

07/12/2020
G396ggee Proposed C436ggee

SCHEDULE 2 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as **CDZ2**.

RIPPLESIDE COMPREHENSIVE DEVELOPMENT PLAN

Land

This Clause applies to land generally bounded by Liverpool Street, Balmoral Crescent, Victoria Street and Corio Bay, Rippleside as defined by the Rippleside Comprehensive Development Plan.

Purpose

To facilitate the use, development and design of an urban environment that complements and enhances the area and provides linkages with the surrounding residential, community and open space networks.

To provide for residential, recreational and boating facilities and activities in conjunction with small-scale commercial and tourism development.

To provide for the integrated subdivision and redevelopment of the Rippleside Shipyards generally in accordance with the Rippleside Comprehensive Development Plan.

To provide for development that is both sympathetic to the surrounding residential and recreational environment, utilising the waterfront location and harbour infrastructure, and also contributes towards residential density and housing diversity.

1.0

Table of uses

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Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Dwelling Residential building	Must be generally in accordance with the Rippleside Comprehensive Development Plan. The total number of dwellings cannot exceed 98 194.
Food and drink premises (excluding Hotel)	Must not exceed two in number. The combined floor area available to patrons is not to exceed 200sqm. Must be within the Commercial area as shown on <u>and must be generally in accordance with the</u> Rippleside Comprehensive Development Plan.
Office	Total area must not exceed 1000sqm and must be generally in accordance with the Rippleside Comprehensive Development Plan.
Convenience shop	Must be located generally in accordance with the Rippleside Comprehensive Development Plan.
Home based business	
Shop	Must only be for the sale or hire of marine related goods and services. Gross leasable floor area must not exceed 140 sqm. Must be within the

Use	Condition
	Commercial Zone as shown on and must be generally in accordance with the Rippleside Comprehensive Development Plan.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

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Use of land

None specified.

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Subdivision

A permit is required to subdivide land. Any subdivision must be generally in accordance with the Rippleside Comprehensive Development Plan.

A subdivision application must be referred to a referral authority listed in Clause 66.

Applications must meet the following requirements:

- Each lot must be provided with a reticulated supply of water and effluent disposal.
- Each lot must be provided with a reticulated supply of electricity located underground unless special and unusual circumstances exist.
- Each lot must have access to a road constructed to the satisfaction of the responsible authority in accordance with its engineering guidelines.

Subdivision may be undertaken in stages to the satisfaction of the responsible authority. The subdivision of the land is conditional upon the owner entering into an agreement with the responsible authority and any other relevant statutory authority pursuant to Section 173 of the Act which agreement shall contain the following covenants:

That the owner at its own cost shall:

- Provide road, drainage or other infrastructure to the land as may be required by the responsible authority and any other statutory authority.
- Provide a pedestrian link at least 10 metres in width to link Rippleside and St Helens Park. Such pedestrian link shall be provided either:
 - wholly within the owner’s land along the eastern boundary;
 - partly within the owner’s land and partly within Corio Bay;
 - wholly within Corio Bay immediately abutting the site; and
 - must be completed to the satisfaction of the responsible authority prior to the issue of a Statement of Compliance for the subdivision or any stage of the subdivision.

Such agreement shall be prepared at the cost of the owner.

Decision Guidelines

The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal is generally consistent with the incorporated Rippleside Comprehensive Development Plan, (month) 2022.
- The effect of the proposed subdivision on:

- .. The spacing of buildings.
- .. Delivery of diverse housing types.
- The effect the subdivision will have on the potential of the precinct to accommodate future uses and redevelopment of the precinct.
- The appropriateness of the location and function of public reserves, road reserves and other public spaces.
- How any proposed public roads integrate with the surrounding road network.
- The effect of the findings of an environmental audit, including whether the staging of development appropriately reflects the ability of the land to be used for the intended purpose.

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Buildings and works

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Requirements

A permit is required to construct a building or to construct or carry out work. All buildings and works must be generally in accordance with the Rippleside Comprehensive Development Plan and Rippleside Urban Design Guidelines to the satisfaction of the responsible authority.

The construction or carrying out of buildings and works is conditional upon the owner of the land entering into an agreement with the responsible authority and any other relevant statutory authority pursuant to Section 173 of the Act which agreement shall contain the following covenants:

That the owner at its own cost shall:

- Provide road, drainage or other infrastructure to the land as may be required by the responsible authority and other relevant statutory authority;
- Provide a pedestrian link at least 10 metres in width to link Rippleside and St Helens Park to the satisfaction of the responsible authority prior to the issue of Statement of Compliance for any stage of subdivision. Such pedestrian link be provided either:
 - wholly within the owner's land along the eastern boundary;
 - partly within the owner's land and partly within Corio Bay;
 - wholly within Corio Bay immediately abutting the site.

Such agreement shall be prepared at the cost of the owner.

Works may be undertaken in stages to the satisfaction of the responsible authority.

Site History

Prior to the commencement of any demolition works, a site interpretation proposal must be prepared to the satisfaction of the responsible authority. This interpretation proposal must make reference to the history of the site as the Geelong Harbour Trust's Rippleside Workshops.

All existing structures and buildings must be recorded through the preparation of an archival quality photographic record together with the collation of original architecture and engineering drawings where available to the satisfaction of the responsible authority. Such documents must be lodged with the Geelong Historical Records Centre.

The existing entrance gates must be incorporated into the redevelopment of the site.

Urban Design Guidelines

The construction of any building or the carrying out of any works or the subdivision of the land must be undertaken in accordance with the Rippleside Urban Design Guidelines incorporated into this Planning Scheme.

Height Control

Except with a permit, the height of any building must not exceed the height above the Australian Height Datum for any particular site as shown on the Rippleside Comprehensive Development Plan incorporated into this Planning Scheme.

Pedestrian Waterside Link

A permit accompanied by detailed plans for the design and construction of the pedestrian link satisfactory to the Department of ~~Natural Resources and Environment~~ Energy, Environment and Climate Action must be issued by the responsible authority prior to construction of any buildings or works on the site.

The proponent/developer of the land must enter into an agreement with the responsible authority pursuant to Section 173 of the Act in which appropriate covenants for the provision and maintenance of the pedestrian waterside link, referred to in Clause 3.0 and Clause 4.0 will be contained. The covenants must require the pedestrian foreshore link to be designated as a reserve with a minimum width of 10 metres, incorporating a pedestrian and bicycle path.

A staging plan for the detailed design and construction of the pedestrian waterside link must be submitted to and approved by the responsible authority, before the construction of any buildings or works on the site.

All stages of the construction of the pedestrian waterside link must be completed to the satisfaction of the responsible authority in accordance with the approved staging plan.

Environmental and Site Works

Prior to the commencement of the construction of a building or the construction or the carrying out of works, an environmental management plan must be prepared to the satisfaction of the responsible authority. The environment management plan must contain appropriate provisions for the environmental management of the development of the land to the satisfaction of the responsible authority, including:

- Management of land disturbance;
- Storage, minimisation, handling and disposal of waste, dangerous substances and industrial infrastructure on the land;
- Noise and dust management;
- Landscaping and planting proposals; and
- Contingency and emergency response plan.

All buildings and works must be carried out in accordance with the environmental management plan to the satisfaction of the responsible authority.

Prior to the commencement of works to the escarpment on the land, a detailed geological survey must be undertaken to the satisfaction of the responsible authority, which identifies methods of protecting the escarpment or any areas of geological vulnerability.

Any rock revetment must be built to the satisfaction of the responsible authority, and maintenance agreements must be entered into to address the ongoing maintenance of the rock wall, including sea grasses.

The responsible authority must not issue a planning permit for buildings and works unless it is satisfied that:

- Any necessary sub-ground infrastructure works, contamination clean-up works and geological assessments; and
- Any necessary hard stand and building infrastructure removal, will or has been carried out to its satisfaction.

~~Information to be provided~~ **Application Requirements**

An application for a planning permit for the use, to construct a building or to carry out works or subdivide the land must be accompanied by the following information, as appropriate:

- A site analysis and descriptive statement explaining how the proposal responds to the site and its context.
- ~~A plan~~ Plans drawn to scale which ~~shows~~ show;
 - the boundaries and dimensions of the site.
 - adjoining roads.
 - the location, height and purpose of buildings and works on adjoining land.
 - relevant ground levels.
 - .. Setbacks to property boundaries.
 - the layout of existing and proposed uses.
 - all driveway, carparking and loading areas.
 - proposed landscape areas.
 - all external storage and waste treatment areas.
 - ~~areas not required for immediate use~~ The location of easements and services.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare.
- Scaled elevation drawings to identify the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, its source, the surfaces to be constructed, site works specification and method of preparing, draining, watering, maintaining and monitoring the landscape areas.
- ~~A written submission detailing how and to what extent the proposed buildings and works meet the requirements of the Siting and Design Guidelines for Structures on the Victorian Coast 1998 and the Ripplside Urban Design Guidelines incorporated into this Planning Scheme~~ response to the vision, objectives, requirements and guidelines contained in the Ripplside Comprehensive Development Plan, March 2023.
- ~~Evidence that the proposed development complies with Clauses 54 and~~ For a residential development of four storeys or less, an assessment against the relevant provisions of Clause 54 and Clause 55.
- For apartment development of five or more storeys, an urban context report and design response, and assessment against the relevant provisions of Clause 58.01.
- An engineering report assessing the stability of the cliff face and providing evidence or solutions to ensure its ongoing stability. These recommendations must be incorporated into the buildings and works undertaken on the land.
- A detailed traffic plan and accompanying report must be submitted to the satisfaction of the responsible authority. The plan must show as appropriate:
 - the location and number of spaces to be provided for each respective component of the proposed development;
 - the proposed traffic management and control works considered necessary in adjoining and nearby roads when the development or any stage is completed.
 - means of ingress and egress from the site and internal circulation details.

- proposed road surfaces and design measures to be employed to ensure that vehicular roads are shared with pedestrians and do not dominate the village environment.
- the ability for various uses within the site, eg. office and commercial to be able to share car spaces.

~~Guidelines for consideration~~ **Decision Guidelines**

~~Before deciding on~~ The following decision guidelines apply to an application for ~~permit, the responsible authority must consider~~ a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme must be considered, as appropriate, by the responsible authority:

- the purposes of the zone;
- the views of the Department ~~Of Natural Resources And Environment~~ of Energy, Environment and Climate Action;
- the views on the traffic plan by ~~Vicroads~~ the Department of Transportation;
- the views of Barwon Water;
- the ability of the proposal to achieve the Rippleside Comprehensive Development Plan;
- the consistency of the proposal with the Rippleside Urban Design Guidelines;
- ~~the consistency of the proposal with the Siting And Design Guidelines For Structures Along The Victorian Coast~~;
- the stability of the cliff face and whether the development and works being undertaken endanger the ongoing stability of the cliff;
- the ability of the proposal to provide satisfactory pedestrian access links to adjoining parks and foreshore areas;
- the provision of acceptable design of public areas including use of street furniture, lighting and landscaping;
- whether sufficient information is provided in the traffic plan and accompanying report to adequately deal with all on and off-site traffic related issues including;
- the location of any proposed off-street parking area;
- points of access to and from the land and whether they are suitably located;
- the layout of the car parking areas within the site and access arrangements to them;
- the impact of traffic generated by the proposal and whether it is likely to require special management and control works in the neighbourhood; and
- the provision of adequate loading facilities;
- whether satisfactory arrangements for the treatment and disposal of stormwater drainage to a legal point of discharge have been made;
- whether there are acceptable arrangements to be put in place for the maintenance and upkeep of all public access areas;
- whether the development is consistent with Clauses 54 and 55.
- that the entering into all necessary agreements with service authorities has been appropriately arranged.

Incorporated Documents

The Rippleside Comprehensive Development Plan ~~February 2000~~ March 2023 and the Rippleside Urban Design Guidelines ~~June 2000~~ March 2023 are documents incorporated into this Planning Scheme.

Lapsing of Schedule

This schedule shall lapse if the development of the site has not commenced in accordance with any permit issued for such development by 30 January 2013.

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Signs

None specified.