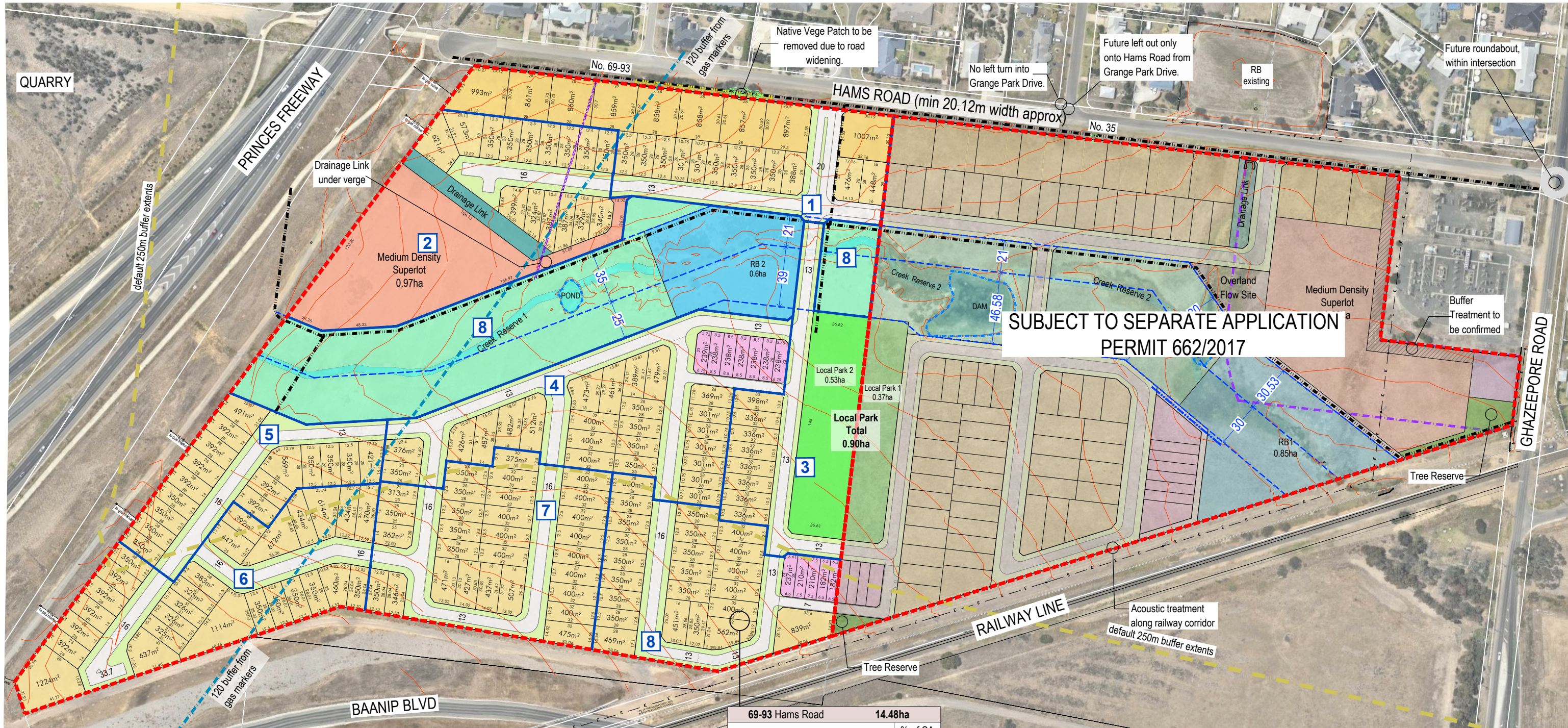
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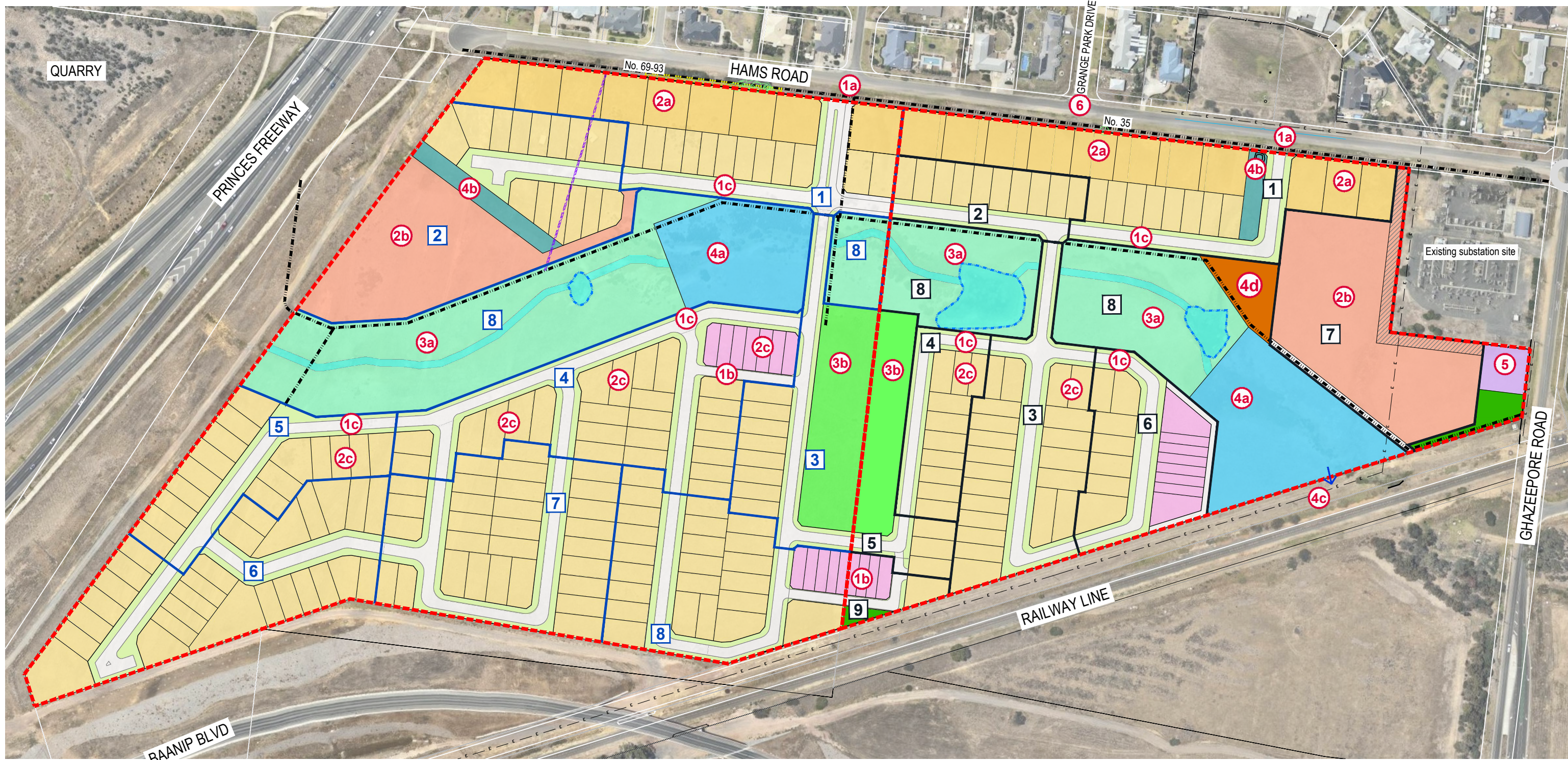
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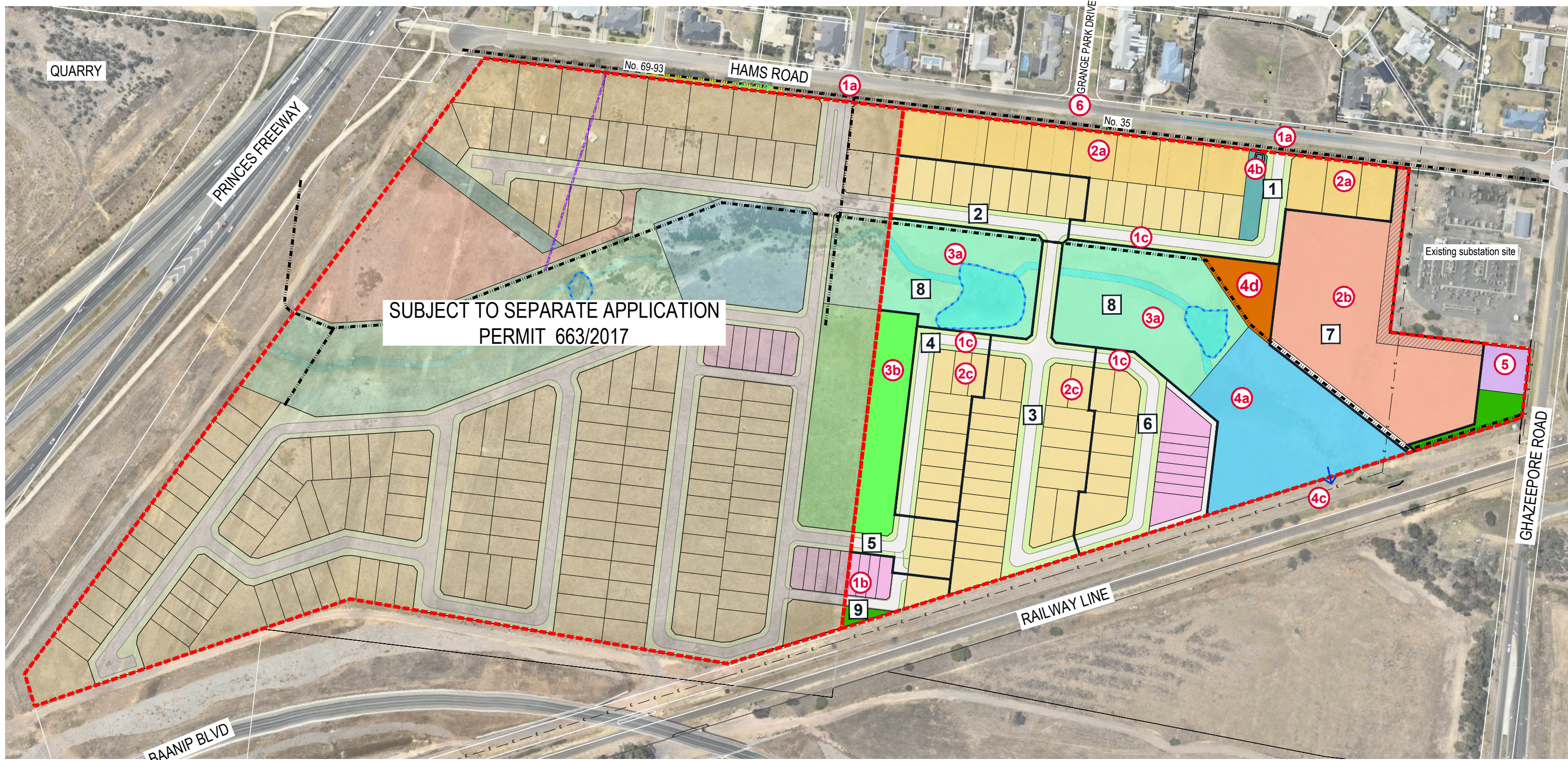
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**Elements via Design:**

- 1a** Access via Hams Road.
- 1b** Rear lane access.
- 1c** Local roads aligned to Creek Reserve to facilitate drainage and view corridors.
- 2a** Larger residential interface lots minimise impact on existing residential lots.
- 2b** Medium density site to deliver future housing diversity.
- 2c** Lots facing creek reserve allow for passive surveillance.
- 3a** Creek Reserve.
- 3b** Local Park.
- 4a** Retarding basin.
- 4b** Drainage link to facilitate overland flows from external sites
- 4c** Drainage outlet.
- 4d** Overland Flow Site
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- 6** No left turn into Grange Park Drive from Hams Road.

**1 1** — Staging Layout.





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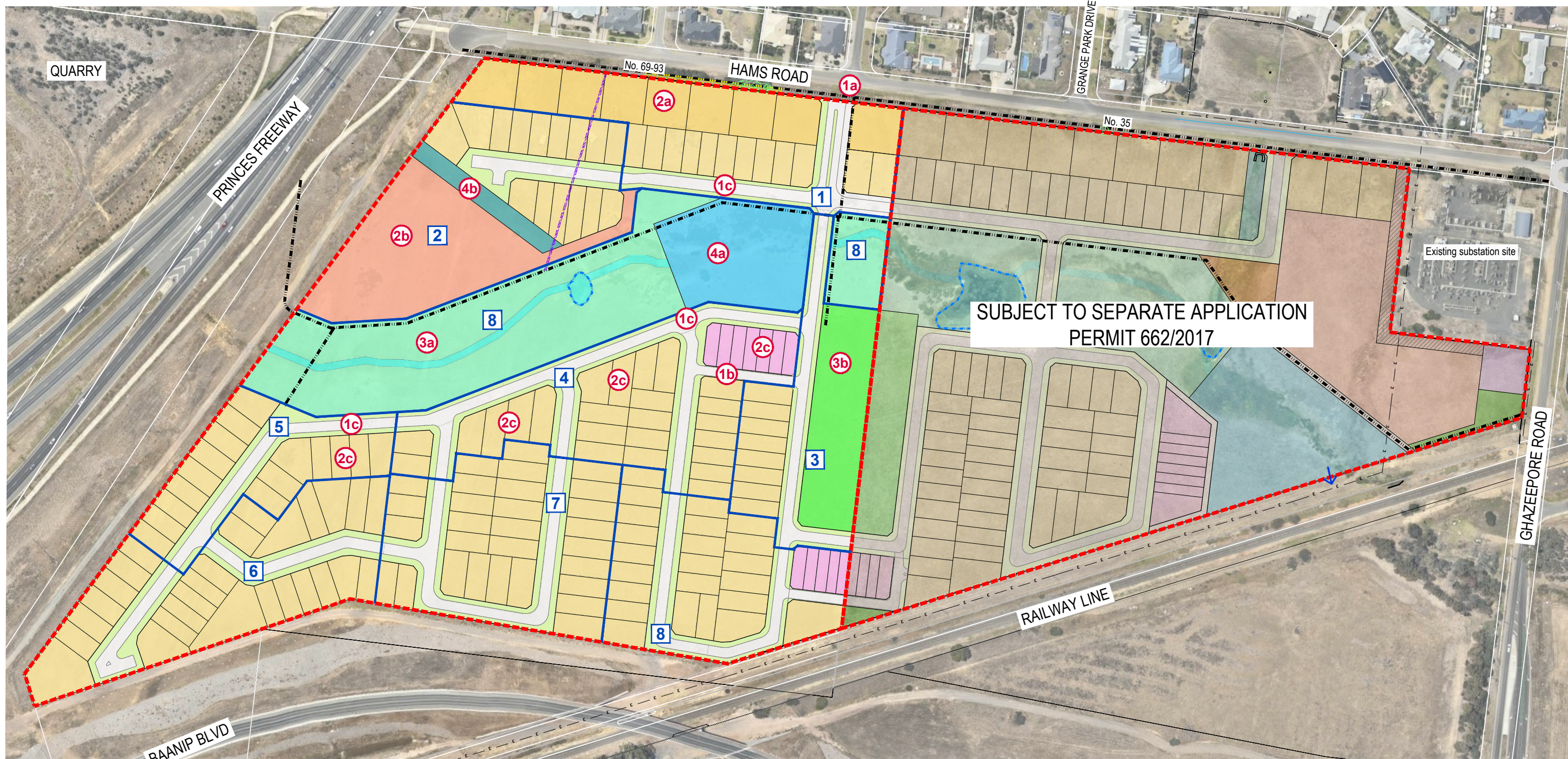
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