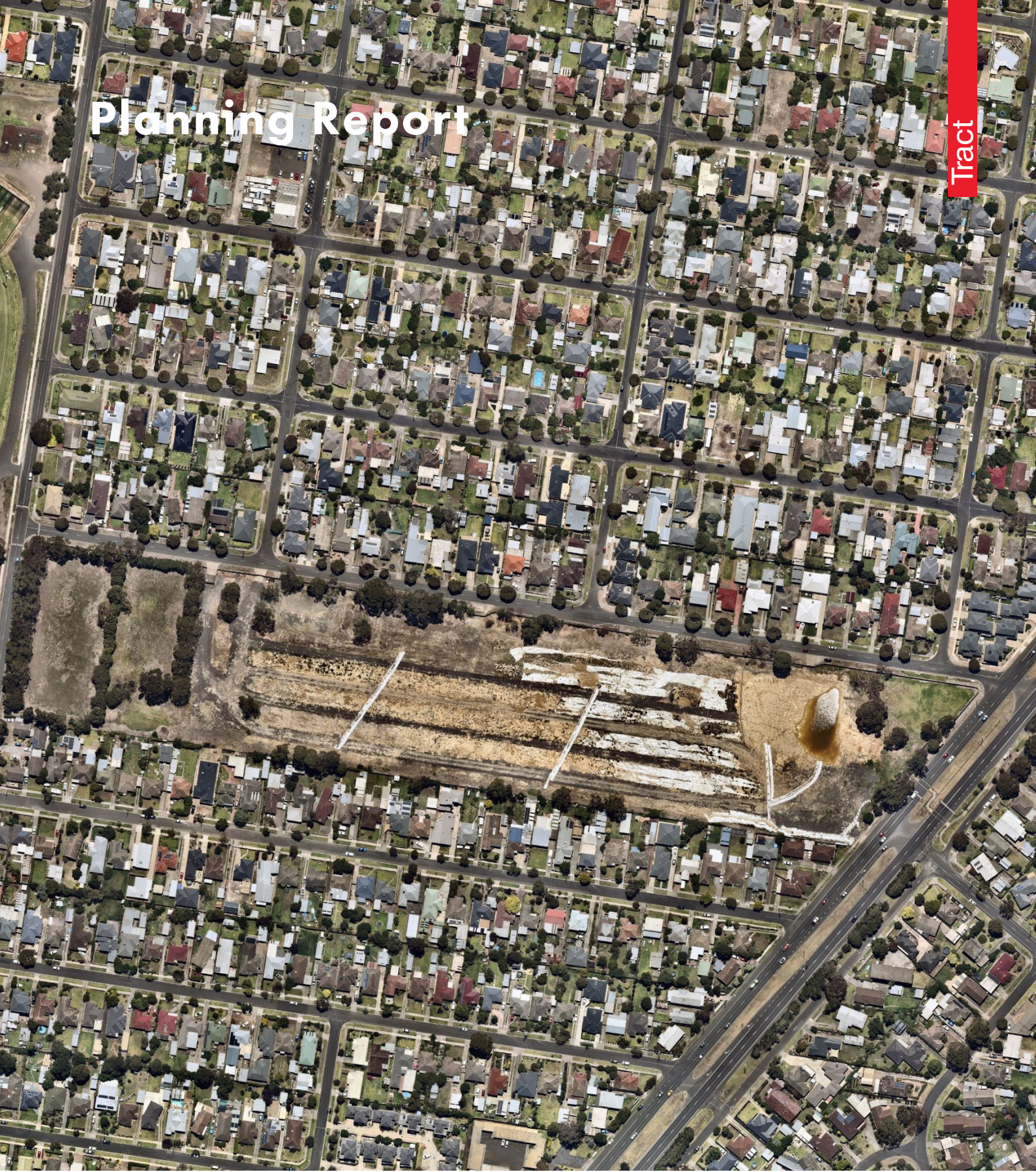


# Planning Report

Tract



## Planning Permit Application

1 Henry Street, Belmont

Prepared for Belmont Projects Pty Ltd

# Overview

## Background

Applicant / Owner	Belmont Projects Pty Ltd
Address	1 Henry Street, Belmont
Lot Description	Lot 1 on Title Plan 531517

## Relevant Planning Provisions

Municipal Planning Strategy	Clause 02.02 – Vision Clause 02.03 – Strategic Directions Clause 02.04 – Strategic Framework Plans
Planning Policy Framework	Clause 11 – Settlement Clause 13 – Environmental Risks and Amenity Clause 15 – Built Environment and Heritage Clause 16 – Housing Clause 18 – Transport Clause 19 – Infrastructure
Zone	Commonwealth Land <i>Not Controlled by Planning Scheme</i>
Overlays	Commonwealth Land <i>Not Controlled by Planning Scheme</i>
Particular Provisions	Clause 52.29 – Land Adjacent to the Principal Road Network Clause 52.06 – Car Parking Clause 53.01 – Public Open Space Clause 55 – Two or More Dwellings on a Lot Clause 56 – Residential Subdivision
Strategic Planning Documents	<i>G21 Regional Growth Plan</i> <i>City of Greater Geelong Settlement Strategy</i> <i>City of Greater Geelong Housing Diversity Strategy</i>

## Permit Application Details

Description of Proposal

Staged multi-lot subdivision (including subdivision of land adjacent to a road in a Transport Zone 2) and buildings and works associated with the construction of 24 dwellings on 24 lots under 300 square metres.

---

Permit Requirement

- Pursuant to Clause 32.08-3, a permit is required to subdivide land.
  - Pursuant to Clause 32.08-5, a permit is required to construct or extend one dwelling on a lot of less than 300 square metres.
  - Pursuant to Clause 52.29-2, a permit is required to subdivide land adjacent to a road in a Transport Zone 2.
-

# Quality Assurance

## Planning Report

Planning Permit Application  
1 Henry Street, Belmont

Project Number  
314-0385-00-P-05

## Revisions

---

Issue	Date	Description	Prepared By	Reviewed By	Project Principal
00	12/05/2021	Draft Planning Report	Sophie Malakellis	Luke Chamberlain	Luke Chamberlain
01	21/05/2021	Final Planning Report	Sophie Malakellis	Luke Chamberlain	Luke Chamberlain
02	22/12/2022	Revised Planning Report	Sophie Malakellis	Jess Noonan	Jess Noonan

## Disclaimer

*This report was prepared by Tract Consultants Pty Ltd (Tract) for the specific purpose identified in this report. This report should not be used or relied on for any other purpose.*

*This report may have also been prepared within limited parameters and within a limited scope, which will be set out in the report. The reader must take into account those parameters when considering whether it is reasonable to rely on this report.*

*In preparing this report, Tract may have relied upon information provided by other parties. Tract accepts no responsibility for (or for checking) to the accuracy, completeness or currency of information provided by those parties.*

*The opinions, conclusions and any recommendations in this report are based on conditions encountered and the information reviewed at the date of preparation of the report. Tract has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.*

*No part of this report, its attachments or appendices may be reproduced by any process without the written consent of Tract.*

# Contents

<b>1</b>	<b>Introduction</b>	<b>7</b>
1.1	Purpose	7
1.2	Background	7
1.3	Report Structure	7
1.4	Limitations	7
<b>2</b>	<b>Site &amp; Surrounds</b>	<b>8</b>
2.1	Site Description & Title Particulars	8
2.2	Site Analysis	8
2.3	Site Context	10
<b>3</b>	<b>Proposal</b>	<b>12</b>
3.1	Overview	12
3.2	Key Elements & Design Response	12
<b>4</b>	<b>Planning Provisions</b>	<b>18</b>
4.1	Municipal Planning Strategy	18
4.2	Planning Policy Framework	20
4.3	Zone & Overlay Provisions	21
4.4	Particular Provisions	28
4.5	Strategic Documents	30
<b>5</b>	<b>Planning Assessment</b>	<b>34</b>
<b>6</b>	<b>Conclusion</b>	<b>40</b>
	<b>Appendices</b>	<b>41</b>

# Figures

Figure 1: Aerial Plan	9
Figure 2: Context Plan	11
Figure 3: Stage 1 Yield Breakdown Plan (prepared by ClarkeHopkinsClarke)	13
Figure 4: Type A and B streetscape (ClarkeHopkinsClarke)	15
Figure 5: Type C and D streetscape (ClarkeHopkinsClarke)	15
Figure 6: Type D, E and F streetscape (ClarkeHopkinsClarke)	16
Figure 7: Housing and settlement framework plan	19
Figure 8: Current Zone Plan	22
Figure 9: Proposed Zone Plan	24
Figure 10: Proposed Overlay Plan (EAO)	25
Figure 11: Henry Street Belmont Concept Plan 2022	26
Figure 12: Proposed Overlay Plan (now DPO38)	27
Figure 13: Identified Planned Growth - G21 Regional Growth Plan	31
Figure 14: Greater Geelong Housing Framework Plan - Settlement Strategy	32

# 1 Introduction

---

## 1.1 Purpose

---

This report has been prepared by Tract Consultants Pty Ltd upon the instructions of **Belmont Projects Pty Ltd**. This report supports a planning permit application proposed as part of a combined planning scheme amendment under Section 96A of the *Planning and Environment Act 1987* (the 'Act') for the land at 1 Henry Street, Belmont (the 'Site').

This report assumes the conditions facilitated by the concurrent Amendment C418ggee including the following:

- Applying Schedule 1 to Clause 32.08 General Residential Zone (GRZ1);
- Introducing and applying the new Schedule 38 to Clause 43.04 Development Plan Overlay (DPO38); and
- Applying the Environmental Audit Overlay (EAO).

## 1.2 Background

---

Planning Scheme Amendment C251 was submitted to the City of Greater Geelong ('Council') in March 2016 under Section 96A of the Act. Amendment C51 followed a full and proper Planning Scheme Amendment Process, including public exhibition and consideration by Planning Panels Victoria in July 2017.

Amendment C251 was adopted by Council in September 2017, however notification was received of the Department of Environment, Land, Water and Planning's (DELWP) intention to void the amendment based on Section 52(i) of the Commonwealth of Australia Constitution Act 1990. Section 52(i) provides that only the Commonwealth has the power to regulate land held by the Commonwealth. On this basis, DELWP considers that a planning scheme amendment cannot be exhibited, adopted or approved for land that is held by the Commonwealth.

At the advice of DELWP, a new Planning Scheme Amendment (Amendment C418) has been made under Section 20(4) of the Act that gives effect to the zoning of the land in conjunction with the settlement of the sale of land, as well as the application of overlays. This Amendment includes this planning permit application for joint consideration in accordance with Section 96A of the Act.

Based on ongoing discussions and feedback with Council in its role as a referral agency, this amended report has been prepared to support the resubmission of documentation for Amendment C418.

## 1.3 Report Structure

---

This report provides an overview of the Site and its surrounds (Chapter 2) as a contextual basis to introduce and detail the proposal (Chapter 3). Relevant planning policies and strategic documents are detailed (Chapter 4) to establish a framework for the assessment of the proposal (Chapter 5). This assessment informs the conclusions and recommendations of this report provided at Chapter 6.

An assessment of the proposal against Clauses 55 and 56 are included at **Appendix B** and **Appendix C** respectively.

## 1.4 Limitations

---

This report has considered the following documents:

- Greater Geelong Planning Scheme
- Certificate of Title, dated 19 December 2022
- G21 Regional Growth Plan
- *City of Greater Geelong Settlement Strategy*
- *City of Greater Geelong Housing Diversity Strategy*

## 2 Site & Surrounds

---

### 2.1 Site Description & Title Particulars

---

The Site address is 1 Henry Street, Belmont which is comprised of a single parcel formally identified as Lot 1 on Title Plan 531517.

Agreement AQ493357R made pursuant to Section 173 of the *Planning and Environment Act 1987* on 29 November 2017 also impacts the Site. The Agreement sets out obligations on the landowner for community infrastructure contributions payable, as well as requirements for public open space to be vested in Council.

For the purposes of Section 48 of the *Planning and Environment Act 1987*, the Commonwealth Scientific and Industrial Research Organisation is the registered sole proprietor of the land in fee simple.

The Site is not impacted by any further encumbering easements, covenants, caveats or restrictions under Section 173 of the *Planning and Environment Act 1987* or *Subdivision Act 1988*.

Refer to **Appendix A – Certificate of Title**

### 2.2 Site Analysis

---

The Site is regularly shaped with a total area of 62,227 square metres and continuous frontages of approximately 128.5 metres, 597.9 metres and 110.2 metres to Corio-Waurn Ponds Road, Henry Street and Reynolds Road respectively. The Site slopes from west to east, with a fall of 12 metres from the boundary at Reynolds Road to the Corio-Waurn Ponds Road boundary at the east of the Site. The Site does not currently enjoy any significant views.

The Site currently has a number of existing trees and other existing vegetation on Site, some of which will be removed as part of the remediation of the land. Access to the Site is currently provided via six existing crossovers to Henry Street and one existing crossover to Corio-Waurn Ponds Road.

The Site has historically been used by the CSIRO for Textile & Fibre Technology purposes and is currently undergoing remediation to ensure the land is suitable for its ultimate residential use.

Refer to **Figure 1 – Aerial Plan**





Figure 1: Aerial Plan

## 2.3 Site Context

---

The Site is located within the City of Greater Geelong and is situated approximately 5km south-west of Central Geelong and 5km south-west of the Belmont sub-regional centre.

Generally speaking, land use mix in the vicinity of the Site is predominately residential with supporting education, retail and open space functions. The residential built form in the surrounding area is primarily characterised by one and two storey detached dwellings on lots averaging approximately 650 square metres.

The Belmont subregional centre provides local employment opportunities as well as higher order retail services including the Belmont Village retail facilities.

Specifically, the Site's key interfaces are 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 is conventional residential development.
- **East** – The eastern boundary of the Site is Corio-Waurn Ponds Road which provides access north-east to South Geelong and further to the Geelong CBD, and south to Grovedale, Waurn Ponds and Colac.
- **South** – The Site shares a southern boundary with the rear boundaries of residential properties which face 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 nearest public transport connections are local bus services which operate routes that connects the Site with Geelong's northern suburbs, Central Geelong and Waurn Ponds (including Deakin University).

The Site is also proximate to Marshall Railway Station which operates the Melbourne – Geelong – Warrnambool V/Line service.

The Site's primary vehicular connection is Corio-Waurn Ponds Road (A10 arterial road) which provides connectivity with Belmont to the north and the suburbs of Grovedale and Waurn Ponds to the south-west. Corio-Waurn Ponds Road continues on to the Colac Road which provides access to the Princes Freeway West (M1) which provides broader access to Melbourne (via the Geelong Ring Road) and Colac.

Refer to **Figure 2 – Context Plan**

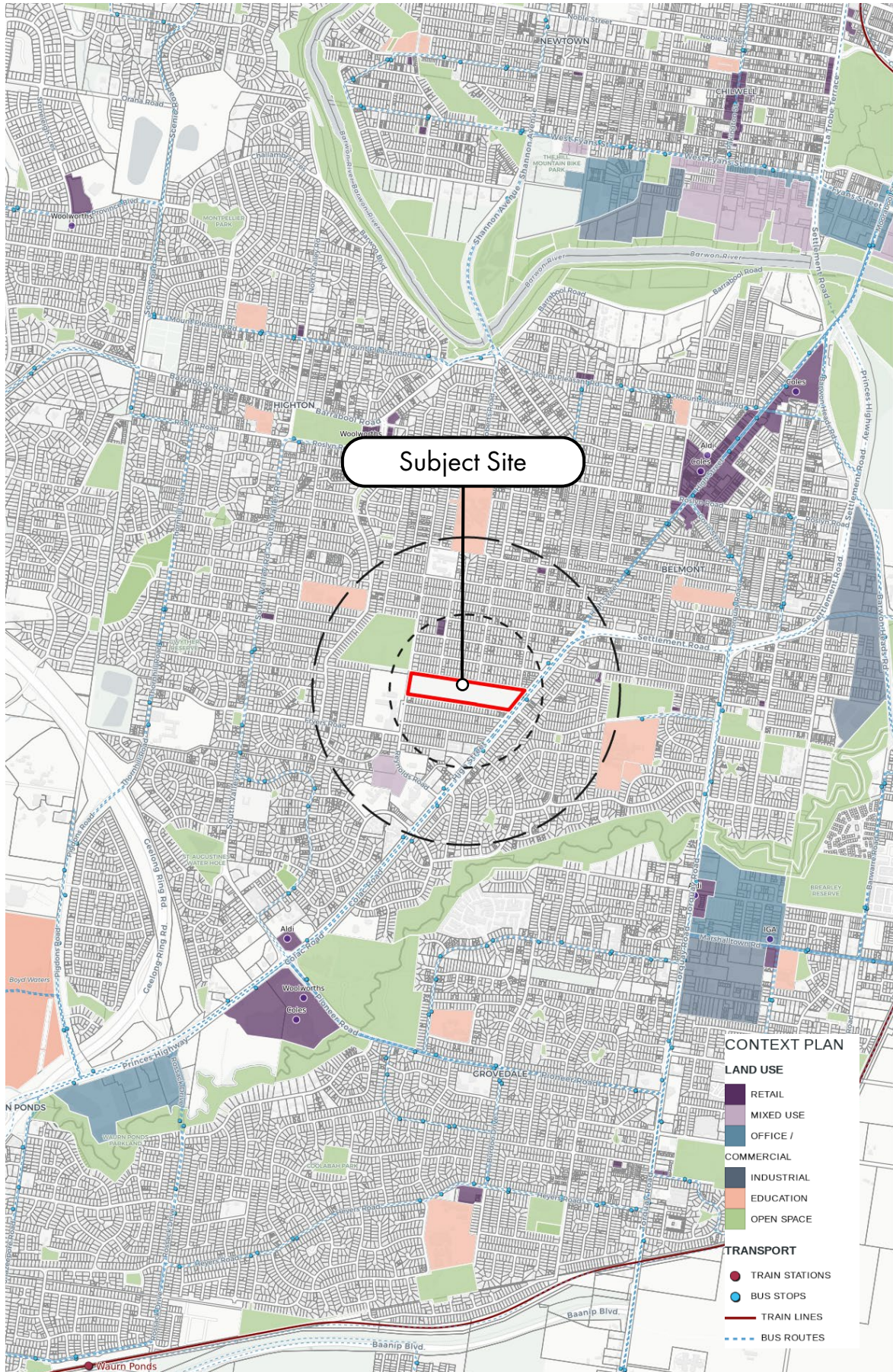


Figure 2: Context Plan

## 3 Proposal

---

### 3.1 Overview

---

In order to present a comprehensively detailed proposal for the development of the Site and to assist in considering the strategic merits of the proposed Amendment C418ggee, a concurrent planning permit application is made pursuant to Section 96A of the Act.

This application seeks planning approval for the staged multi-lot subdivision (including subdivision of land adjacent to a road in a Transport Zone 2) and buildings and works associated with the construction of 24 dwellings on 24 lots under 300 square metres.

Assuming the conditions facilitated by the concurrent planning scheme amendment, the proposal triggers the following planning permit requirements under the *Greater Geelong Planning Scheme*:

- Pursuant to Clause 32.08-3 (General Residential Zone), a permit is required to subdivide land.
- Pursuant to Clause 32.08-5 (General Residential Zone), a permit is required to construct or extend one dwelling on a lot of less than 300 square metres.
- Pursuant to Clause 52.29-2 (Land Adjacent to the Principal Road Network), a permit is required to subdivide land adjacent to a road in a Transport Zone 2.

### 3.2 Key Elements & Design Response

---

The proposal represents a significant urban renewal opportunity for the former CSIRO site, given the Site's unique size, location and proximity to established local services and amenities.

The staged subdivision of the Site and construction of dwellings on allotments less than 300 sqm facilitated by this application will contribute towards meeting the density and sustainability targets within the City of Greater Geelong, whilst also providing a respectful response to established residential interfaces.

#### Subdivision

##### Layout & Lot Diversity

It is proposed to subdivide the land in accordance with the *Henry Street Belmont Concept Plan 2022*.

The proposed subdivision layout incorporates a mix of diverse lot sizes and configurations which will eventually accommodate a variety of housing typologies to meet demand.

Stage 1 of the subdivision will incorporate 64 residential allotments over a total area of 2.602 hectares in the central third of the Site, plus the creation of two balance lots for future subdivision and residential development.

The proposal includes the following allotment typologies (refer to **Figure 3** for further detail regarding distribution):

- Type A – two (2) allotments, 261.3 sqm.
- Type B – eight (8) allotments, 165.0 sqm.
- Type C – two (2) allotments, 197.6 sqm.
- Type D – eight (8) allotments, 174.0 sqm
- Type E – two (2) allotments, 260 sqm.
- Type F – two (2) allotments, 220.9 sqm.
- Vacant – 40 allotments measuring between approximately 325sqm and 412sqm.

- Superlot A – 1.738 hectares, interfacing with Reynolds Road to the west and Henry Street to the north.
- Superlot B – 1.868 hectares, interfacing with Corio-Waurn Ponds Road to the east and Henry Street to the north.
- Reserve No.1 – 164.0 sqm pocket park containing retained tree 196 (refer to accompanying Arborist Report)

This allotment diversity is capable of accommodating a range of dwelling typologies and will lead to a diversity of housing product across the Site.

The proposed allotments are distributed to provide finer grain allotments orientated perpendicular to larger vacant allotments which will interface with Henry Street and larger established lots to the south. This configuration is intended to ‘bookend’ conventional density allotments to ensure an appropriate transition and buffer between the existing residential interface and the medium density development envisaged under the proposed subdivision.

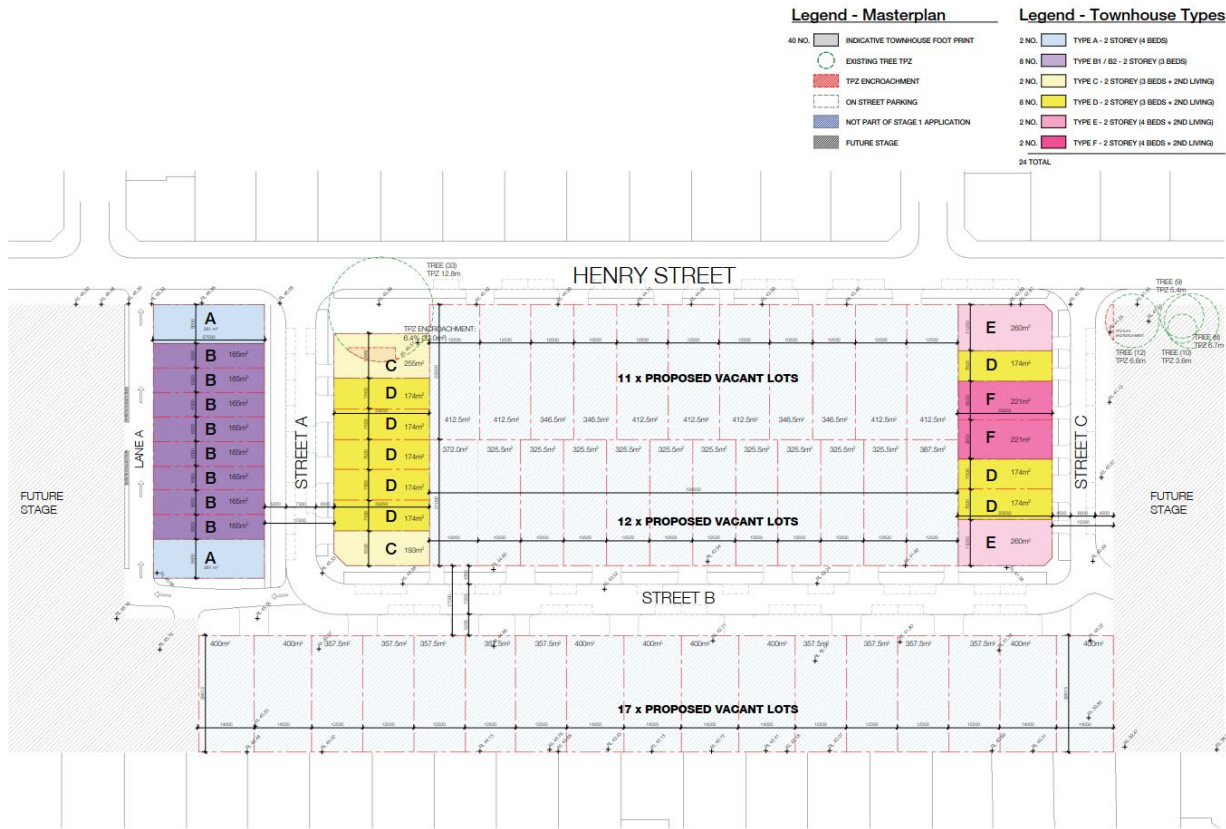


Figure 3: Stage 1 Yield Breakdown Plan (prepared by ClarkeHopkinsClarke)

The proposed subdivision layout will also create two superlots to the east (superlot B) and west (superlot A) of Stage 1 with areas of 1.868 and 1.738 hectares respectively. As identified in the *Henry Street Belmont Concept Plan 2022*, these superlots are designated as sites to accommodate future development as follows:

- Superlot A – Medium density housing (up to 2 storeys detached and attached dwellings), plus a strip of medium density housing (up to 2 storey attached dwellings and/or 3 storey apartments) along the Site’s western interface with Reynolds Road.
- Superlot B – Public open space, medium density housing (up to two storeys attached and detached dwellings) along the southern portion of the Site, plus medium density housing (up to 2 storey attached dwellings and/or 3 storey apartments) and possible retail and/or medical centre uses on the corner of Henry Street and Corio-Waurn Ponds Road.

Refer to submitted **Architectural Plans** prepared by ClarkeHopkinsClarke, and **Proposed Plans of Subdivision** prepared by Cardno TGM for further detail.

### Staging

Broadly speaking, the subdivision of the land in its ultimate configuration is staged, with development proposed to commence in the central portion of the Site. The sub-staging plan provides for the delivery of the majority of residential allotments, with the balance to be delivered in future stages on superlots A and B.

Within Stage 1, the residential allotments will be delivered in five sub-stages as follows:

- Stage 1A – 11 vacant allotments fronting Henry Street, Lane A road reservation.
- Stage 1B – type C and D allotments, five (5) vacant allotments fronting the proposed Street B, Street A road reservation, part Street B road reservation to the extents required to service Stage 1 B.
- Stage 1C – 12 vacant allotments with southern frontage to the proposed Street B, 12 vacant allotments with a northern frontage to the proposed Street B, balance of Street B road reservation.
- Stage 1D – type D, E and F allotments and Street C road reservation.

Refer to the submitted **Staging Plan**, prepared by Stantec for further detail.

### Public Open Space

The proposal involves the delivery of Stage 1 and subdivision of the balance land into two superlots for future development. In accordance with the *Henry Street Belmont Concept Plan 2022* and DPO38, the future development of superlot B includes a total of 0.5 hectares of unencumbered public open space to be provided within the eastern Future Stage, representing 8% of the net developable area. This public open space is to be provided adjacent to Henry Street and behind the future development sites located along the Corio-Waurn Ponds Road frontage.

It is acknowledged that Clause 53.01 seeks an open space contribution of 10%. Notwithstanding this, the Site is affected by an existing Section 173 Agreement (dated 11 October 2017) that sets out obligations on the landowner with respect to community infrastructure contributions and public open space. As identified in section 2.1 above, the Agreement defines 'Public Open Space under Clause 1.24 as follows:

*'a 0.5 hectare park (approximately) fronting Henry Street generally in accordance with the Development Plan and for the purposes of the open space contribution does not include any encumbered land (such as land required for on-site drainage detention facilities).'*

It is noted that the subdivision layout includes the provision of a 164 square metres encumbered open space reserve to allow for the retention of a Yellow Gum adjacent to the intersection of the proposed Street A and Henry Street.

## **Dwelling Design**

### Dwelling Typologies

This proposal seeks planning approval for the construction of 24 dwellings on allotments with an area of less than 300 sqm. The dwelling design responds to the established residential fabric on nearby interfaces, whilst also providing medium density housing product to satisfy market demand and City of Greater Geelong infill development targets.

It is noted that the construction of dwellings on vacant allotments created with an area greater than 300sqm do not form part of this proposal as a planning permit is not required for construction of a single dwelling given the lot size.

The proposal will provide a mix of housing types by providing for a mix of three- and four-bedroom dwellings across a range of six (6) typologies as follows:

- Type A – rear loaded, double storey, 8.43m maximum building height – 4 bedroom, 3.5 bathroom, double garage, 69.5 sqm private open space.
- Type B1 & B2 – rear loaded, double storey, 7.70m maximum building height – 3 bedroom, 2.5 bathroom, double garage, 31.8 sqm private open space.
- Type C – front loaded, double storey, 7.01m maximum building height – 3 bedroom, 2.5 bathroom, single garage with tandem space, 50.8 sqm private open space.
- Type D – front loaded, double storey, 7.09m maximum building height – 3 bedroom, 2.5 bathroom, single garage with tandem space, 43.0 sqm private open space.
- Type E & F – front loaded, double storey, 8.23m maximum building height – 4 bedroom, 3.5 bathroom, single garage with tandem space, 55.0 sqm private open space.

### Built Form Response

The proposed dwellings generally adopt a double storey form with mix of flat or mono-pitched roof forms. Despite the attached building masses proposed, variable street setbacks are provided to articulate each dwelling and to ensure garages are visually recessive when viewed from the public realm.

The proposed dwellings exhibit a strong consistency of materiality and architectural language across each sub-stage. This will provide a strong identity for the Site and ensure a cohesive development outcome is achieved. Despite these unifying elements, variations in building massing, roof form and material application between sub-stages and dwelling typologies will avoid streetscape homogeneity (refer to Figures 4 – 6).

### Materiality

Material finishes include vertical sheet cladding, timber texture vertical sheet cladding, render, metal shrouds, metal balustrades and light brown brick. This material palette is applied to generate strong vertical and horizontal articulation to the façade strategy. The application of brick at ground level and lighter cladding to first storey elements provides a recessive and light weight outcome atop a robust base with a sense of enclosure and address to the street.

Metal batten fencing measuring 1.0m in height will balance the need to define boundaries between the public and private realm, whilst also remaining permeable and appropriately proportioned to provide opportunities for passive surveillance.



Figure 4: Type A and B streetscape (ClarkeHopkinsClarke)



Figure 5: Type C and D streetscape (ClarkeHopkinsClarke)



Figure 6: Type D, E and F streetscape (ClarkeHopkinsClarke)

## Key Technical Considerations

### Environmentally Sustainable Design

This application is accompanied by a Sustainable Management Plan, prepared by Frater which addresses sustainability requirements contained within the *Greater Geelong Planning Scheme*.

This Sustainable Design Assessment provides an assessment of the proposal using the BESS tool which relates to energy and water efficiency, thermal comfort and overall environmental sustainability performance. The proposal achieves an overall BESS score of 50% which represents a best practice outcome.

This BESS score is achieved through a range of initiatives outlined in the Sustainable Management Plan including thermally efficient building envelope, efficient air conditioning and hot water system and sustainable materials.

Refer to the accompanying **Sustainable Management Plan**, prepared by Frater for further detail.

### Movement and Access Networks

The proposed subdivision will be accessed via Henry Street which will be the main entry to the subdivision. The road layout proposed for Stage 1 is for a U-shaped local road network (Street A, B and C) and a laneway (Lane A), which is exit only to Henry Street. All roads forming part of Stage 1 have been designed ultimately for Council ownership.

The new local roads proposed for Stage 1 have been designed to be generally in accordance with the Infrastructure Design Manual (Version 5.3, dated March, 2020), with the exception of the Street C.

The layout of the internal road network has been designed in accordance with the *Henry Street Belmont Concept Plan 2022* to facilitate safe circulation for vehicles, pedestrians and cyclists alike. The internal road network is centred around a local road which is proposed to bisect the Site from east to west, intersecting with Henry Street and Corio-Waurn Ponds Road.

Parking for residents will be provided within each lot using private garages at the rates specified in Clause 52.06-5. Visitor parking requirements will be accommodated by on-street parking within the new internal access road or along Henry Street.

Refer to the submitted **Transport Assessment**, prepared by Traffix Group for further detail.

### Vegetation Removal

The proposed subdivision layout has been configured to retain six trees, including one Yellow Gum adjacent to the intersection of the proposed Street A and Henry Street. The five further trees are to be retained in the eastern future development site, including two Spotted Gums, one Weeping Bottlebrush, and one Lemon Scented Gum, as well as one centrally located Yellow Gum.

The remainder of existing vegetation will likely be cleared as part of the remediation process to prepare the Site for redevelopment. This work will occur prior to the land being transferred to Belmont Project Pty Ltd, and as such does not



form part of this planning permit application. Notwithstanding this, the accompanying Arborist Report (prepared by Tree Logic) confirm that the removal of these remaining trees is exempt from planning permit requirements under Clause 52.17-7.

Refer to the accompanying **Arborist Report**, prepared by Tree Logic for further details.

### Landscape Design

This application is accompanied by a **Landscape Concept Plan**, prepared by Tract which demonstrates proposed landscape design outcomes for streetscapes and indicative landscape treatments for front and rear yards within the private realm.

Streetscape character is established within the internal street network through the distribution of different tree species including Snow In Summer (to match existing Henry Street trees), White Cedar, White Crepe Myrtle, Jacaranda and Sunburst Honey Locust.

It is noted that tree placement within streetscapes adjacent to the vacant allotments created by this application will be subject to change depending on the ultimate location of driveways.

Refer to the accompanying **Landscape Concept Plan**, prepared by Tract for further details.

### Stormwater and Drainage

This proposal is accompanied by a Site Stormwater Management Plan which concludes that the stormwater runoff from the proposed development can be managed on-site to ensure acceptable peak discharge rates and best practice runoff treatment.

A range of hydrological and water quality mitigation measures are proposed to offset potential adverse impacts on downstream environments due to increased stormwater runoff. This includes:

- 216m<sup>3</sup> of detention capacity provided by rainwater tanks installed on dwellings across Stages 1, 2 and 3,
- Underground tank/s with 350m<sup>3</sup> of detention capacity installed within the Western Stage (i.e., superlot A)
- Detention tank located underneath the proposed Bioretention Cell within the Eastern Future Stage to provide 40m<sup>3</sup> of detention storage (i.e., superlot B).
- 148m<sup>3</sup> of storage capacity provided by rainwater tanks installed on dwellings to provide potable water substitution in the form of toilet flushing,
- Construction of a bioretention cell in the Eastern Future Stage (i.e., superlot B).

The Site Stormwater Management Plan recommends that a temporary treatment and detention facility be provided during the construction and build out phase of Stage 1 to manage the elevated levels of sediment generated.

Refer to the accompanying **Site Stormwater Management Plan**, prepared by Cardno TGM for further detail.

### Waste Collection

The internal road network has been designed to enable access by an 8.8 metre medium rigid vehicle which will enable access by municipal waste collection vehicles. Swept path diagrams demonstrating access by an 8.8m Medium Rigid Vehicle (MRV) are attached at Appendix B to the Transport Impact Assessment. This vehicle is consistent both municipal waste collection vehicles and CFA vehicles.

The accompanying **Transport Assessment** confirms that a waste truck can circulate the site easily using the loop created by the laneway. Additionally, a waste truck can easily access all properties under Stage 1 and later stages and there is no need to provide consolidated bin holding pads.

Refer to the accompanying **Transport Assessment** (including Swept Path Diagrams), prepared by Traffix Group for further detail.

## 4 Planning Provisions

---

### 4.1 Municipal Planning Strategy

---

#### Clause 02.02 – Vision

Clause 02.02 outlines Council's overarching vision for Greater Geelong as the best place to live through prosperity and cohesive communities in an exceptional environment. In order to achieve this vision, Council will facilitate sustainable development that supports population growth and contributes to an inclusive, diverse, healthy and socially connected community.

#### Clause 02.03 – Strategic Directions

Strategic directions are the high-level policy intentions for the Council that provide the basis for matters that are implemented through more detailed policy or planning controls.

The following strategic directions are relevant to the Site and proposal:

- **Clause 02.03-1 – Settlement** – states that Geelong is expected to grow by an additional 152,000 people by 2036 based on an average growth rate of 2.5 per cent. This growth will create demand for over 73,400 additional dwellings which can be met under the City's identified planned growth. Council envisages that infill development will increasingly deliver housing for Geelong's growing population and should be encouraged in areas with access to infrastructure, goods and services.

Of relevance to this proposal, the strategic directions outlined for settlement are to:

- *Direct and contain growth within identified locations across the municipality.*
- *Maintain the unique identity of Greater Geelong and its townships.*
- *Locate and design urban areas to mitigate the potential impacts of climate change.*

- **Clause 02.03-5 – Built environment and sustainability** – seeks to balance growth in the municipality while maintaining its identity by identifying areas for varying levels of change and by balancing the need for conservation and renewal. It encourages sustainable and healthy development that will benefit and improve the community's quality of life.

Of relevance to this proposal, the strategic directions outlined for built environment and sustainability are to:

- *Ensure that development enhances Geelong's sense of place and identity.*
- *Encourage environmentally sustainable design in all development.*
- *Encourage all development to provide high quality urban design and landscaping.*

- **Clause 02.03-6 – Housing** – highlights the importance of increasing the diversity of the City's housing stock to cater for the growing trend of smaller households, the need for affordable housing, ageing in place and low maintenance housing and a strong demand for housing in high amenity locations.

Of relevance to this proposal, the strategic directions outlined for housing are to:

- *Facilitate infill development to increase its housing supply contribution.*
- *Ensure housing diversity is achieved in established and growth area communities.*
- *Increase the level of affordable and social housing in Geelong.*

#### Clause 02.04 – Strategic Framework Plans

Clause 02.04 includes Greater Geelong's Strategic Framework Plans, including the 'Housing and settlement framework plan', which identifies the Site as being within an 'Established Urban Area' where modest infill housing is encouraged.

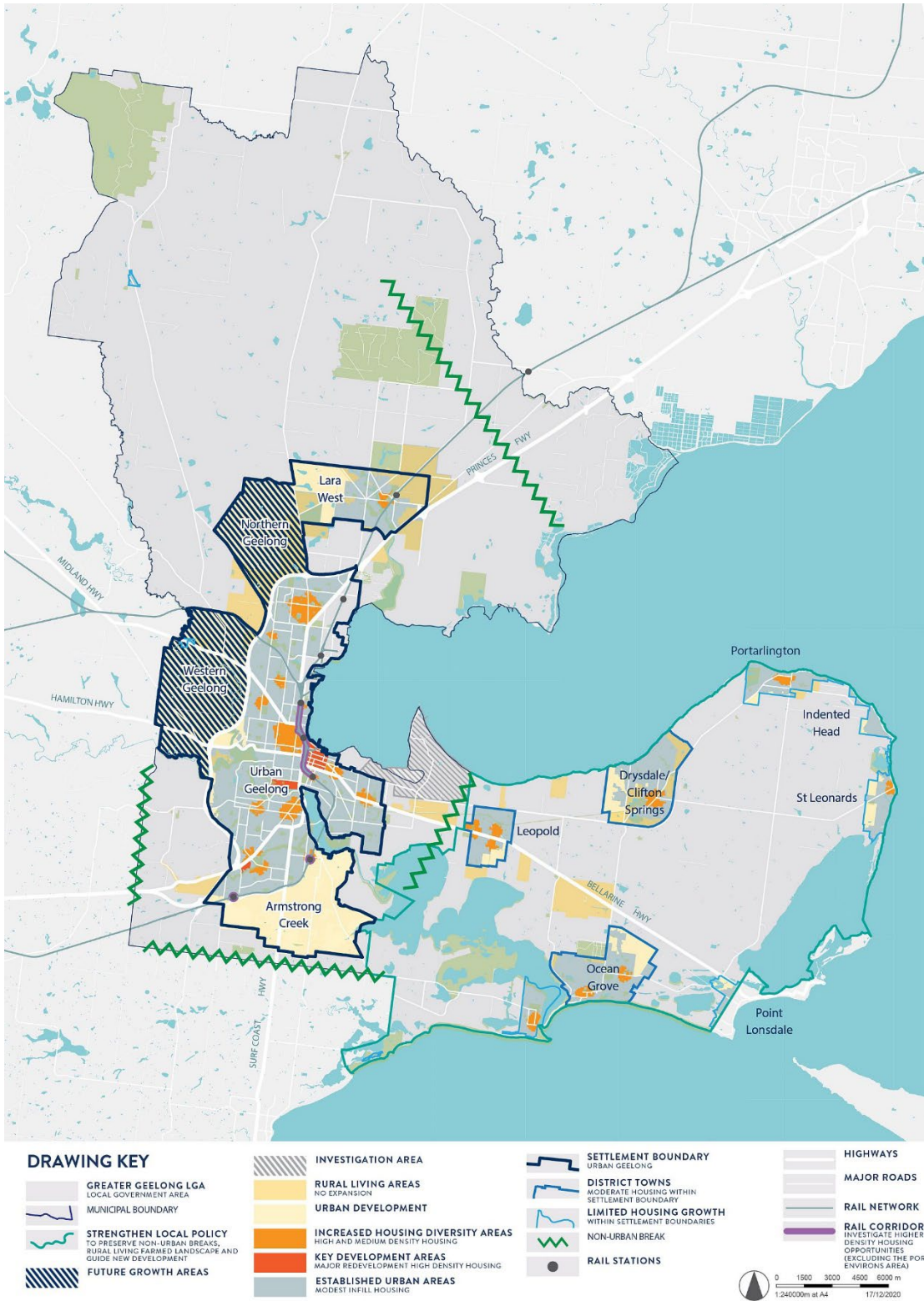


Figure 7: Housing and settlement framework plan

## 4.2 Planning Policy Framework

---

To ensure the overarching objectives of planning in Victoria are met, policies contained within the Planning Policy Framework (PPF) must be considered. The PPF clauses of most relevance to this proposal are set out below.

### Clause 11 – Settlement

Clause 11 states that planning is 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. Specific sub-clauses with relevance to the Site and proposal include:

- **Clause 11.01-1S – Settlement** – seeks to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
- **Clause 11.01-1R – Settlement – Geelong G21** – provides for long term growth options that build on existing infrastructure.
- **Clause 11.01-1L-01 – Settlement – Greater Geelong** – aims to direct the majority of future housing needs to urban Geelong (urban infill, Armstrong Creek and the Northern and Western Geelong Growth Areas).
- **Clause 11.02-1S – Supply of urban land** – aims to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

### Clause 13 – Environmental Risks and Amenity

Clause 13 states that planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach. Additionally, planning should aim to avoid or minimise natural and human-made environmental hazards, environmental degradation and amenity conflicts. Specific sub-clauses with relevance to the Site and proposal include:

- **Clause 13.04-1S – Contaminated and potentially contaminated land** – seeks to ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.

### Clause 15 – Built Environment and Heritage

Clause 15 states that planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context. Furthermore, planning must support the establishment and maintenance of communities by delivering functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design. Specific sub-clauses with relevance to the Site and proposal include:

- **Clause 15.01-1S – Urban design** – seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- **Clause 15.01-2S – Building design** – seeks to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.
- **Clause 15.01-2L – Environmentally sustainable design** – seeks to achieve best practice in environmentally sustainable development from the design stage through to construction and operation.
- **Clause 15.01-3S – Subdivision design** – aims to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.
- **Clause 15.01-4S – Healthy neighbourhoods** – seeks to achieve neighbourhoods that foster healthy and active living and community wellbeing.
- **Clause 15.01-5S – Neighbourhood character** – aims to recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- **Clause 15.01-5L – Neighbourhood character** – seeks to manage the impact of urban change on existing neighbourhoods. It is policy to support medium density housing that respects the existing neighbourhood character in the General Residential Zone areas and to retain existing vegetation wherever possible, particularly vegetation that contributes to the municipality's tree canopy.

## Clause 16 – Housing

**Clause 16** states that planning should provide for housing diversity and ensure the efficient provision of supporting infrastructure. Furthermore, planning should include the provision of land for affordable housing and ensure the long-term sustainability of new housing by providing access to services, public transport and open space. Specific sub-clauses with relevance to the Site and proposal include:

- **Clause 16.01-1S – Housing supply** – aims to facilitate well-located, integrated and diverse housing that meets community needs.
- **Clause 16.01-1R – Infill housing – Geelong G21** – seeks to facilitate infill development in Central Geelong and West Fyans and around activity areas within urban Geelong and district towns.
- **Clause 16.01-2S – Housing affordability**– seeks to deliver more affordable housing closer to jobs, transport and services.

## Clause 18 – Transport

**Clause 18** states that planning should ensure an integrated and sustainable transport system that provides access to social and economic opportunities, facilitates economic prosperity, contributes to environmental sustainability, coordinates reliable movements of people and goods, and is safe. Specific sub-clauses with relevance to the Site and proposal include:

- **Clause 18.01-1S – Land use and transport integration** – seeks to facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.
- **Clause 18.02-1S – Walking** – aims to facilitate an efficient and safe walking network and increase the proportion of trips made by walking.
- **Clause 18.02-2S – Cycling** – seeks to facilitate an efficient and safe bicycle network and increase the proportion of trips made by cycling.
- **Clause 18.02-4S – Roads** – aims to facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure.

## Clause 19 – Infrastructure

**Clause 19** states that planning should ensure that the growth and redevelopment of settlements is planned in a manner that allows for the logical and efficient provision and maintenance of infrastructure, including the setting aside of land for the construction of future transport routes. Furthermore, planning for development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely. Specific sub-clauses with relevance to the Site and proposal include:

- **Clause 19.02-6S – Open space** – aims to establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.
- **Clause 19.03-2S – Infrastructure design and provision** – aims to provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.
- **Clause 19.03-2L – Infrastructure planning, design and construction** – seeks to encourage a consistent approach to the design and construction of infrastructure across the municipality.
- **Clause 19.03-3S – Integrated water management** – seeks to sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.

**Clause 19.03-3L – Integrated water management** – aims to encourage all development to incorporate Water Sensitive Urban Design principles and the planting of low water use vegetation, particularly indigenous vegetation.

## 4.3 Zone & Overlay Provisions

---

As stated above, the Commonwealth has exclusive legislative power in relation to places acquired by the Commonwealth for a public purpose. Therefore, a planning scheme does not apply to a 'Commonwealth place' and any requirement regulating the use or development of Commonwealth land is inoperative.

On this basis, the Site is not subject to any zone or overlay provisions under the *Greater Geelong Planning Scheme*.

Refer to Figure 8 – Current Zone Plan

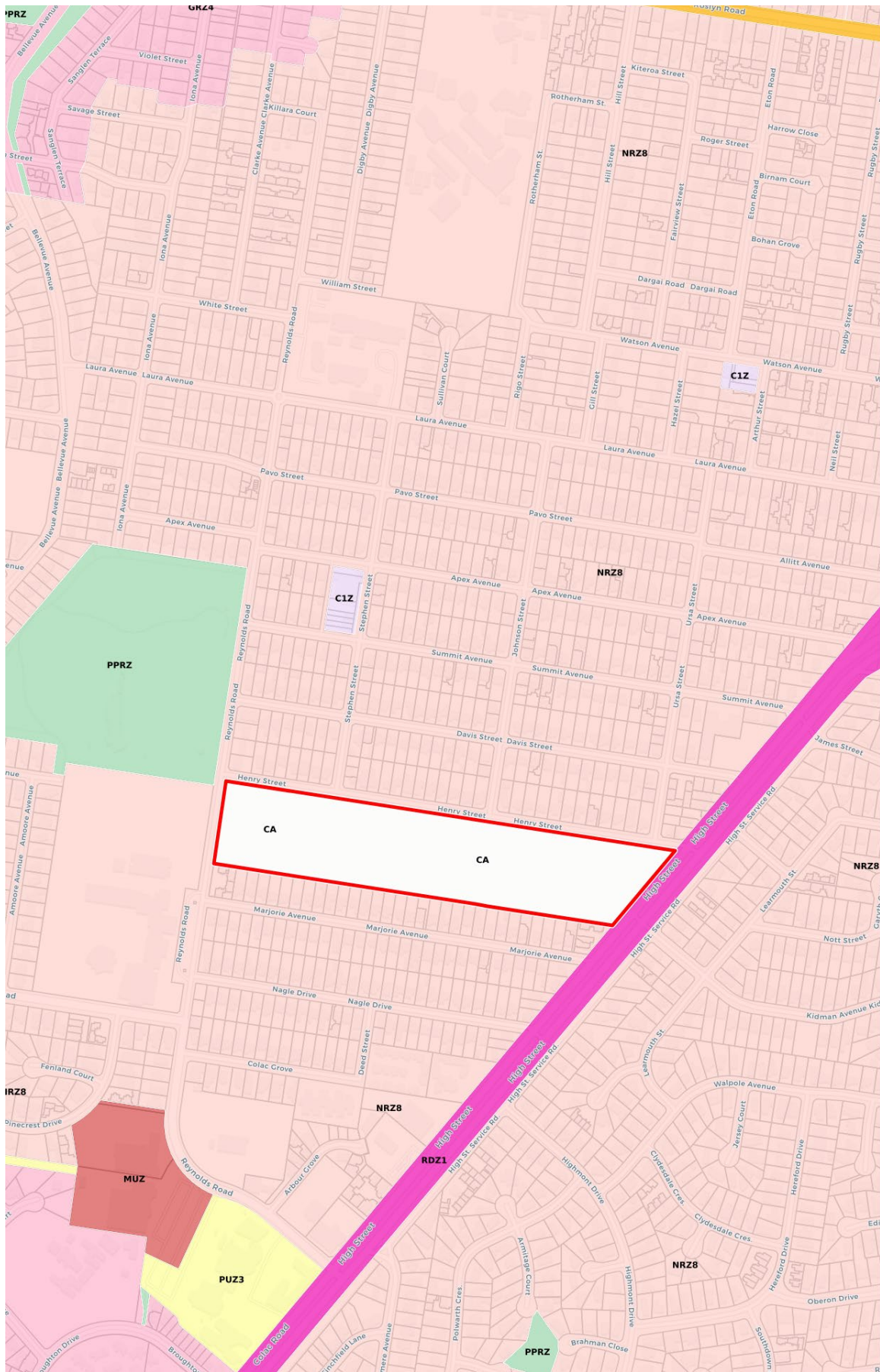


Figure 8: Current Zone Plan

## Proposed Controls

This report assesses the proposal against the controls contemplated under the concurrent Amendment C418ggee as detailed below.

These planning controls would come into effect and bring the Site under the *Greater Geelong Planning Scheme* in conjunction with the sale of the land by the Commonwealth.

### General Residential Zone – Schedule 1 (GRZ1)

The accompanying planning scheme amendment seeks to apply the General Residential Zone – Schedule 1 (GRZ1) to the Site.

The General Residential Zone (GRZ) is applied in new or established residential areas where there are minimal constraints to residential development and provides for moderate growth and diversity of housing. Specifically, the purpose of the GRZ is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *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.*

Selection of the General Residential Zone as opposed to the Neighbourhood Residential Zone (NRZ) was made on the basis of the site always anticipated to be zoned GRZ1 as opposed to GRZ2 (which was eventually translated to NRZ). Similarly, the site has been long identified as a 'strategic' site subject to a site specific amendment and the heights determined through this process should be respected.

### Subdivision

Pursuant to Clause 32.08-3, a permit is required to subdivide land.

Clause 32.08-3 states that an application to subdivide land that would create a vacant lot less than 400 square metres capable of development for a dwelling or residential building, must ensure that each vacant lot created less than 400 square metres contains at least 25 percent as garden area.

The proposal seeks to create 25 vacant lots with an area of less than 400 square meters. To impose the garden area requirements on each vacant lot, it is proposed to enter into an agreement pursuant to Section 173 of the *Planning and Environment Act 1987* to be registered on the title of each impacted allotment prior to the issue of a Statement of Compliance.

An application to subdivide land must meet the requirements of Clause 56 (Residential Subdivision). A comprehensive assessment of the proposal against the provisions of Clause 56 is provided at **Appendix B**.

### Buildings and works

Pursuant to Clause 32.08-5, a permit is required to construct or extend one dwelling on a lot of less than 300 square metres.

Pursuant to Clause 32.08-6, a permit is required to construct two or more dwellings on a lot.

A development must meet the requirements of Clause 55 (Two or More Dwellings on a Lot). A comprehensive assessment of the proposal against the provisions of Clause 55 is provided at **Appendix C**.

### Garden area

Clause 32.08-4 provides that an application to construct a dwelling on a lot must provide a minimum percentage of that lot set aside as garden area dependent on lot size.

In the VCAT decision of *Clayton Gardens Pty Ltd v Monash CC (Red Dot)* [2019] VCAT 1138 ('Clayton Gardens') presided by Senior Legal Member Rickards, the Tribunal found that the lot size, for the purpose of calculating garden area, is calculated by having regard to the 'Planning unit' of the proposed development, which can be 'part of an allotment, or a number of allotments, or a portion of several allotments.'

The proposal seeks to construct dwellings within sub-stages 1B, 1F and 1G of Stage 1. It is submitted that these sub-stages cumulatively comprise the 'planning unit' for the purpose of applying the garden area calculation detailed under Clause 32.08-4.

As sub-stages 1B, 1F and 1G are cumulatively above 650sqm, 35% garden area across sub-stages 1B, 1F and 1G is cumulatively required. As shown on the accompanying Garden Area Plan (drawing reference TP103), the proposal delivers a total of 1,859.89 sqm which equates to 38.7% of the total 'planning unit' (i.e., substages 1B, 1F and 1G net area). On this basis, garden area requirements set out under Clause 32.08-4 are satisfied.

Refer to Figure 9 – Proposed Zone Plan

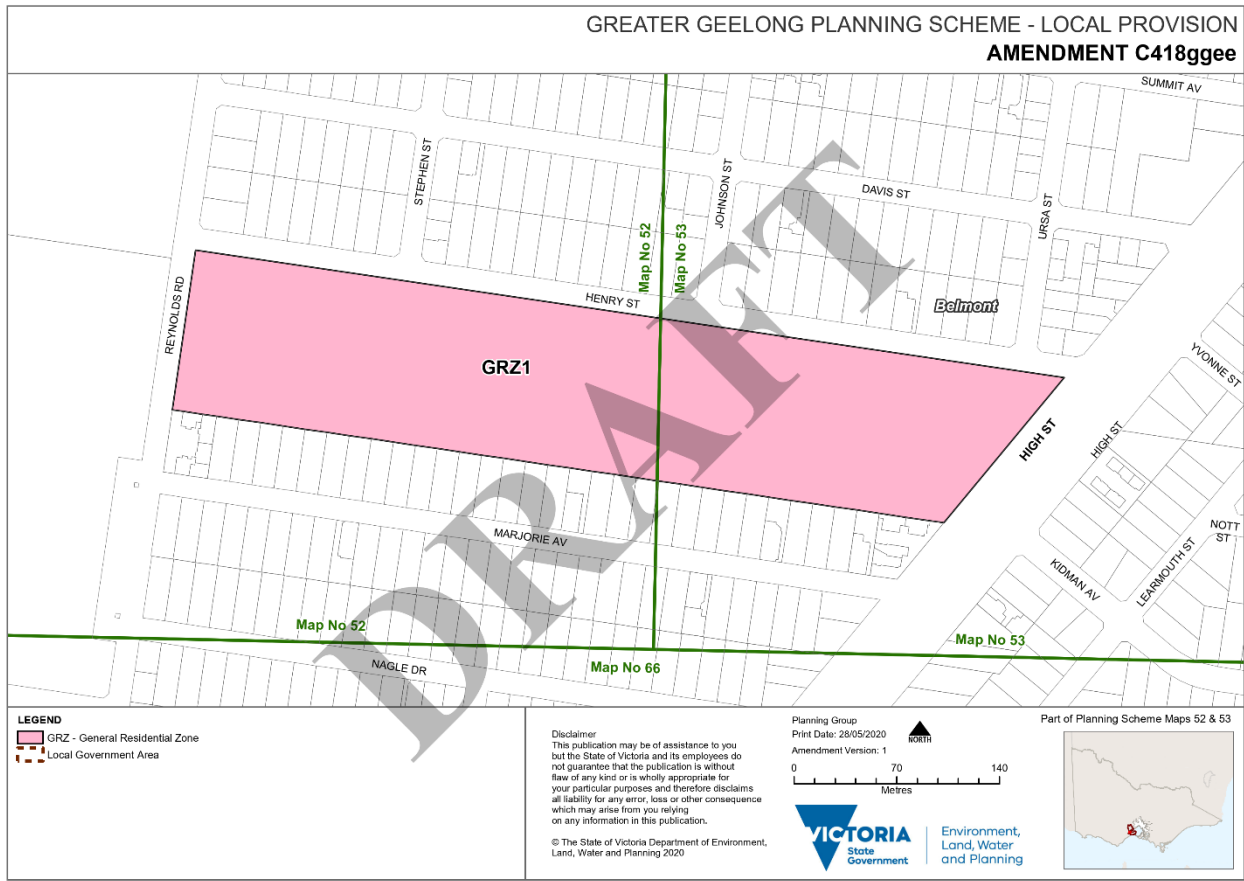


Figure 9: Proposed Zone Plan



## Environmental Audit Overlay (EAO)

The accompanying planning scheme amendment seeks to apply the Environmental Audit Overlay (EAO) to the entire Site.

The EAO is applied to land identified, known or reasonably suspected of being contaminated for which certain obligations under the *Environment Protection Act 1970* have not been met. Specifically, the purpose of the EAO is:

- To implement the *Municipal Planning Strategy and the Planning Policy Framework*.
- To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.

Pursuant to Clause 45.03-1, before a sensitive use commences or before the construction or carrying out of buildings and works in association with a sensitive use commences, either:

- A certificate of environmental audit must be issued for the land in accordance with Part IXD of the *Environment Protection Act 1970*
- 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 the sensitive use.

Refer to **Figure 10 – Proposed Overlay Plan (EAO)**

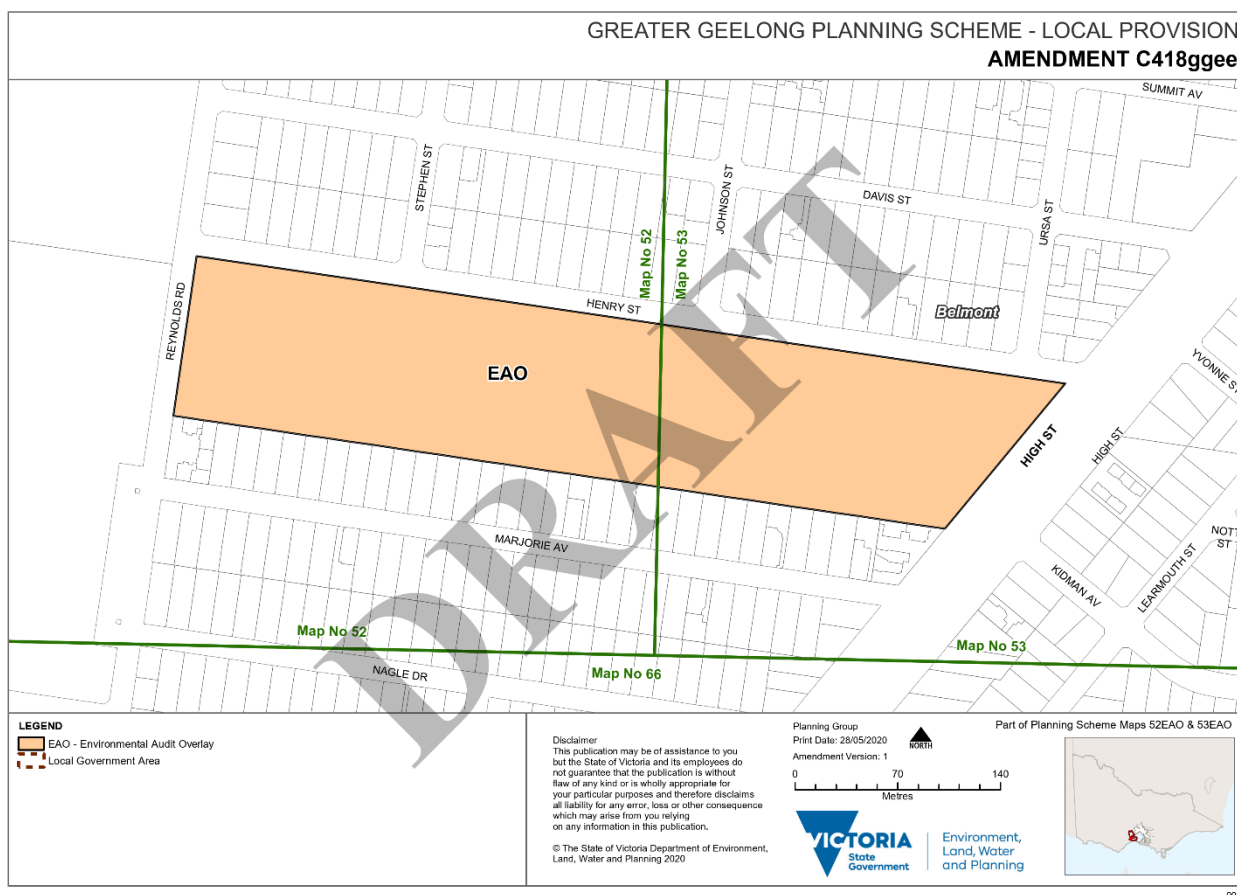


Figure 10: Proposed Overlay Plan (EAO)

## Development Plan Overlay – Schedule 38 (DPO38)

The accompanying planning scheme amendment seeks to introduce and apply the new Development Plan Overlay – Schedule 38 (DPO38) to the entire Site.

The Development Plan Overlay (DPO) is used where the form of development is appropriately controlled by a plan that satisfies the responsible authority as there is no public approval process for the plan. Specifically, the purpose of the DPO is:

- To implement the *Municipal Planning Strategy and the Planning Policy Framework*.

- 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 a development plan has been prepared to the satisfaction of the responsible authority.

The proposed Schedule 38 relates to '1 Henry Street, Belmont (Former CSIRO Site)' and requires a Development Plan to be generally in accordance with the *Henry Street Belmont Concept Plan 2022* forming part of the Schedule (refer to Figure 11).

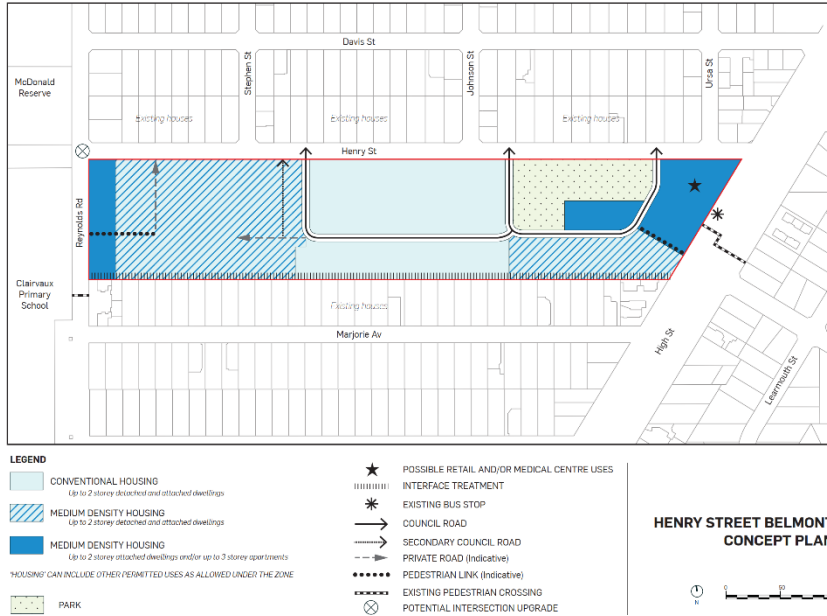


Figure 11: Henry Street Belmont Concept Plan 2022

Clause 1.0 to Schedule 38 provides that a permit may be granted before a Development Plan has been approved for the 'staged multi lot subdivision (including subdivision of land adjacent to a road in a transport zone 2), buildings and works associated with the construction of 24 dwellings on 24 lots under 300 sqm and earthworks generally in accordance with a planning permit issued for Planning Permit Application Number 408/2016.'

Refer to Figure 12 – Proposed Overlay Plan (DPO38)

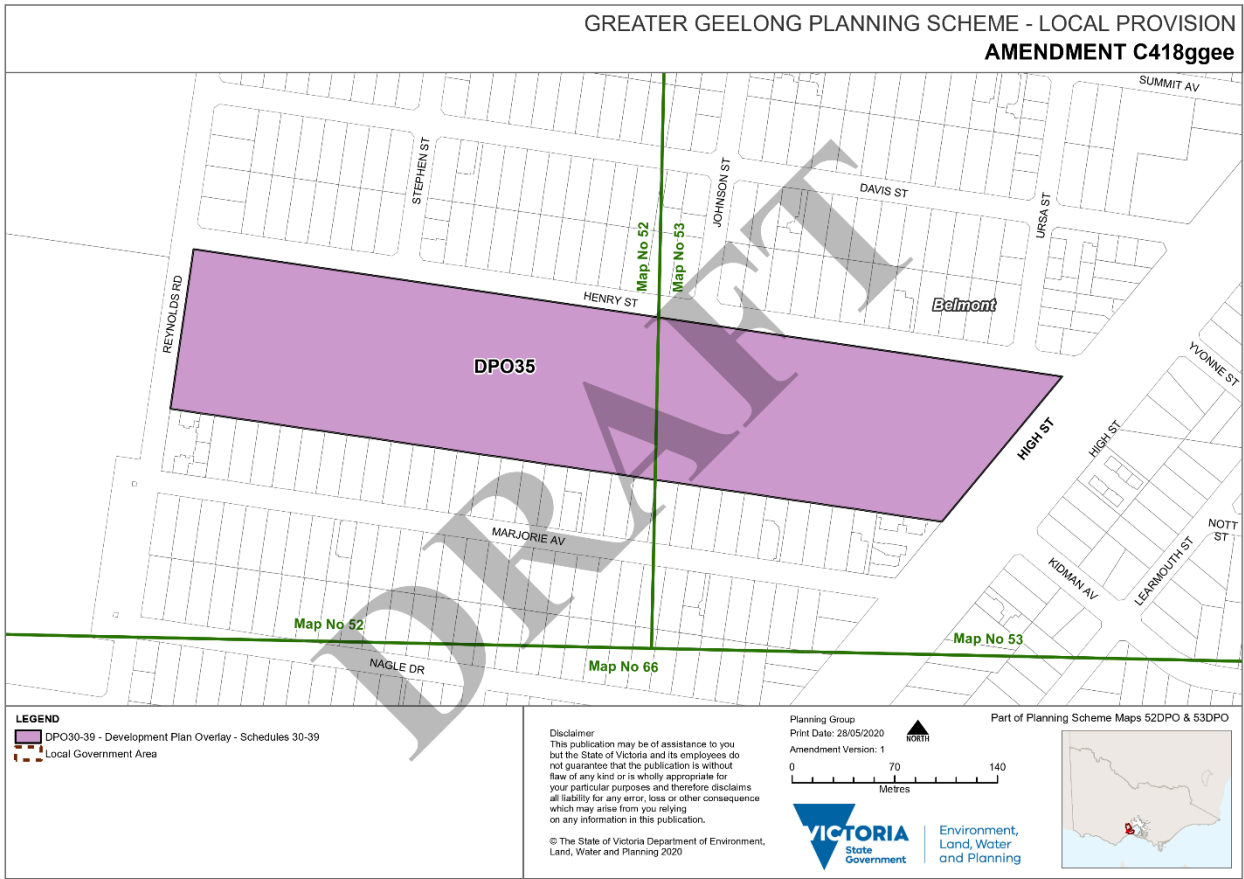


Figure 12: Proposed Overlay Plan (now DPO38)

## 4.4 Particular Provisions

---

### Clause 52.06 – Car Parking

Clause 52.06 seeks to ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality. It also aims to ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Pursuant to Clause 52.06-5, use of land as a 'dwelling' generates a statutory demand of one parking space to each one- or two-bedroom dwelling plus an additional two parking spaces for each three or more-bedroom dwelling. Given that the development proposal includes 24 dwellings with a minimum of three bedrooms per dwelling, it is a statutory requirement that two parking spaces are provided to each dwelling. Additionally, one visitor car park must also be provided to every 5 dwellings.

This requirement is satisfied through parking for residents will be provided within each lot using private garages at the rates specified in Clause 52.06-5. The visitor parking requirement will be accommodated by on-street parking within the new internal access road or along Henry Street which is consistent with the surrounding residential area. On this basis, no planning permit is required pursuant to Clause 52.06-5.

Refer to the accompanying **Transport Assessment**, prepared by Traffix Group for further detail.

### Clause 52.17 – Native Vegetation

Clause 52.17 seeks to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

In accordance with Clause 52.17-1, a permit is required to remove, destroy or lop native vegetation, including dead native vegetation.

Stage 1 of the development will necessitate the removal of 45 trees. The accompanying Arborist Report confirms that all trees across the Site were either planted or grown as a result of direct seeding and are therefore exempt under Clause 52.17-7.

Refer to the accompanying **Arborist Report**, prepared by TreeLogic for further details.

### Clause 52.29 – Land Adjacent to the Principal Road Network

**Clause 52.29** seeks to ensure appropriate access to and subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.

As set out in Clause 52.29-1, the provisions of Clause 52.29 apply to this proposal as the Site is adjacent to Corio-Waurn Ponds Road, which is within the Transport Zone 2.

Pursuant to Clause 52.29-2, a permit is required to subdivide land adjacent to a road in a Transport Zone 2.

Clause 52.29-3 sets out various exemptions which negate the requirement to obtain a permit. The proposal is not captured by these exemptions and planning permission is therefore required.

Pursuant to Clause 52.29-4, an application to subdivide land adjacent to a road declared as a freeway or arterial road under the *Road Management Act 2004* must be referred to the Roads Corporation under Section 55 of the *Planning and Environment Act 1987*.

### Clause 52.34 – Bicycle Facilities

Clause 52.34 seeks to encourage cycling as a mode of transport and provide secure, accessible and convenient bicycle spaces. In accordance with Clause 52.34-1, the requirement to provide bicycle spaces does not apply to

residential buildings of less than four storeys in height. Accordingly, no bicycle spaces are required as the dwellings have a maximum building height of two storeys.

Each dwelling of Stage 1 will be able to provide adequate bicycle parking opportunities within the private garages provided.

Refer to the accompanying **Transport Impact Assessment**, prepared by Traffix Group for further detail.

### **Clause 53.01 – Public Open Space Contribution and Subdivision**

**Clause 53.01** states that ‘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.’

Currently, the Schedule to Clause 53.01 specifies that the subdivision of land zoned for residential purposes for 10 or more lots generates a statutory demand for a 10 per cent contribution for public open space.

Clause 53.01-1 sets out a range of exemptions for subdivisions that negate public open space requirements. The proposal is not captured by these exemptions and therefore the contribution to be specified in the Schedule will apply.

As outlined above, the future development of superlot B includes a total of 0.5 hectares of unencumbered public open space to be provided within the eastern Future Stage, representing 8% of the net developable area. This public open space is to be provided adjacent to Henry Street and behind the future development sites located along the Corio-Waurn Ponds Road frontage. This outcome is secured through the existing Section 173 Agreement that impacts the Site.

### **Clause 55 – Two Dwellings on a Lot**

**Clause 55** seeks to achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character. It also encourages residential development that provides reasonable standards of amenity for existing and new residents.

The provisions of Clause 55 apply to an application to construct two or more dwellings on a lot in the General Residential Zone. All of Clause 55, except for Clause 55.07-1 to 55.07-17, apply to an application to construct a dwelling. Clause 55 specifies ‘Objectives’, describing the desired outcome to be achieved in the completed subdivision and standards, and ‘Standards’, containing the requirements to meet the objective’. A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.

Clause 55 specifies objectives and standards in relation to:

- Neighbourhood Character and Infrastructure.
- Site Layout and Building Massing.
- Amenity Impacts
- On-site Amenity and Facilities
- Detailed Design.

A comprehensive assessment of the proposal against the objectives and standards of Clause 56 are provided at **Appendix C** to this report.

### **Clause 56 – Residential Subdivision**

**Clause 56** seeks to create liveable and sustainable neighbourhoods and urban places with character and identity, as well as achieve residential subdivision outcomes that appropriately respond to the site and its context.

The provisions of Clause 56 apply to an application to subdivide land in the General Residential Zone. Clause 56 specifies ‘Objectives’, describing the desired outcome to be achieved in the completed subdivision and standards, and ‘Standards’, containing the requirements to meet the objective’. A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.

Clause 56 specifies objectives and standards in relation to:

- Site Context.
- Policy Implementation
- Liveable and Sustainable Communities.
- Lot Design.
- Urban Landscape.
- Access and Mobility Management.
- Integrated Water Management.
- Site Management.
- Utilities.

A comprehensive assessment of the proposal against the objectives and standards of Clause 56 are provided at **Appendix B** to this report.

## 4.5 Strategic Documents

---

### G21 Regional Growth Plan

The *G21 Regional Growth Plan* (the 'Growth Plan') is intended to manage growth and land use pressures to 2050 in the G21 region (comprising the local government areas of Greater Geelong, Surf Coast Shire, Golden Plains Shire, Colac Otway Shire and Borough of Queenscliff). It pulls together the strategic land use and growth planning already completed across the region and builds on this to identify where future residential and employment growth will occur and the critical infrastructure required to support it.

The Growth Plan sets out the following vision for the region:

*'The Geelong region is Australia's most desirable destination for living, visiting, working and investing; it is renowned for its vibrant cohesive community, exceptional physical environment and vigorous economy'*

The Growth Plan plans for a future population of 500,000 and beyond and identifies targeted areas to cater for additional population growth to 500,000 and longer term growth areas if the region's growth becomes more rapid. The Site is identified within urban Geelong which is designated for infill housing opportunities (refer to **Figure 13**).

To support this vision, the Growth Plan outlines various strategic directions and policies, the following of which are relevant to the Site and proposal:

- *Establish 40% of new dwellings through urban infill at average densities of 20 dwellings per hectare in urban Geelong, regional activity centres and areas with good access to services and public transport by 2031.*
- *Promote and facilitate urban renewal and major infill sites in identified centres and precincts.*

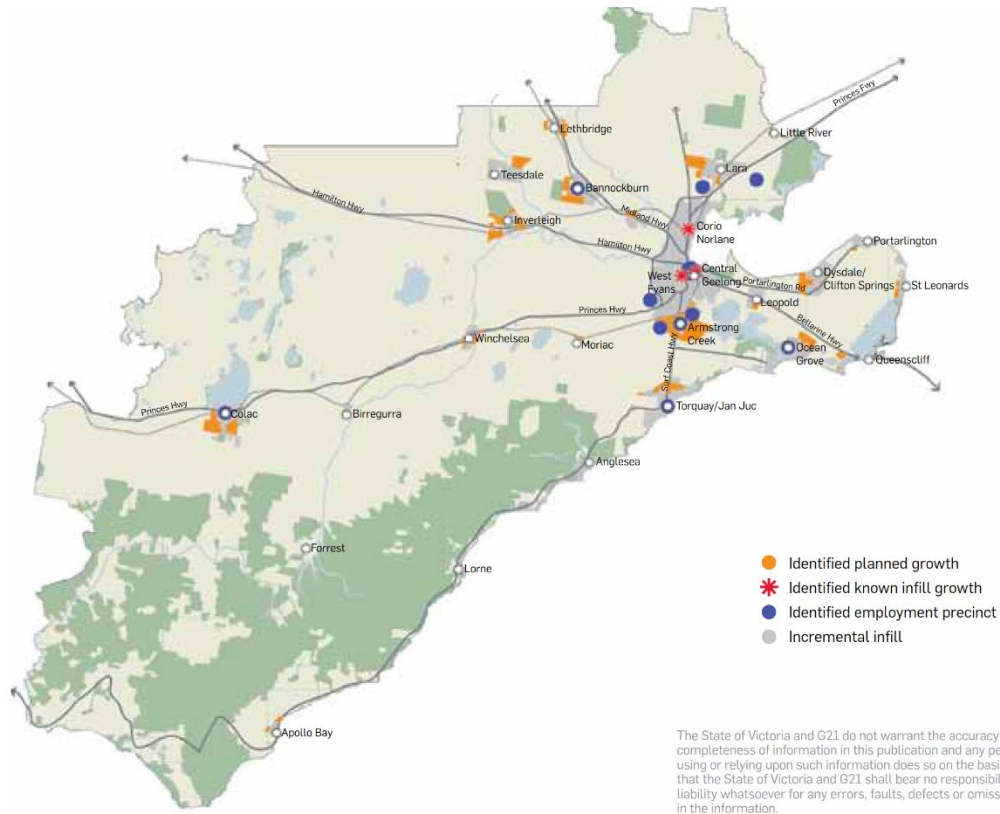


Figure 13: Identified Planned Growth - G21 Regional Growth Plan

## City of Greater Geelong Settlement Strategy

The *City of Greater Geelong Settlement Strategy* (the ‘Settlement Strategy’) provides a planning framework to guide decision making and investment around settlement planning and housing provision in Greater Geelong to 2036.

The Settlement Strategy provides an overview of population and housing trends, issues and community aspirations and recommendations to support housing for a growing population while safeguarding Geelong’s lifestyle and environmental values.

The following key principles and directions are considered relevant in the assessment of the proposal:

- Provide clear strategic direction on the spatial distribution of residential growth in Greater Geelong.
- Direct the majority of future housing needs to urban Geelong (urban infill, Armstrong Creek and the Northern and Western Geelong Growth Areas).
- Ensure housing diversity is achieved in existing and growth area communities.
- Continue to implement and build upon the *Housing Diversity Strategy* to increase housing diversity in existing communities.
- Increase the role of urban consolidation as part of Geelong’s overall housing supply.
- Facilitate infill development to increase its housing supply contribution to 50 per cent, by 2047.
- Support the population target of 10,000 people by 2026 in Central Geelong through increased residential development.
- Manage the impact of increased housing densities on neighbourhoods.

The Settlement Strategy is guided by the Greater Geelong Housing Framework Plan (refer to **Figure 14**), which identifies the Site as being within an established urban area for which high and medium density development is identified.

For reference, the Settlement Strategy defines density categories at Table 6 which is replicated below:

TABLE 6 – Housing and Density Categories

HOUSING AND DENSITY			
High density	Individual dwelling density is less than 150 sqm. Commonly walk-up flats and apartments	Low density suburban	Greater than 750 sqm considered large lots, but still within suburban and township areas
Medium density	Individual dwelling density is between 150 to 250 sqm. Commonly attached one or two story units	Rural residential	Includes all dwellings located on land that is zoned low density residential (ldrz) or rural living (rlz)
Compact suburban dwellings	Individual dwellings 250 sqm to 400 sqm. Considered small suburban lots, but with detached dwellings	Rural residential	Includes all dwellings located on land that is zoned rural conservation (rcz)
Suburban dwellings	Suburban dwellings 400 sqm to 750 sqm	Farm	Includes all dwellings located on land that is zoned farm (fz)

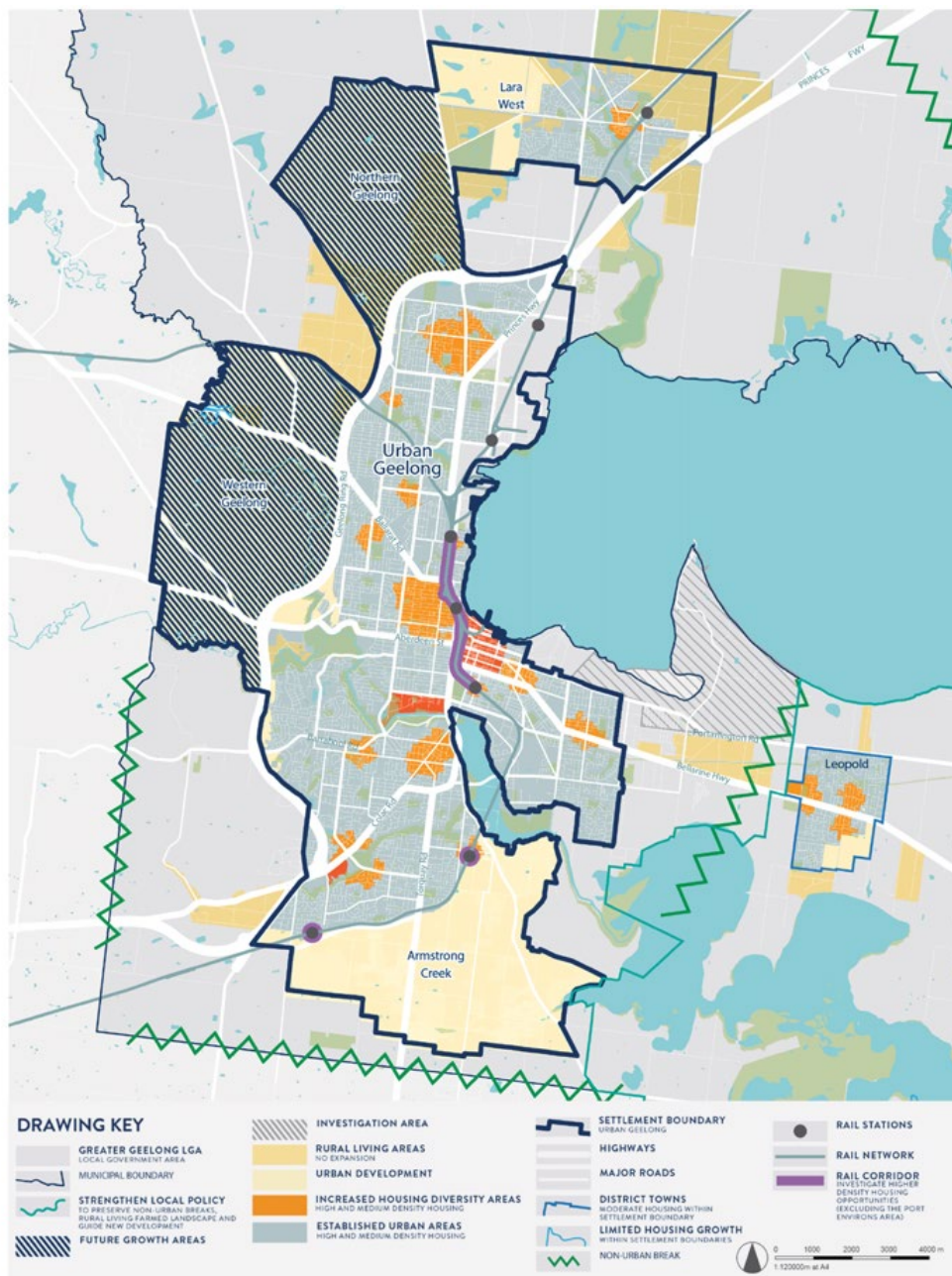


Figure 14: Greater Geelong Housing Framework Plan - Settlement Strategy



## City of Greater Geelong Housing Diversity Strategy (2007)

The *Housing Diversity Strategy* (2007) was prepared by the City of Greater Geelong to guide the future development of medium density housing in the City's established residential areas.

The Housing Diversity Strategy aims to:

- *Provide for the development of a range of housing types and densities in the City of Greater Geelong, to meet the City's existing and future housing needs;*
- *Provide certainty to the existing and future community with regards to where different housing types and densities will be generally supported or discouraged by Council; and*
- *Provide for the development of a sustainable overall urban structure in the City of Greater Geelong.*

The strategy recognises a range of housing types that generally fall into the following categories:

- **Conventional housing** Single detached dwellings on lots generally ranging between 500 and 1,000 square metres (sqm). The development of an area for conventional housing generally results in a gross residential density of 10 – 15 dwellings per hectare
- **Medium density housing** The provision of two or more detached or attached dwellings, townhouses or apartments on a site below four stories. The development of an area for medium density housing generally results in a gross residential density of 20 – 40 dwellings per hectare.
- **Higher Density housing** Attached townhouses or apartments, usually more than 3 storeys in height. The development of an area for high density housing generally results in a gross residential density of more than 40 dwellings per hectare.

The strategy highlights the growing population of Greater Geelong and the need to accommodate this growth. The City's aging population is highlighted as a key group that need to be accommodated now and in the future.

There is an emphasis on reducing urban sprawl by encouraging development in existing urban areas, particularly areas that are well serviced by infrastructure and facilities. Ultimately this leads to less pollution, less environmental degradation, better accessibility to services and healthier communities.

The Strategy identifies the Site as being within an 'Incremental Change Area' which are residential areas where the majority of new development will be in keeping with Geelong's traditional suburban character. Incremental Change Areas are identified for primarily conventional density housing, with preferred housing development including:

- Extensions to existing houses
- New single dwellings
- Dual occupancy developments
- Low scale medium density developments that are responsive to the existing or preferred character of the area.

Low scale medium density development that is responsive to surrounding neighbourhood is encouraged in locations proximate to activity centres, parkland, and tertiary education facilities.

It is noted that the Housing Diversity Strategy predates the preparation of the Settlement Strategy, which is more supportive of urban infill development outcomes.

## 5 Planning Assessment

---

### 5.1 Overview

---

The following chapter details the key considerations of the proposal in response to relevant policy and provisions of the Greater Geelong Planning Scheme.

In summary, the following key considerations are relevant in the assessment of the proposal:

- Is the proposal consistent with the Planning Policy Framework and Municipal Planning Strategy?
- Is the proposal consistent with strategic direction for the Site and wider region?
- Is the proposal consistent with the purpose and provisions of the General Residential Zone – Schedule 1?
- Does the proposal respond to the provisions of the new Development Plan Overlay – Schedule 38?
- Does the proposal respond to the provisions of the new Environmental Audit Overlay?
- Does the proposal provide an acceptable outcome with respect to access, traffic and waste management?
- Does the proposal provide an acceptable outcome with respect to open space and landscape design?
- Does the proposal provide an acceptable environmentally sustainable design response?
- Does the proposal provide adequate servicing arrangements and drainage/stormwater management?
- Does the proposal comply with the requirements of Clause 55?
- Does the proposal comply with the requirements of Clause 56?

These matters are addressed in turn below.

### 5.2 Is the proposal consistent with the Planning Policy Framework and Municipal Planning Strategy?

---

The proposal is entirely consistent with the state-wide Planning Policy Framework (PPF) and local policy by accommodating infill development in urban Geelong that is responsive to established and emerging character. More specifically, the proposed subdivision layout provides an appropriate response to existing neighbourhood character of the area, infrastructure provision, urban design, built form outcomes, transport as well as housing diversity.

The following key policy responses are relevant to the assessment of this application:

- In accordance with Clause 11 (Settlement) and Clause 02.03-1 (Settlement), the proposed subdivision responds to the needs of the future community through the provision of zoned and serviced land for housing, recreation, open space and future community uses. The proposal will assist in directing future housing needs to urban Geelong via infill development. The proposal will build on existing infrastructure within urban Geelong which encourages sustainable growth.
- The proposal will employ best practice environmental risk management in relation to potentially contaminated land. On this basis, the proposal accords with Clause 13 (Environmental Risks and Amenity).
- The proposal contributes positively to emerging character by supporting a subdivision pattern and urban design outcome that is safe, healthy, functional and enjoyable. Opportunities for active transport and recreation are maximised in the subdivision layout to encourage community wellbeing. The design of the proposed dwellings provides a balanced outcome in terms of contributing to housing diversity whilst also remaining responsive to the local context and supporting environmentally sustainable development outcomes.

Opportunities to retain existing vegetation and integrate it within the subdivision layout have been maximised where possible, particularly along the interface with Henry Street. This application is accompanied by a Landscape Concept Plan (prepared by Tract) which demonstrates the provision of a high quality landscape design.

Therefore, the proposal responds to Clause 15 (Built Environment and Heritage) and Clause 02.03-5 (Built environment and sustainability).

- In accordance with Clause 16, the subdivision will support a diversity of housing product to meet the needs of the future community and broader municipality. The proposal is located in an established urban area that will offer connectivity to existing jobs, services and transport and infill development is expressly sought within urban Geelong. On this basis, the proposal responds to Clause 16 (Housing) and Clause 02.03-6 (Housing).
- The proposal promotes the use of active transport and integrates with existing transport links operating in the Site's vicinity. The proposed internal road network is safe and efficient is provided appropriate interconnections with the surrounding road network. To this end, the proposal meets the objectives of Clause 18 (Transport).
- In accordance with Clause 19 (Infrastructure) the proposal provides an appropriate response by securing future open space and infrastructure that will meet the needs of the future community. Infrastructure will be consistent with the Infrastructure Design Manual and integrated water management objectives are satisfied.

In summary, it is submitted that the proposal is not only aligned with the objectives of the PPF and MPS, but actively assists in the delivery of key policies and strategies outlined within this report.

### 5.3 Is the proposal consistent with strategic direction for the Site and wider region?

---

The proposal is supported by various relevant strategic documents and will actively assist in the delivery of key strategies and directions. Specifically, the following policy responses are noted:

- The proposed subdivision achieves the vision set out in the *G21 Regional Growth Plan* by proposing compact urban form that integrates well with the established surrounding area. The proposal encourages urban renewal and will contribute to targets to achieve 40% of new dwellings through infill development by 2031.
- In accordance with the *Greater Geelong Settlement Strategy*, the approval of this subdivision application will meet urban consolidation objectives set out to reduce development demand from inappropriate locations such as the Bellarine Peninsula. Additionally, the subdivision layout supports sustainable communities through the delivery of housing diversity while also managing the impact of increased housing densities on the surrounding residential fabric.
- A significant portion of the proposed allotments will accommodate new medium density housing to achieve housing diversity outcomes encouraged under the *City of Greater Geelong Housing Diversity Strategy*.

### 5.4 Is the proposal consistent with the purpose and provisions of the General Residential Zone – Schedule 1?

---

The proposal is highly consistent with the intent and provisions of the General Residential Zone – Schedule 1. This is achieved through the provision of lot sizes that will support a diversity of housing types in a location offering good access to services and transport. Notwithstanding this, the subdivision layout buffers the proposed medium density allotments with conventional density allotments to ensure the development will respect the established neighbourhood character of the area.

As outlined above, garden area requirements under the GRZ1 are satisfied for sub-stages 1B, 1F and 1G of Stage 1 which comprise the 'planning unit' for the 'construction of a dwelling' component of the application. 25% garden area can be appropriately secured by way of a permit condition requiring the permit holder to enter into a Section 173 Agreement.

The following response is detailed in relation to the relevant decision guidelines set out at Clause 32.08-13:

- As outlined above, the proposal is not only aligned with the objectives of the PPF and MPS, but actively assists in the delivery of key policies and strategies outlined within this report.
- The proposed dwellings will generate no overshadowing impacts on existing rooftop solar energy systems on dwellings on adjoining or nearby allotments.
- The subdivision pattern proposed distributes and orientates larger allotments to front Henry Street and interface with established residential properties to the south. This will have a beneficial effect on the spacing of buildings by providing sufficient area for future dwellings to respond to the established streetscape rhythm in this regard.
- The proposal has appropriate consideration to the objectives, standards and decision guidelines of Clause 56 (Residential Subdivision) and Clause 55 (Two or More Dwellings on a Lot). Refer below for further discussion in this regard.

## 5.5 Does the proposal respond to the provisions of the new Development Plan Overlay – Schedule 38?

---

Clause 1.0 to the proposed Schedule 38 provides that a permit may be granted for 'the staged multi lot subdivision (including subdivision of land adjacent to a road in a transport 2 zone), buildings and works associated with the construction of 24 dwellings on 24 lots under 300sqm and earthworks generally in accordance with a planning permit issued for Planning Permit Application Number 408/2016' prior to the approval of a Development Plan.

The proposal is generally in accordance with Planning Permit Application number 408/2016 and therefore it is appropriate for a permit to be granted.

The residential development of the Stage 1 area with attached double storey dwellings is entirely consistent with the Henry Street Belmont Concept Plan 2022. Medium density housing is expressly contemplated for Stage 1 and the subdivision layout provides for key internal roads and connections to the external road network.

On this basis, the proposal is entirely consistent with DPO38, and its approval will not prejudice the preparation of a development plan for the DPO38 area.

## 5.6 Does the proposal respond to the provisions of the new Environmental Audit Overlay?

---

Prior to the construction or carrying out of buildings and works in association with a sensitive use commencing, such as dwellings, a certificate or statement of environmental audit will be required to be issued for the land in accordance with Part IXD of the *Environment Protection Act 1970*.

This application seeks planning approval for the construction of buildings and works associated with a sensitive use (i.e., residential use) and therefore the requirements under Clause 45.03-1 apply. The requirements can be appropriately satisfied by way of a permit condition which seeks a certificate or statement of environmental audit prior to the commencement of works associated with the dwellings.

Refer to Condition 9 of the **Draft Planning Permit**, prepared by Tract for further detail.

## 5.7 Does the proposal provide an acceptable outcome with respect to access, traffic and waste management?

---

### Access

The proposed subdivision design responds to the access and mobility management requirements for residential subdivisions set out at Clause 56. Specifically, the following is noted:

- Internal roads are expected to have minimal traffic volumes and low speeds and are considered suitable for cyclists.
- All roads and paths are provided with natural surveillance.
- The proposed road network generally meets Council's design requirements for public road networks. The proposed carriageway widths also comply with CFA Guidelines for access to local streets by fire appliances.
- Stage 1 can be accessed by an 8.8 metre medium rigid vehicle which confirms a waste truck can appropriately circulate the Site.
- 3m x 3m pedestrian splays are provided at intersections or corners of the internal access road to comply with Clause 56.06.
- The majority of the Site and the proposed future dwellings will be within a 400 metre walkable catchment of public transport nodes on Corio-Waurn Ponds Road.

Therefore, the proposal provides an acceptable outcome with respect to access.

Refer to the accompanying **Transport Assessment**, prepared by Traffix Group for further detail.

### Traffic

The proposed internal road network and external connections are expected to be acceptable to accommodate the proposed traffic generation in the ultimate subdivision arrangement.

The subdivision road network has been designed in generally accordance with requirements set out in Clause 56 of the Greater Geelong Planning Scheme and the IDM Guidelines.

Appropriate splays are provided on the corner of intersections and road cross-sections are generally in accordance with Table C1 to Clause 56.06-7.

Each dwelling will provide car parking for residents in accordance with statutory rates. Visitors will primarily utilise on-street car parking accommodated in the subdivision layout which is consistent with adjacent residential areas. As identified in the accompanying Transport Impact Assessment, a high level of on-street parking is provided to accommodate visitor parking demands in accordance with Clause 56.06 and 52.06-5

It is also noted that the traffic impacts of the proposal will be consistent with those already completed as part of the previous rezoning process (abandoned Amendment C251) as the total yield of the site will not markedly change.

On this basis, the proposal can be said to provide an acceptable outcome with respect to traffic.

Refer to the accompanying **Transport Assessment**, prepared by Traffix Group for further detail.

### Waste Management

The internal road network has been designed to enable access by an 8.8 metre medium rigid vehicle which will enable access by municipal waste collection vehicles.

The accompanying **Transport Impact Assessment** confirms that a waste truck can circulate the site easily using the loop created by the laneway. Additionally, a waste truck can easily access all properties under Stage 1 and later stages and there is no need to provide consolidated bin holding pads.

On this basis, the proposal can be said to provide an acceptable outcome with respect to waste management.

Refer to the accompanying **Transport Assessment** (including Swept Path Diagrams), prepared by Traffix Group for further detail.

## **5.8 Does the proposal provide an acceptable outcome with respect to open space and landscape?**

---

### Open Space

As identified above, the future development of superlot B includes a total of 0.5 hectares of unencumbered public open space to be provided within the eastern Future Stage, representing 8% of the net developable area. This public open space is to be provided adjacent to Henry Street and behind the future development sites located in the eastern portion of the Site.

It is acknowledged that Clause 53.01 seeks an open space contribution of 10%. Notwithstanding this, the Site is impacted by an existing Section 173 Agreement that sets out obligations on the landowner with respect to community infrastructure contributions and public open space. As identified in section 2.1 above, the Agreement defines 'Public Open Space under Clause 1.24 as follows:

*'a 0.5 hectare park (approximately) fronting Henry Street generally in accordance with the Development Plan and for the purposes of the open space contribution does not include any encumbered land (such as land required for on-site drainage detention facilities).'*

Given the proposal accords with the requirement set out under the Section 173 Agreement, the open space will provide an acceptable outcome.

### Landscape design

The proposed subdivision layout has been configured to retain six trees, including one Yellow Gum adjacent to the intersection of the proposed local road and Henry Street in Stage 1. The retention of this tree will provide an attractive gateway interface to Henry Street and contribution to the landscape character of the subdivision.

This application is accompanied by a **Landscape Concept Plan**, prepared by Tract which demonstrates proposed landscape design outcomes for streetscapes and indicative landscape treatments for front and rear yards within the private realm.

As necessary, further detail can be provided as a condition on permit which requires an amended plan to show landscaping and planting within all open space areas of each dwelling across the Site.

Refer to the accompanying **Landscape Concept Plan**, prepared by Tract for further details.

### **Does the proposal provide an acceptable environmentally sustainable design response?**

This application is accompanied by a Sustainable Management Plan, prepared by Frater which addresses sustainability requirements contained within the *Greater Geelong Planning Scheme*.

This Sustainable Design Assessment provides an assessment of the proposal using the BESS tool which relates to energy and water efficiency, thermal comfort and overall environmental sustainability performance. The proposal achieves an overall BESS score of 50% which represents a best practice outcome.

This BESS score is achieved through a range of initiatives outlined in the Sustainable Management Plan including thermally efficient building envelope, efficient air conditioning and hot water system and sustainable materials.

This demonstrates compliance with the objectives of Clause 15.01-2L by ensuring best practice in environmentally sustainable development. Therefore, an appropriate environmentally sustainable design response is provided.

Refer to the accompanying **Sustainable Management Plan**, prepared by Frater for further detail.

### **Does the proposal provide adequate servicing arrangements and drainage/stormwater management?**

The proposal has been designed to meet and exceed best-practice requirements relating to overland flows, flooding and environmental management water quality.

The accompanying **Site Stormwater Management Plan** incorporates hydrological modelling to confirm acceptable outcomes with respect to major drainage, flooding and water quality as a result of the proposal. As the subdivision has reserved adequate area to meet and exceed requirements for the Site, the proposal will result in an acceptable stormwater and drainage management outcome.

Refer to the accompanying **Site Stormwater Management Plan**, prepared by Cardno TGM for further details.

## **5.9 Does the proposal comply with the requirements of Clause 55?**

---

In accordance with the purpose of Clause 55, the proposed dwellings will respond to the existing and emerging neighbourhood character and will provide reasonable standards of amenity for existing and new residents.

Specifically, the dwelling design outcome appropriate provides for:

- Neighbourhood Character and Infrastructure.
- Site Layout and Building Massing.
- Amenity Impacts
- On-site Amenity and Facilities
- Detailed Design.

On this basis, the proposal is compliant with the requirements of Clause 55.

A comprehensive assessment of the proposal against the objectives and standards of Clause 55 is provided at **Appendix C**.

## **5.10 Does the proposal comply with the requirements of Clause 56?**

---

In accordance with the purpose of Clause 56, the proposed subdivision has been designed to create a liveable and sustainable neighbourhood that is responsive to the Site and its context.

Specifically, the proposed subdivision design appropriately provides for:

- Policy implementation.
- Liveable and sustainable communities.
- Residential lot design.
- Urban landscape.
- Access and mobility management.

- Integrated water management.
- Site management.
- Utilities.

On this basis, the proposal is compliant with the objectives of Clause 56.

A comprehensive assessment of the proposal against the objectives and standards of Clause 56 is provided at **Appendix B**.

## 6 Conclusion

---

This report has detailed a planning permit application made under Section 96A of the *Planning and Environment Act 1987* which accompanies a request to the Minister for Planning under Section 20(4) that gives effect to the application of the GRZ of the land and application of overlays to the Site and apply the EAO and DPO38.

This report has described the Site and its context, detailed the proposal, provided an overview of the planning framework, and lastly assessed the planning merits of the proposal against relevant state and local planning policy.

The proposal is underpinned by State and local planning policy. It represents well-considered urban consolidation that will reduce pressure areas not otherwise ready for increased density, it offers a potential to diversify the municipality's predominant housing stock, and it provides an opportunity to increase the density of housing stock in proximity to existing urban infrastructure and services.

On this basis, it is the recommendation of this report that Council issue a permit for the proposal.



# Appendices

Appendix A Certificate of Title

---

Appendix B Clause 56 Assessment

---

Appendix C Clause 55 Assessment

---

## Appendix A Certificate of Title

---

**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

VOLUME 07067 FOLIO 272

Security no : 124102785741W  
Produced 19/12/2022 01:04 PM

**LAND DESCRIPTION**

Lot 1 on Title Plan 531517L (formerly known as part of Portion 9 Parish of Barrarbool).

PARENT TITLE Volume 05795 Folio 827  
Created by instrument 2115302 28/11/1947

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

COMMONWEALTH SCIENTIFIC AND INDUSTRIAL RESEARCH ORGANISATION of 314 ALBERT  
STREET EAST MELBOURNE VIC 3002  
B084864 21/10/1960

**ENCUMBRANCES, CAVEATS AND NOTICES**

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987  
AQ493357R 29/11/2017

**DIAGRAM LOCATION**

SEE TP531517L FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 1 HENRY STREET BELMONT VIC 3216

DOCUMENT END



# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Instrument</b>
Document Identification	<b>B084864</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>19/12/2022 13:55</b>

**Copyright and disclaimer notice:**

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

9-52

R 81864

R 81864

*W. Taylor*

\*\*\*\*\*2-3-0 A *11/12*

09-52 508869 OCT21-60

FREEHOLD

**DEPT**

COMMONWEALTH CROWN SOLICITOR

TRANSFER OF LAND

THE COMMONWEALTH OF AUSTRALIA being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in accordance with a direction of the Minister of State for the Interior given pursuant to the provisions of Section 52 of the Lands Acquisition Act 1955-1957 of the Commonwealth of Australia DOTH HEREBY TRANSFER to COMMONWEALTH SCIENTIFIC AND INDUSTRIAL RESEARCH ORGANIZATION a body corporate constituted under the Science and Industry Research Act 1949 whose principal office is situate at 314 Albert Street East Melbourne all its estate and interest in ALL THAT piece of land being the whole of the land contained in Certificate of Title Volume 7067 Folio 272.

DATED this 14<sup>th</sup> day of October One thousand nine hundred and sixty.

SIGNED at Melbourne by GLYNNE TASMAN PERMEZEL Assistant Deputy Crown Solicitor Melbourne for and on behalf of THE COMMONWEALTH OF AUSTRALIA in the presence of -

*Glynne Permezel*

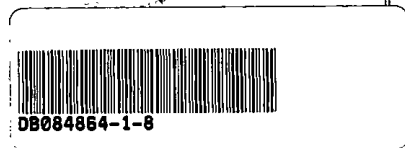
*Ph. Williams*

An Officer of the Attorney-General's Department.

THE COMMON SEAL of COMMONWEALTH SCIENTIFIC AND INDUSTRIAL RESEARCH ORGANIZATION was hereto affixed by the authority of the Executive of the said Organization in the presence of -

COMMONWEALTH SCIENTIFIC AND INDUSTRIAL RESEARCH ORGANIZATION

*Guy Harford*  
Secretary



ENCUMBRANCES REFERRED TO:-

*25/10/60*

DATED 1960.

THE COMMONWEALTH OF AUSTRALIA

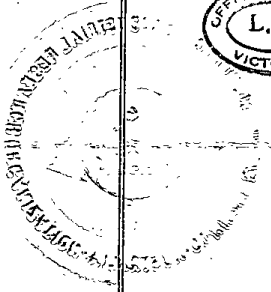
-to-

COMMONWEALTH SCIENTIFIC AND  
INDUSTRIAL RESEARCH  
ORGANIZATION

T R A N S F E R

H. E. RENNREE,  
Commonwealth Crown Solicitor,  
440 Little Collins Street,  
MELBOURNE.

A memorandum of the within instrument  
has been entered in the Register Book.





# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Instrument</b>
Document Identification	<b>AQ493357R</b>
Number of Pages (excluding this cover sheet)	<b>12</b>
Document Assembled	<b>19/12/2022 13:55</b>

**Copyright and disclaimer notice:**

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

**AQ493357R**

**Application by a responsible authority for the  
making of a recording of an agreement  
Section 181 Planning and Environment Act 1987**

**Privacy Collection Statement**

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Lodged by

Name: GREATER GEELONG CITY COUNCIL

Phone: 03 5272 6152

Address: 30 GHERINGHAP STREET GEELONG

Reference: BC 1 HENRY ST BELMONT

Customer code: 9866H

The responsible authority having made an agreement referred to in section 181(1) of the Planning and Environment Act 1987 requires a recording to be made in the Register.

Land:(volume and folio)

VOLUME 07067 FOLIO 272

Responsible authority:(full name and address, including postcode)

GREATER GEELONG CITY COUNCIL, 30 GHERINGHAP STREET GEELONG VIC 3220

Section and act under which agreement is made:

SECTION 173 PLANNING AND ENVIRONMENT ACT 1987

A copy of the agreement is attached to this application:

YES

Signing:

35271702A

181PEA

Page 1 of 2

**THE BACK OF THIS FORM MUST NOT BE USED**

Land Use Victoria contact details: see [www.delwp.vic.gov.au/property](http://www.delwp.vic.gov.au/property)>Contact us



**AQ493357R**

**Application by a responsible authority for the  
making of a recording of an agreement  
Section 181 Planning and Environment Act 1987**

**Privacy Collection Statement**

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Executed on behalf of

Signer Name

*Vesna Smigowski, Senior Lawyer*

Signature



Execution Date

*23.11.17*

Full Name of Witness



Witness Signature

**BENJAMIN JAMES CAPILL**

**30 Gheringhap Street, Geelong 3220**

**An Australian Legal Practitioner**

**within the meaning of the Legal Profession**

**Uniform Law (Victoria)**

---

35271702A

181PEA

Page 2 of 2

**THE BACK OF THIS FORM MUST NOT BE USED**

Land Use Victoria contact details: see [www.delwp.vic.gov.au/property](http://www.delwp.vic.gov.au/property)>Contact us

**AQ493357R**

**HARWOOD  
ANDREWS**

**SECTION 173 AGREEMENT  
PLANNING AND ENVIRONMENT ACT 1987**

**GREATER GEELONG CITY COUNCIL**  
Council

- and -

**BELMONT PROJECTS PTY LTD**  
ACN 603 132 074  
Registered Land Owner

in relation to land at:

**1 HENRY STREET BELMONT**

3JMH:21605049

Harwood Andrews  
ABN 98 076 868 034  
70 Gheringhap Street, Geelong 3220, Victoria, Australia  
DX 22019 Geelong  
PO Box 101 Geelong Vic 3220

Telephone: 03 5225 5225 Facsimile: 03 5225 5222

THIS AGREEMENT is made the 11<sup>th</sup> day of October 2017

**PARTIES:**

1. **Greater Geelong City Council** of 30 Gheringhap Street, Geelong 3220  
(Council)
2. **Belmont Projects Pty Ltd** ACN 603 132 074 of Level 1, 85 Union Street Armadale, 3143  
(Owner)

**RECITALS:**

- R.1. The Owner is or is entitled to be the registered proprietor of the land known as 1 Henry Street Belmont, being the land described in Certificate of Title volume 07067 folio 272 (Land).
- R.2. The Council is responsible for the administration and enforcement of the Planning Scheme pursuant to the provisions of the Act. Council is also the Planning Authority for Amendment C251 to the Planning Scheme.
- R.3. The Land is the former Belmont CSIRO site and is proposed to be developed for urban purposes.
- R.4. Planning Scheme Amendment C251 is a combined amendment and planning permit application under section 96A of the Act that proposes to:
  - a. zone the Land to General Residential Zone Schedule 1 under the Planning Scheme;
  - b. apply a Development Plan Overlay and Environmental Audit Overlay to the Land; and
  - c. grant a Planning Permit for a staged multi-lot subdivision.
- R.5. A draft Development Plan was exhibited as part of the Amendment.
- R.6. To facilitate the future redevelopment of the Land in an appropriate manner, and to advance the objectives of planning in Victoria, the Council and the Owner have agreed to enter into this Agreement.
- R.7. The Council and the Owner have agreed that without limiting or restricting their respective powers to enter into this Agreement and in so far as it can be treated, this Agreement is made pursuant to Section 173 of the Act.

**IT IS AGREED AS FOLLOWS:**

**1. DEFINITIONS**

In this Agreement unless inconsistent with the context or subject matter:

- 1.1. **Accommodation** means any form of group or multi-unit accommodation on a lot other than a single dwelling lot, including but not limited to a hostel, lodge, boarding house, residential building, nursing home, aged care facility, residential hotel or motel, or a bed and breakfast.
- 1.2. **Act** means the *Planning and Environment Act 1987* (Vic).
- 1.3. **Adjustment Index** means the Consumer Price Index as published by the Australian Bureau of Statistics, publication series 6401.

- 2 -

- 1.4. **Agreement** means this Agreement and any agreement executed by the parties varying or expressed to be supplemental to this Agreement.
- 1.5. **Amendment** means the proposed amendment to the Planning Scheme generally described in Recital 4 of this Agreement and which at the time of this agreement has the reserved title of 'Amendment C251 to the Greater Geelong Planning Scheme'.
- 1.6. **Community Infrastructure Contribution** means the sum of \$2,000 as at 30 June 2015 for each Residential Lot created by subdivision of the Land, following the approval of the Amendment, or for each Dwelling created in the case where there is no subdivision.
- 1.7. **Council** means Greater Geelong City Council in its capacity as:
- 1.7.1. the authority responsible for administering and enforcing the Planning Scheme; and
- 1.7.2. a municipal council within the meaning of the *Local Government Act 1989* (Vic),
- and includes its agents, officers, employees, servants, workers and contractors and any subsequent person or body which is the responsible authority or municipal council.
- 1.8. **Current Address for Service**
- 1.8.1. for the Council means the address shown under the heading "Parties" in Agreement, or any other principal office address listed on the website of the Council; and
- 1.8.2. for the Owner means the address shown under the heading "Parties" this Agreement or any other address provided by the Owner to the Council for any purpose or purposes relating to the Land.
- 1.9. **Current Email Address for Service**
- 1.9.1. for the Council means statplanning@geelongcity.vic.gov.au, or any other email address listed on the website of the Council; and
- 1.9.2. for the Owner means any email address provided by the Owner to the Council for the express purpose of electronic communication regarding this Agreement.
- 1.10. **Current Number for Service**
- 1.10.1. for the Council means 03 5272 4277, or any other facsimile number listed on the website for the Council; and
- for the Owner means any facsimile number provided by the Owner to the Council for the express purpose of facsimile communication regarding this Agreement.
- 1.11. **Development Plan** means the Development Plan to be approved by the Council (whether or not by stages) under and for the purposes of the DPO Schedule under the Planning Scheme as introduced through the Amendment.
- 1.12. **DPO Schedule** means the Development Plan Overlay Schedule to be introduced into the Planning Scheme upon approval of the Amendment to that overlay.

- 3 -

- 1.13. **Dwelling** has the same meaning as 'dwelling' in the Planning Scheme.
- 1.14. **Henry Street Tree Reserves** means the land area required for the retention of trees fronting Henry Street generally in accordance with the Development Plan and Permit, and to form part of the Open Space Contribution.
- 1.15. **Land** means the land described in Recital R.1 and any reference to the Land includes any lot created by the subdivision of the Land or any part of it.
- 1.16. **Mortgagee** means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as Mortgagee of the Land or any part of it.
- 1.17. **Open Space Contribution** means the provision of Public Open Space and Henry Street Tree Reserves equal to 10% of the area of the Land or an in-lieu cash payment or combination of both.
- 1.18. **Owner** means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as the proprietor or proprietors of an estate in fee simple of the Land or any part of it, and includes a Mortgagee in possession.
- 1.19. **Owner's Obligations** means the covenants, promises, agreements, indemnities, undertakings and warranties given by the Owner under this Agreement including the specific obligations imposed under clause 3.
- 1.20. **party** or **parties** means the Owner and the Council under this Agreement as appropriate.
- 1.21. **Permit** means planning permit 408/2016 for the 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 as amended from time to time.
- 1.22. **Plan of Subdivision** means a plan of subdivision in a form acceptable to the Council or the Tribunal on review, that subdivides the Land.
- 1.23. **Planning Scheme** means the Greater Geelong Planning Scheme and any successor instrument or other planning scheme which applies to the Land.
- 1.24. **Public Open Space** means a 0.5 hectare park (approximately) fronting Henry Street generally in accordance with the Development Plan and for the purposes of the Open Space Contribution does not include any encumbered land (such as land required for on-site drainage detention facilities).
- 1.25. **Residential Lot** means a lot created by a Plan of Subdivision on the Land proposed to be within the General Residential Zone to be implemented as part of the Amendment, or any other lot which the Council, acting reasonably, considers is to be developed for the purpose of accommodating a single Dwelling or another form of Accommodation.
- 1.26. **Statement of Compliance** means a statement of compliance to issue by Council for a Plan of Subdivision which creates Residential Lots on the Land rezoned to General Residential Zone by the Amendment.
- 1.27. **Tribunal** means the Victorian Civil and Administrative Tribunal established under the *Victorian Civil and Administrative Tribunal Act 1998*.

## 2. INTERPRETATION

In the interpretation of this Agreement unless inconsistent with the context or subject matter:

- 4 -

- 2.1. The singular includes the plural and the plural includes the singular.
- 2.2. A reference to a gender includes a reference to all other genders.
- 2.3. Words (including defined expressions) denoting persons will be deemed to include all trusts, bodies and associations, corporate or unincorporated, and vice versa.
- 2.4. A reference to a person includes a reference to a firm, corporation, association or other entity and their successors in law.
- 2.5. A reference to a statute includes any statute amending, consolidating or replacing that statute and includes any subordinate instruments made under that statute.
- 2.6. The Recitals to this Agreement are and will be deemed to form part of this Agreement including any terms defined within the Recitals.
- 2.7. References to the parties will include their transferees, heirs, assigns, and liquidators, executors and legal personal representatives as the case may be.
- 2.8. Reference to a document or agreement includes reference to that document or agreement as changed, novated or replaced from time to time.
- 2.9. Where a word or phrase is given a definite meaning in this Agreement, a part of speech or other grammatical form for that word or phrase has a corresponding meaning.
- 2.10. Where a word or phrase is not defined in this Agreement, it has the meaning as defined in the Act, or, if it is not defined in the Act, it has its ordinary meaning.

### 3. SPECIFIC OBLIGATIONS OF THE OWNER

- 3.1. Community Infrastructure Contribution
  - 3.1.1. The Owner agrees that it must pay to Council the Community Infrastructure Contribution:
    - 3.1.1.1. Prior to the issue of a Statement of Compliance, in respect of each Residential Lot to be created upon registration of that plan of subdivision; or
    - 3.1.1.2. Prior to the issue of an occupancy permit or other necessary approval under the *Building Act 1993* in respect of the construction of a Dwelling or other Accommodation where there is no subdivision;
  - 3.1.2. The parties agree that there will be no future requirement for the payment of a community infrastructure charge on the Land other than in accordance with clause 3.1.1 of this Agreement;
  - 3.1.3. The Owner agrees with Council that the monetary contribution specified in clause 3.1.1 will be adjusted on a compound basis upwards on 1 July each year from the date 30 June 2015 by the amount of the Adjustment Index.
- 3.2. Public Open Space
  - 3.2.1. The Public Open Space must be vested in Council upon registration of the Plan of Subdivision for any subdivision of Stage 3 pursuant to the

- 5 -

Permit or in any event, no later than two years after the date of the Permit or otherwise agreed in writing.

- 3.2.2. Prior to the vesting of the Public Open Space in Council, the Owner shall construct at its cost the landscaping of the Public Open Space in accordance with the Development Plan to the satisfaction of the Council and in accordance with relevant Council strategies for open space.
- 3.2.3. If the public open space contribution required by the Planning Scheme and the Permit for the staged multi-lot subdivision of the Land is not satisfied by the provision of the Public Open Space and Henry Street Tree Reserves, the Owner must address any shortfall to the satisfaction of Council.
- 3.2.4. Any monetary payment required pursuant to clause 3.2.3 of this Agreement must be paid prior to the Statement of Compliance being issued in relation to Stage 1 of the proposed staged multi-lot subdivision of the Land or as otherwise agreed in writing.

#### 4. FURTHER COVENANTS OF THE OWNER

The Owner warrants and covenants with the Council that:

- 4.1. It is the registered proprietor (or entitled to be so) of the Land.
- 4.2. Save as shown in the certificate of title to the Land, there are no mortgages, liens, charges, easements or other encumbrances or any rights inherent in any person affecting the Land or any part of it and not disclosed by the usual searches.
- 4.3. Neither the Land nor any part of it is subject to any right obtained by adverse possession or subject to any easements, rights or encumbrances mentioned in section 42 of the *Transfer of Land Act 1958* (Vic).
- 4.4. It will not sell, transfer, dispose of, assign, mortgage or otherwise part with possession of the Land or any part of it without first providing to its successors a copy of this Agreement.
- 4.5. It will within 28 days of written demand pay to the Council the Council's reasonable costs (including legal or other professional costs) and expenses of and incidental to the:
  - 4.5.1. negotiation, preparation, execution and recording of this Agreement;
  - 4.5.2. assessment, negotiation, preparation, execution and recording of any proposed amendment to this Agreement; and
  - 4.5.3. determination of whether any of the Owner's obligations have been undertaken to the satisfaction of the Council or to give consent to anything under this Agreement.

To the extent that such costs and expenses constitute legal professional costs, the Council may at its absolute discretion have these costs assessed by the Law Institute of Victoria and in that event the parties will be bound by the amount of that assessment, with any fee for obtaining such an assessment being borne equally by the Council and the Owner. Such costs payable by the Owner will include the costs and disbursements associated with the recording, cancellation or alteration of this Agreement in the Register.

- 6 -

- 4.6. It will do all that is necessary to enable the Council to make application to the Registrar of Titles to record this Agreement in the Register in accordance with the Act, including the signing of any further agreement, acknowledgment or other document.
- 4.7. Until such time as this Agreement is recorded in the Register, the Owner must ensure that successors in title will give effect to this Agreement, and do all acts and sign all documents which will require those successors to give effect to this Agreement, including executing a deed agreeing to be bound by the terms of this Agreement.

**5. COVENANTS OF THE COUNCIL**

The Council acknowledges and agrees that:

- 5.1. Council will not demand or require any payment by the Owner in respect of public open space and community infrastructure contributions other than under this Agreement;
- 5.2. it will use best endeavours to ensure that the Amendment is prepared and processed in an expeditious manner;
- 5.3. it will forthwith after the execution of this Agreement register this Agreement on the title of the Land pursuant to the provisions of Section 181 of the Act; and
- 5.4. the Community Infrastructure Contribution collected will be applied by Council at its sole discretion but within Community Services Planning Area 8 (Belmont and Highton) unless otherwise agreed in writing between the Council and the Owner.

**6. FURTHER ASSURANCE**

The parties to this Agreement will do all things necessary (including signing any further agreement, acknowledgement or document) to give full effect to the terms of this Agreement and to enable this Agreement to be recorded in the Register in accordance with the Act.

**7. AMENDMENT**

This Agreement may be amended:

- 7.1. when all of the Parties agree in writing to amend the Agreement wholly or in part as to any part of the Land; or
- 7.2. otherwise in accordance with Part 9 Division 2 of the Act.

**8. NO WAIVER**

No waiver by any party of any default in the strict and literal performance of or compliance with any provision, condition or requirement in this Agreement will be deemed to be a waiver of strict and literal performance of and compliance with any other provision, condition or requirement of this Agreement nor to be a waiver of or in any way release any party from compliance with any provision, condition or requirement in the future nor will any delay or omission of any party to exercise any right under this Agreement in any manner impair the exercise of such right accruing to it thereafter.



- 7 -

**9. NO FETTERING OF POWERS OF COUNCIL**

The parties acknowledge and agree that this Agreement does not fetter or restrict the power or discretion of the Council to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision applicable to the Land or relating to any use or development of the Land.

**10. INTEREST ON OVERDUE MONEYS**

Any amount due under this Agreement but unpaid by the due date incurs interest at the rate prescribed under section 227A of the *Local Government Act 1989 (Vic)* and any payment made shall be first directed to payment of interest and then the principal amount owing.

**11. NOTICES**

All notices and other communications under this Agreement will be sent by prepaid mail, by hand delivery, email or by facsimile under the Current Addresses for Service, Current Email Address for Service or Current Number for Service of the parties, and may be sent by an agent of the party sending the notice. Each notice or communication will be deemed to have been duly received:

- 11.1. not later than two business days after being deposited in the mail with postage prepaid;
- 11.2. when delivered by hand;
- 11.3. if sent by email, at the time of receipt in accordance with the *Electronic Transactions (Victoria) Act 2000 (Vic)*; or
- 11.4. if sent by facsimile transmission upon completion of that transmission and production of a transmission report stating that the facsimile was sent to the addressee's facsimile number.

**12. COSTS ON DEFAULT**

If the Owner defaults in the performance of any obligations under this Agreement it will pay to the Council its reasonable costs of action taken to achieve compliance with this Agreement.

**13. INVALIDITY OF ANY CLAUSE**

Notwithstanding anything to the contrary in this Agreement, if any provision of this Agreement will be invalid and not enforceable in accordance with its terms, all other provisions which are self-sustaining and capable of separate enforcement without regard to the invalid provisions will be and continue to be valid and enforceable in accordance with those terms.

**14. AGREEMENT BINDING ON SUCCESSORS OF OWNERS**

This Agreement will extend to and bind the Owner's successors, assigns, administrators, transferees and legal personal representatives and the obligations imposed upon them will also be binding on their successors, transferees, purchasers, mortgagees and assigns as if each of them had separately executed this Agreement.

**15. JOINT OBLIGATIONS**

In the case of each party that consists of more than one person (including in that expression any corporation) each of those persons covenants, agrees and declares that all of the covenants, agreements, declarations and consents contained in this Agreement and made and

**EXECUTED** by Belmont Projects Pty Ltd ACN  
603 132 074 in accordance with Section 127 of the  
Corporations Act 2001:

N/A

.....  
Director



.....  
Director/Secretary

ADAM DAVIDSON

.....  
Full Name

.....  
Full Name

50 BRUNEL ST. MELBURN EAST

.....  
Address

.....  
Address

given by that party have been entered into, made and given and are binding upon that person both severally and also jointly with the other person or persons constituting that party.

**16. ENTIRE AGREEMENT**

This Agreement constitutes the entire agreement between the parties in connection with its subject matter and supersedes all previous agreements or understandings between the parties in connection with its subject matter.

**17. COMMENCEMENT AND ENDING OF AGREEMENT**

17.1. This Agreement will commence on the date that it bears but the specific obligations of the Owner in Clause 3 will not apply, take effect, or commence operation whatsoever until the Amendment is approved by the Minister for Planning and gazetted such that the Amendment is incorporated into the Planning Scheme.

17.2. This Agreement will end:

17.2.1. In respect of a Residential Lot, or in the case where there is no subdivision, in respect of the land on which a Dwelling is to be constructed, upon payment of the Development and Community Infrastructure Contribution; or

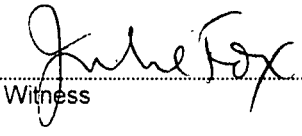
17.2.2. in accordance with the provisions of the Act.

**EXECUTED AS A DEED**

**SIGNED SEALED AND DELIVERED** on behalf of the **GREATER GEELONG CITY COUNCIL** by ~~Geoff Lawler, Acting Director Planning & Development~~ <sup>Kevin Spiller, CEO</sup> pursuant to an instrument of delegation authorised by Council resolution, in the presence of:



~~Geoff Lawler~~ **KEVIN SPILLER**  
CEO COGG,

  
Witness



# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Plan</b>
Document Identification	<b>TP531517L</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>19/12/2022 13:55</b>

**Copyright and disclaimer notice:**

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

TITLE PLAN		EDITION 1	TP 531517L
------------	--	-----------	------------

<p><b>Location of Land</b></p> <p>Parish: BARRARBOOL          Township:          Section:          Crown Allotment:          Crown Portion: 9(PT)</p> <p>Last Plan Reference:          Derived From: VOL 7067 FOL 272          Depth Limitation: NIL</p>	<p style="text-align: center;"><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
--	--

<p><b>Description of Land / Easement Information</b></p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 15/06/2000          VERIFIED: AC</p>
--	---

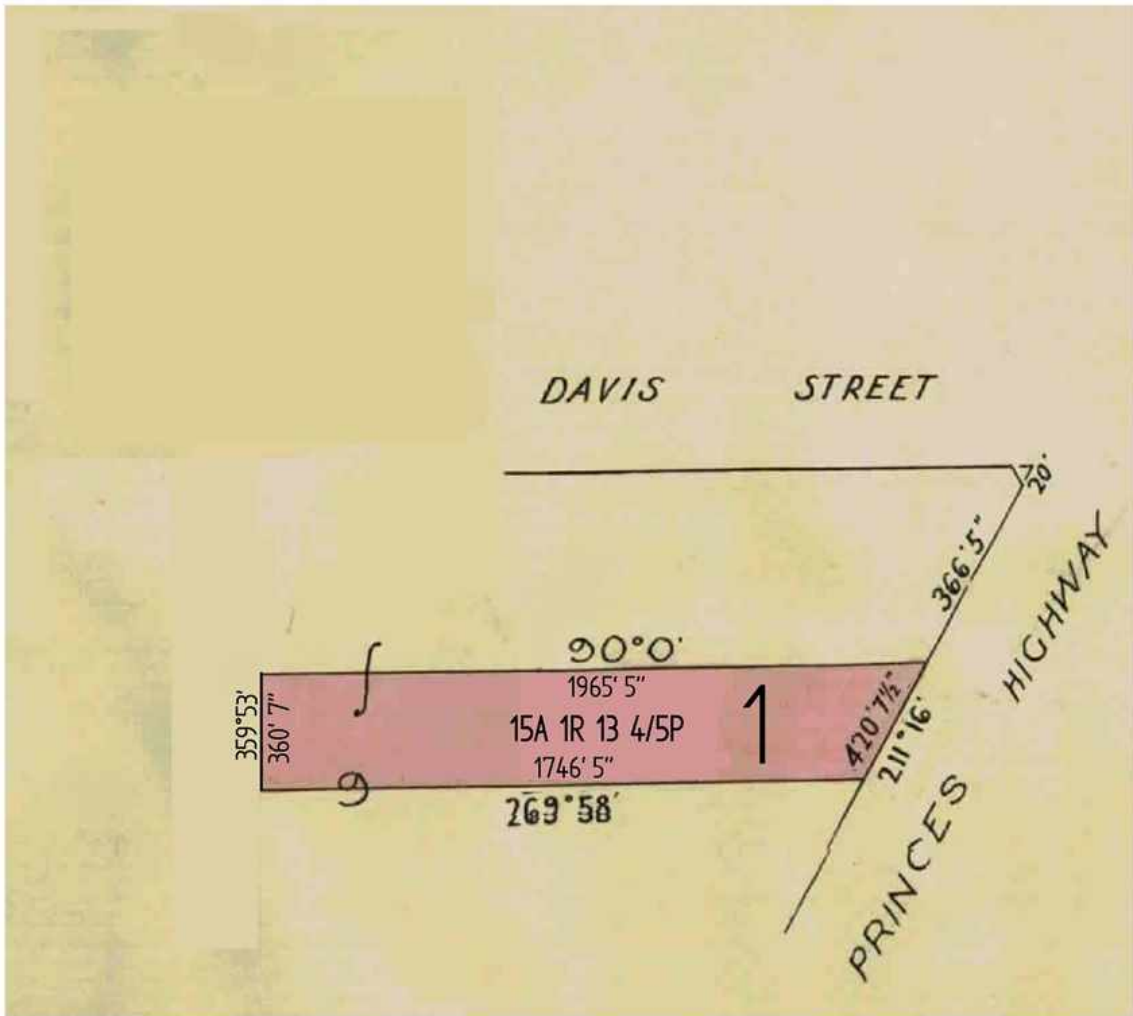


TABLE OF PARCEL IDENTIFIERS
<p>WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</p>
<p>PARCEL 1 = CP 9 (PT)</p>

## Appendix B Clause 56 Assessment

---

# Clause 56

## Residential Subdivision

### 1.1 Purpose

---

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To create liveable and sustainable neighbourhoods and urban places with character and identity.
- To achieve residential subdivision outcomes that appropriately respond to the site and its context for:
  - Metropolitan Melbourne growth areas.
  - Infill sites within established residential areas.
  - Regional cities and towns.
- To ensure residential subdivision design appropriately provides for:
  - Policy implementation.
  - Liveable and sustainable communities.
  - Residential lot design.
  - Urban landscape.
  - Access and mobility management.
  - Integrated water management.
  - Site management.
  - Utilities.

### 1.2 Application

---

These provisions apply to an application to subdivide land in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone and any Comprehensive Development Zone or Priority Development Zone that provides for residential development.

These provisions do not apply to an application to subdivide land into lots each containing an existing dwelling or car parking space.

### 1.3 Operation

---

The provisions of this clause contain:

**Objectives** – An objective describes the desired outcome to be achieved in the completed subdivision.

**Standards** – A standard contains the requirements to meet the objective.

A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.

### 1.4 Requirement

---

Requirement An application to subdivide land:

- Must be accompanied by a site and context description and a design response.
- Must meet all of the objectives included in the clauses specified in the zone.
- Should meet all of the standards included in the clauses specified in the zone

### 1.5 Certification of Standards

---

A subdivision may be certified by a person authorised by the Minister for Planning as meeting the requirements of a standard in this clause.

**A standard that is certified as met is deemed to have met the objective of that standard.**



## Clause 56.02 – Policy Implementation

---

### Clause 56.02-1 – Strategic Implementation

---

**Objectives** 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.

---

**Achieved**

---

**Standard C1** An application must be accompanied by a written statement that describes how the subdivision is consistent with and implements any relevant growth area, activity centre, housing, access and mobility, community facilities, open space and recreation, landscape (including any native vegetation precinct plan) and urban design objective, policy, strategy or plan for the area set out in this scheme.

---

**Complies with the standard**

---

### Clause 56.02-1 – Strategic Implementation Assessment

---

The proposal is supported by various relevant strategic documents and will actively assist in the delivery of key strategies and directions. Specifically, the proposal supports compact urban renewal and will contribute to meeting targets for infill development across the municipality. The subdivision layout also supports the delivery of housing diversity outcomes without generating adverse impacts on the established residential character.

On this basis, the layout and design of the proposed subdivision is consistent with the *G21 Regional Growth Plan*, *Greater Geelong Settlement Strategy* and *City of Greater Geelong Housing Diversity Strategy*.

On this basis, the proposal complies with Standard C1.

Refer to chapter 5 of the Planning Report for further details.

---

## Clause 56.03 – Liveable and Sustainable Communities

---

### Clause 56.03-1 – Compact and Walkable Neighbourhoods

---

**Objectives** To create compact neighbourhoods that are oriented around easy walking distances to activity centres, schools and community facilities, public open space and public transport.  
To allow easy movement through and between neighbourhoods for all people.

---

#### Achieved

---

**Standard C2** A subdivision should implement any relevant growth area or any approved land-use and development strategy, plan or policy for the area set out in this scheme.

An application for subdivision must include a plan of the layout of the subdivision that:

- Meets the objectives (if relevant to the class of subdivision specified in the zone) of:
    - Clause 56.03-2 Activity centres
    - Clause 56.03-3 Planning for community facilities
    - Clause 56.04-1 Lot diversity and distribution
    - Clause 56.06-2 Walking and cycling network
    - Clause 56.06-3 Public transport network
    - Clause 56.06-4 Neighbourhood street network
  - Shows the 400 metre street walking distance around each existing or proposed bus stop, 600 metres street walking distance around each existing or proposed tram stop and 800 metres street walking distance around each existing or proposed railway station and shows the estimated number of dwellings within those distances.
  - Shows the layout of the subdivision in relation to the surrounding area.
  - Is designed to be accessible for people with disabilities.
- 

#### Complies with the standard

---

### Clause 56.03-1 – Compact and Walkable Neighbourhoods Assessment

---

The proposed subdivision layout complies with the urban structure, key features and infrastructure requirements set out for the site in the *Henry Street Belmont Concept Plan 2022*.

This will ensure the subdivision will allow easy movement via a compact and efficient internal road network that prioritises optimal permeability for pedestrians, cyclists and vehicles.

The majority of the Site is also within a 400m walkable catchment of the nearest bus stop on Corio-Waurn Ponds Road, ensuring future residents of varying mobility are able to utilise existing public transport links.

The application package satisfies the information requirements set out at Clause 56.03-1.

Therefore, the proposal complies with Standard C2.

---

## Clause 56.03-2 – Activity Centre

---

**Objectives** To provide for mixed-use activity centres, including neighbourhood activity centres, of appropriate area and location.

---

**Not Applicable**

---

**Standard C3** A subdivision should implement any relevant activity centre strategy, plan or policy for the area set out in this scheme.

Subdivision should be supported by activity centres that are:

- Accessible by neighbourhood and regional walking and cycling networks.
  - Served by public transport that is connected to the regional public transport network.
  - Located at public transport interchange points for the convenience of passengers and easy connections between public transport services.
  - Located on arterial roads or connector streets.
  - Of appropriate size to accommodate a mix of uses that meet local community needs.
  - Oriented to support active street frontages, support street-based community interaction and pedestrian safety.
- 

**Not applicable – no relevant activity centre strategy, plan or policy for the area**

---

## Clause 56.03-2 – Activity Centre Assessment

---

There is no relevant activity centre strategy, plan or policy that directly impacts the Site. Notwithstanding this, the subdivision will be supported by the Belmont sub-regional activity centre that provides an established mix of uses to meet the needs of future residents.

Additionally, the subdivision includes the creation of two superlots which will support future development sites. Superlot B is envisaged to provide retail and/or medical centre uses that are appropriate having regard to the locality. This will also facilitate street-level community interaction by way of extensive passive surveillance.

The Site is also readily serviced by existing local bus routes that provide connectivity to the regional public transport network.

On this basis, the proposal meets Standard C3.

---

## Clause 56.03-3 – Planning for Community Facilities

---

**Objectives** To provide appropriately located sites for community facilities including schools, libraries, preschools and childcare, health services, police and fire stations, recreation and sports facilities.

---

### Achieved

---

**Standard C4** A subdivision should:

- Implement any relevant regional and local community facility strategy, plan or policy for the area set out in this scheme.
- Locate community facilities on sites that are in or near activity centres and public transport.

School sites should:

- Be integrated with the neighbourhood and located near activity centres.
- Be located on walking and cycling networks.
- Have a bus stop located along the school site boundary.
- Have student drop-off zones, bus parking and on-street parking in addition to other street functions in abutting streets.
- Adjoin the public open space network and community sporting and other recreation facilities.
- Be integrated with community facilities.
- Be located on land that is not affected by physical, environmental or other constraints.

Schools should be accessible by the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne.

Primary schools should be located on connector streets and not on arterial roads.

New State Government school sites must meet the requirements of the Department of Education and Training and abut at least two streets with sufficient widths to provide student drop-off zones, bus parking and on-street parking in addition to other street functions.

---

### Complies with the standard

---

## Clause 56.03-3 – Planning for Community Facilities Assessment

---

As identified above, the subdivision will be supported by a retail and/or medical centre offering at future development sites to be delivered as part of the future development of superlot B. Although subject to a future planning process, this will contribute to the delivery of appropriately located health services within the broader catchment of the Site, without undermining the primacy of the Belmont sub-regional activity centre.

Further to this, the site's location adjacent to the existing Clairvaux Catholic School (located on the western side of Reynolds Road) will ensure that the site has convenient access to education facilities.

Therefore, the proposal meets Standard C4.

---

---

## Clause 56.03-4 – Built Environment

---

**Objectives** To create urban places with identity and character

---

**Achieved**

---

**Standard C5** The built environment should:

- Implement any relevant urban design strategy, plan or policy for the area set out in this scheme.
- Provide living and working environments that are functional, safe and attractive.
- Provide an integrated layout, built form and urban landscape.
- Contribute to a sense of place and cultural identity.

An application should describe the identity and character to be achieved and the elements that contribute to that identity and character.

---

**Complies with the standard**

---

---

## Clause 56.03-4 – Built Environment Assessment

---

The proposed subdivision has been developed with a strong emphasis on functionality and useability to provide an integrated layout and urban landscape. The proposed subdivision is generally in accordance with the *Henry Street Belmont Concept Plan 2022* and will actively implement the City of Greater Geelong Settlement Strategy and Housing Diversity Strategy.

The proposal will complement the existing residential character in the broader Belmont area. Importantly it seeks to complement the rhythm of existing development along Henry Street whilst integrating medium density dwellings within the Site. The future delivery of open space and mixed-use functions to the east of the Site will further contribute to establishing a sense of place.

Streetscapes will create a unique character for the Site and will strike an appropriate balance between the needs of all road users, including cyclists and pedestrians. The proposed development also provides important linkages through the subdivision via pedestrian paths which will also connect with future development of superlots A and B.

On this basis, the proposal complies with Standard C5.

---

---

## Clause 56.03-5 – Neighbourhood Character

---

**Objectives** To design subdivisions that respond to neighbourhood character

---

**Not applicable**

---

**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.

---

**Not applicable**

---

---

## Clause 56.03-5 – Neighbourhood Character Assessment

---

While Clause 56.03-5 does not apply to the proposal, it is noted that the subdivision layout emphasises the need to respond to the existing residential character surrounding the Site. To ensure an appropriate response and maximise integration with the surrounding urban environment, the subdivision layout proposes conventional allotments on the peripheries. Interface treatment is also proposed along the southern Site boundary to further mitigate adverse impacts on neighbourhood character.

---

## Clause 56.04 – Lot Design

---

### Clause 56.04-1 – Lot Diversity and Distribution

---

**Objectives** To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.  
To provide higher housing densities within walking distance of activity centres.  
To achieve increased housing densities in designated growth areas.  
To provide a range of lot sizes to suit a variety of dwelling and household types.

---

#### Achieved

---

**Standard C7** A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme.  
Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme.  
A range and mix of lot sizes should be provided including lots suitable for the development of:

- Single dwellings.
- Two dwellings or more.
- Higher density housing.
- Residential buildings and Retirement villages.

Unless the site is constrained by topography or other site conditions, lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres street walking distance from the nearest existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station. Lots of 300 square metres or less in area, lots suitable for the development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located in and within 400 metres street walking distance of an activity centre.

---

#### Complies with the standard

---

### Clause 56.04-1 – Lot Diversity and Distribution Assessment

---

A diverse mix of lot sizes are proposed within the subdivision layout, including lots suitable for the development of single dwellings and medium density housing product. The proposed allotments are distributed to provide finer grain allotments orientated perpendicular to larger vacant allotments which will interface with Henry Street and larger established lots to the south. This configuration is intended to 'bookend' conventional density allotments to ensure an appropriate transition and buffer between the existing residential interface and the medium density development envisaged under the proposed subdivision.

The Site is constrained in terms of its configuration but will achieve a lot distribution that enables a majority of lots to be within a 400 metre walkable catchment of the existing bus stop on Corio-Waurn Ponds Road. It will also contribute to increased housing densities within walking distance of the Belmont sub-regional activity centre.

Therefore, the proposal meets Standard C7.

---

## Clause 56.04-2 – Lot Area and Building Envelopes

---

**Objectives** 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.

---

### Achieved

---

**Standard C8** An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:

- That the lots are consistent or contain building envelope that is consistent with a development approved under this scheme, or
- That a dwelling may be constructed on each lot in accordance with the requirements of this scheme.

Lots of between 300 square metres and 500 square metres should:

- Contain a building envelope that is consistent with a development of the lot approved under this scheme, or
- If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope.

If lots of between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve.

Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres, and may contain a building envelope.

A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:

- The objectives of the relevant standards are met, and
- The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act.

Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope:

- The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and
- The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement.

Lot dimensions and building envelopes should protect:

- Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations.
- Existing or proposed easements on lots.
- Significant vegetation and site features.

---

### Complies with the standard

---

## Clause 56.04-2 – Lot Area and Building Envelopes Assessment

---

The subdivision layout has been configured to ensure all lots with an area greater than 300sqm can appropriately contain a building envelope in accordance with Standard C8.

Proposed lots of less than 300sqm are accompanied by information that shows a dwelling may be constructed on each lot in accordance with the requirements of the Greater Geelong Planning Scheme.

The application meets the information requirements stipulated under Standard C8.

On this basis, the proposal meets the requirements of Standard C8 without variation.

---

### Clause 54.04-3 – Solar Orientation of Lots

---

**Objectives** To provide good solar orientation of lots and solar access for future dwellings.

---

**Achieved**

---

**Standard C9** Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.  
Lots have appropriate solar orientation when:

- The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south.
- Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north.
- Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street.

---

**Complies with the standard**

---

### Clause 54.04-3 – Solar Orientation of Lots Assessment

---

The proposal achieves appropriate solar orientation of lots within the meaning of Standard C9. All allotments are configured to ensure the long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south.

Therefore, the proposal meets Standard C9 without variation.

---

### Clause 56.04-4 – Street Orientation

---

**Objectives** To provide a lot layout that contributes to community social interaction, personal safety and property security.

---

**Achieved**

---

**Standard C10** Subdivision should increase visibility and surveillance by:

- Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads.
- Providing lots of 300 square metres or less in area and lots for 2 or more dwellings around activity centres and public open space.
- Ensuring streets and houses look onto public open space and avoiding sides and rears of lots along public open space boundaries.
- Providing roads and streets along public open space boundaries.

---

**Complies with the standard**

---

### Clause 56.04-4 – Street Orientation Assessment

---

The subdivision layout is designed to ensure lots front all roads and streets and avoids the rear of lots being oriented to the future public open space or local access road. A road reservation (Street C) has been provisioned on the western boundary of Stage 1 which will interface with the future public open space to be delivered on superlot B and the interface will ensure houses are appropriately oriented to address this street.

Therefore, the proposal meets Standard C10.

---



---

**Clause 56.04-5 – Common Area**

---

**Objectives** To identify common areas and the purpose for which the area is commonly held.  
To ensure the provision of common area is appropriate and that necessary management arrangements are in place.  
To maintain direct public access throughout the neighbourhood street network.

---

**Not applicable**

---

**Standard C11** An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:

- The common area to be owned by the body corporate, including any streets and open space.
- The reasons why the area should be commonly held.
- Lots participating in the body corporate.
- The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.

---

**Not applicable**

---

---

**Clause 56.04-5 – Common Area Assessment**

---

Not applicable – no common property is to be created by the subdivision of land.

---

## Clause 56.05 – Urban Landscape

---

### Clause 56.05-1 – Integrated Urban Landscape

---

**Objectives** 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.  
To incorporate natural and cultural features in the design of streets and public open space where appropriate.  
To protect and enhance native habitat and discourage the planting and spread of noxious weeds.  
To provide for integrated water management systems and contribute to drinking water conservation.

---

#### Achieved

---

**Standard C12** An application for subdivision that creates streets or public open space should be accompanied by a landscape design.  
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.
- Take account of the physical features of the land including landform, soil and climate.
- Protect and enhance any significant natural and cultural features.
- Protect and link areas of significant local habitat where appropriate.
- Support integrated water management systems with appropriate landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in streets and public open space.
- Promote the use of drought tolerant and low maintenance plants and avoid species that are likely to spread into the surrounding environment.
- Ensure landscaping supports surveillance and provides shade in streets, parks and public open space.
- Develop appropriate landscapes for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas.
- Provide for walking and cycling networks that link with community facilities.
- Provide appropriate pathways, signage, fencing, public lighting and street furniture.
- Create low maintenance, durable landscapes that are capable of a long life.
- The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.

---

#### Complies with the standard

---

### Clause 56.05-1 – Integrated Urban Landscape Assessment

---

The proposed subdivision layout has been designed to retain significant vegetation as far as practicable. The application meets the information requirements stipulated under Standard C12.

Refer to the accompanying town planning report and SSMP prepared for further details.

---

## Clause 56.05-2 – Public Open Space Provisions

---

- Objectives**
- To provide a network of quality, well-distributed, multi-functional and cost-effective public open space that includes local parks, active open space, linear parks and trails, and links to regional open space.
  - To provide a network of public open space that caters for a broad range of users.
  - To encourage healthy and active communities.
  - To provide adequate unencumbered land for public open space and integrate any encumbered land with the open space network.
  - To ensure land provided for public open space can be managed in an environmentally sustainable way and contributes to the development of sustainable neighbourhoods.
- 

### Achieved

---

**Standard  
C13**

The provision of public open space should:

- Implement any relevant objective, policy, strategy or plan (including any growth area precinct structure plan) for open space set out in this scheme.

Provide a network of well-distributed neighbourhood public open space that includes:

- Local parks within 400 metres safe walking distance of at least 95 percent of all dwellings. Where not designed to include active open space, local parks should be generally 1 hectare in area and suitably dimensioned and designed to provide for their intended use and to allow easy adaptation in response to changing community preferences.
- Additional small local parks or public squares in activity centres and higher density residential areas.
- Active open space of at least 8 hectares in area within 1 kilometre of 95 percent of all dwellings that is:
  - Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space
  - Sufficient to incorporate two football/cricket ovals
  - Appropriate for the intended use in terms of quality and orientation
  - Located on flat land (which can be cost effectively graded)
  - Located with access to, or making provision for, a recycled or sustainable water supply
  - Adjoin schools and other community facilities where practical
  - Designed to achieve sharing of space between sports.
- Linear parks and trails along waterways, vegetation corridors and road reserves within 1 kilometre of 95 percent of all dwellings.

Public open space should:

- Be provided along foreshores, streams and permanent water bodies.
  - Be linked to existing or proposed future public open spaces where appropriate.
  - Be integrated with floodways and encumbered land that is accessible for public recreation.
  - Be suitable for the intended use.
  - Be of an area and dimensions to allow easy adaptation to different uses in response to changing community active and passive recreational preferences.
  - Maximise passive surveillance.
  - Be integrated with urban water management systems, waterways and other water bodies.
  - Incorporate natural and cultural features where appropriate.
- 

### Complies with the standard

---

## Clause 56.05-2 – Public Open Space Provisions Assessment

---

The proposal involves the delivery of Stage 1 and subdivision of the balance land into two superlots for future development. In accordance with the *Henry Street Belmont Concept Plan 2022* and DDO30, the future development of superlot B includes a total of 0.5 hectares of unencumbered public open space to be provided within the eastern Future Stage, representing 8% of the net developable area. This public open space is to be provided adjacent to Henry Street and behind the future development sites located along the Corio-Waurn Ponds Road frontage.

---

---

It is acknowledged that Clause 53.01 seeks an open space contribution of 10%. Notwithstanding this, the Site is impacted by an existing Section 173 Agreement (dated 11 October 2017) that sets out obligations on the landowner with respect to community infrastructure contributions and public open space.

---

## Clause 56.06 – Access and Mobility Management

---

### Clause 56.06-1 – Integrated Mobility Objectives

---

**Objectives** 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.  
To provide for walking (including persons with impaired mobility), cycling, public transport and other motor vehicles in an integrated manner.  
To contribute to reduced car dependence, improved energy efficiency, improved transport efficiency, reduced greenhouse gas emissions and reduced air pollution.

---

#### Achieved

---

**Standard C14** An application for a subdivision must include a plan of the layout of the neighbourhood that meets the objectives of:

- Clause 56.06-2 Walking and cycling network.
- Clause 56.06-3 Public transport network
- Clause 56.06-4 Neighbourhood street network.

---

#### Complies with the standard

---

### Clause 56.06-1 – Integrated Mobility Assessment

---

The proposed subdivision has been designed in accordance with the *Henry Street Belmont Concept Plan 2022* which has considered integrated mobility across the Site.

The subdivision meets the objectives of Clauses 56.06-2, 56.06-3 and 56.06-4 on the following grounds:

- The subdivision layout provides a high degree of priority for pedestrians and cyclists through the provision of a safe road network that will benefit from passive surveillance.
- The proposal will achieve compact urban form with connectivity to the regional public transport network.
- The proposed street network is legible and provides an appropriate speed environment and movement priority.

This integrated transport response will contribute to reduced car dependence across the Site. On this basis, the proposal complies with Standard C14.

---

## Clause 56.06-2 – Walking and Cycling Network

---

**Objectives** To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.  
To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.  
To reduce car use, greenhouse gas emissions and air pollution.

---

### Achieved

---

**Standard C15** The walking and cycling network should be designed to:

- Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme.
- Link to any existing pedestrian and cycling networks.
- Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces.
- Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces.
- Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling.
- Ensure safe street and road crossings including the provision of traffic controls where required.
- Provide an appropriate level of priority for pedestrians and cyclists.
- Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night.
- Be accessible to people with disabilities.

---

### Complies with the standard

---

## Clause 56.06-2 – Walking and Cycling Network Assessment

---

All street cross sections will provide for safe and efficient bicycle connections across the site. The subdivision layout will also provide safe and continuous access to surrounding public open spaces, public transport and the Belmont sub-regional activity centre.

Therefore, the proposal meets Standard C15.

---

## Clause 56.06-3 – Public Transport Network

---

**Objectives** To provide an arterial road and neighbourhood street network that supports a direct, efficient and safe public transport system.  
To encourage maximum use of public transport.

---

### Achieved

---

**Standard C16** The public transport network should be designed to:

- Implement any relevant public transport strategy, plan or policy for the area set out in this scheme.
- Connect new public transport routes to existing and proposed routes to the satisfaction of the relevant public transport authority.
- Provide for public transport links between activity centres and other locations that attract people using the Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne.
- Locate regional bus routes principally on arterial roads and locate local bus services principally on connector streets to provide:
  - Safe and direct movement between activity centres without complicated turning manoeuvres.
  - Direct travel between neighbourhoods and neighbourhood activity centres.
  - A short and safe walk to a public transport stop from most dwellings.

---

### Complies with the standard

---

## Clause 56.06-3 – Public Transport Network Assessment

---

The proposal makes use of existing public transport connections on Corio-Waurn Ponds Road which operates regional bus routes. This will maximise the use of existing infrastructure while also providing direct travel between the Site, Central Geelong and the Belmont sub-regional activity centre.

Therefore, the proposal complies with Standard C16.

---

## Clause 56.06-4 – Neighbourhood Street Network

---

**Objectives** 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.

---

### Achieved

---

#### Standard C17

The neighbourhood street network must:

- Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, shared paths, footpaths and public transport routes.
- Provide clear physical distinctions between arterial roads and neighbourhood street types.
- Comply with the Roads Corporation's arterial road access management policies.
- Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport.
- Provide safe and efficient access to activity centres for commercial and freight vehicles.
- Provide safe and efficient access to all lots for service and emergency vehicles.
- Provide safe movement for all vehicles.
- Incorporate any necessary traffic control measures and traffic management infrastructure.

The neighbourhood street network should be designed to:

- Implement any relevant transport strategy, plan or policy for the area set out in this scheme.
  - Include arterial roads at intervals of approximately 1.6 kilometres that have adequate reservation widths to accommodate long term movement demand.
  - Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to accommodate long term movement demand.
  - Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles.
  - Provide an interconnected and continuous network of streets within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles.
  - Provide an appropriate level of local traffic dispersal.
  - Indicate the appropriate street type.
  - Provide a speed environment that is appropriate to the street type.
  - Provide a street environment that appropriately manages movement demand (volume, type and mix of pedestrians, cyclists, public transport and other motor vehicles).
  - Encourage appropriate and safe pedestrian, cyclist and driver behaviour.
  - Provide safe sharing of access lanes and access places by pedestrians, cyclists and vehicles.
  - Minimise the provision of culs-de-sac.
  - Provide for service and emergency vehicles to safely turn at the end of a dead-end street.
  - Facilitate solar orientation of lots.
  - Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees.
  - Contribute to the area's character and identity.
  - Take account of any identified significant features.
- 

### Complies with the standard

---

## Clause 56.06-4 – Neighbourhood Street Network Assessment

---

The proposed subdivision integrates with the existing mobility network and provides a comprehensive internal road network that will appropriately disperse local traffic.

The internal road hierarchy is clearly legible through the inclusion of different street cross sections that will provide safe movement for vehicles, pedestrians and cyclists.

Landscaping is proposed along verges to contribute to the subdivision's character and identity. Streetscape character is established within the internal street network through the distribution of different tree species including Snow In Summer (to match existing Henry Street trees), White Cedar, White Crepe Myrtle, Jacaranda and Sunburst Honey Locust.

On this basis, the proposal satisfies Standard C17.

---



## Clause 56.06-5 – Walking and Cycling Network Detail

---

**Objectives** To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities.  
To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.

---

### Achieved

---

**Standard C18** Footpaths, shared paths, cycle paths and cycle lanes should be designed to:

- Be part of a comprehensive design of the road or street reservation.
- Be continuous and connect.
- Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots.
- Accommodate projected user volumes and mix.
- Meet the requirements of Table C1.
- Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound.
- Provide appropriate signage.
- Be constructed to allow access to lots without damage to the footpath or shared path surfaces.
- Be constructed with a durable, non-skid surface.
- Be of a quality and durability to ensure:
  - Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles.
  - Discharge of urban run-off.
  - Preservation of all-weather access.
  - Maintenance of a reasonable, comfortable riding quality.
  - A minimum 20 year life span.
- Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities.

---

### Complies with the standard

---

## Clause 56.06-5 – Walking and Cycling Network Detail Assessment

---

The proposed subdivision incorporates footpaths that integrate with key local roads, including sections with no crossovers to mitigate the potential for pedestrian/vehicle conflicts. The subdivision layout also contemplates pedestrian links as part of future stages to increase permeability across the Site. Footpaths will be designed to satisfy the requirements set out at Table C1.

Therefore, the proposal meets the requirements of Standard C18.

---

## Clause 56.06-6 – Public Transport Network Detail

---

**Objectives** To provide for the safe, efficient operation of public transport and the comfort and convenience of public transport users. To provide public transport stops that are accessible to people with disabilities.

---

**Not applicable**

---

**Standard C19** Bus priority measures must be provided along arterial roads forming part of the existing or proposed Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne to the requirements of the relevant roads authority. Road alignment and geometry along bus routes should provide for the efficient, unimpeded movement of buses and the safety and comfort of passengers. The design of public transport stops should not impede the movement of pedestrians. Bus and tram stops should have:

- Surveillance from streets and adjacent lots.
- Safe street crossing conditions for pedestrians and cyclists.
- Safe pedestrian crossings on arterial roads and at schools including the provision of traffic controls as required by the roads authority.
- Continuous hard pavement from the footpath to the kerb.
- Sufficient lighting and paved, sheltered waiting areas for forecast user volume at neighbourhood centres, schools and other locations with expected high patronage.
- Appropriate signage.

Public transport stops and associated waiting areas should be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with physical disabilities.

---

**Not Applicable**

---

## Clause 56.06-6 – Public Transport Network Detail Assessment

---

Not applicable – no public transport is proposed within the subdivision layout.

---

## Clause 56.06-7 – Neighbourhood Street Network Detail

---

**Objectives** 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.

---

### Achieved

---

**Standard  
C20**

The design of streets and roads should:

- Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met.
- Provide street blocks that are generally between 120 metres and 240 metres in length and generally between 60 metres to 120 metres in width to facilitate pedestrian movement and control traffic speed.
- Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs.
- Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users.
- Provide a low-speed environment while allowing all road users to proceed without unreasonable inconvenience or delay.
- Provide a safe environment for all street users applying speed control measures where appropriate.
- Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles.
- Provide a minimum 5 metre by 5 metre corner splay at junctions with arterial roads and a minimum 3 metre by 3 metre corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners.
- Ensure streets are of sufficient strength to:
  - Enable the carriage of vehicles.
  - Avoid damage by construction vehicles and equipment.
- Ensure street pavements are of sufficient quality and durability for the:
  - Safe passage of pedestrians, cyclists and vehicles.
  - Discharge of urban run-off.
  - Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality.
- Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority.
- Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span.
- Provide pavement edges, kerbs, channel and crossover details designed to:
  - Perform the required integrated water management functions.
  - Delineate the edge of the carriageway for all street users.
  - Provide efficient and comfortable access to abutting lots at appropriate locations.
  - Contribute to streetscape design.
- Provide for the safe and efficient collection of waste and recycling materials from lots.
- Be accessible to people with disabilities.
- Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. Where the widths of connector streets do not comply with the requirements of Table C1, the requirements of the relevant public transport authority must be met.

A street detail plan should be prepared that shows, as appropriate:

- The street hierarchy and typical cross-sections for all street types.
  - Location of carriageway pavement, parking, bus stops, kerbs, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices.
  - Water sensitive urban design features.
  - Location and species of proposed street trees and other vegetation.
  - Location of existing vegetation to be retained and proposed treatment to ensure its health.
-

- Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes.

---

**Complies with the standard**

---

**Clause 56.06-7 – Neighbourhood Street Network Detail Assessment**

---

The proposed road cross sections that comprise the internal street network have been designed to meet the requirements of Table C1. The internal street network design enhances personal and property safety with appropriate street widths and junctures, which provide for a low-speed environment as well as direct and convenient access around the development. All lots front the street, enhancing passive surveillance.

The application package satisfies the information requirements of Standard C20 and confirms that the proposed street geometry provides an accessible and safe network for all users.

---

**Clause 56.06-8 – Lot Access**

---

**Objectives** To provide for safe vehicle access between roads and lots.

---

**Achieved**

---

**Standard C21** Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.  
Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets.  
The design and construction of a crossover should meet the requirements of the relevant road authority.

---

**Complies with the standard**

---

**Clause 56.06-8 – Lot Access Assessment**

---

The proposed subdivision layout ensures that vehicle access is provided via rear lanes to lots of 300sqm or less with a frontage of 7.5 metres or less. Specifically, sub-stage 1G will be serviced by the proposed Lane A which provides one-way access to the rear loaded allotments.

The proposal does not incorporate any lots abutting an arterial road (Corio-Waurn Ponds Road).

On this basis, the proposal meets Standard C21.

---

## Clause 56.07 – Integrated Water Management

---

### Clause 56.07-1 – Drinking Water Supply

---

**Objectives** To reduce the use of drinking water.  
To provide an adequate, cost-effective supply of drinking water.

---

**Achieved**

---

**Standard C22** The supply of drinking water must be:

- Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.
- Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.

---

**Complies with the standard**

---

### Clause 56.07-1 – Drinking Water Supply Assessment

---

The proposed development will be provided with drinking water in accordance with the requirements of Barwon Water. Therefore, the proposal accords with Standard C22.

---

### Clause 56.07-2 – Reused and Recycled Water

---

**Objectives** To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.

---

**Not Applicable**

---

**Standard C23** Reused and recycled water supply systems must be:

- Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health and Human Services.
- Provided to the boundary of all lots in the subdivision where required by the relevant water authority.

---

**Not Applicable**

---

### Clause 56.07-2 – Reused and Recycled Water Assessment

---

Reused and recycled is not available in the vicinity of the Site.

---

### Clause 56.07-3 – Waste Water Management

---

**Objectives** 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.

---

#### **Achieved**

---

**Standard C24** Waste water systems must be:

- Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority.
- Consistent with any relevant approved domestic waste water management plan.

Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.

---

#### **Complies with the standard**

---

### Clause 56.07-3 – Waste Water Management Assessment

---

Barwon Water is the relevant water authority for this location. Reticulated waste water systems will be provided to the boundary of all lots in accordance with the requirements and to the satisfaction of Barwon Water and the Environment Protection Authority.

On this basis, the proposal accords with Standard C24.

---

## Clause 56.07-4 – Stormwater Management

---

- Objectives**
- To minimise damage to properties and inconvenience to residents from stormwater.
  - To ensure that the street operates adequately during major storm events and provides for public safety.
  - To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.
  - To encourage stormwater management that maximises the retention and reuse of stormwater.
  - To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.
- 

### Achieved

---

- Standard C25**
- The urban stormwater management system must be:
- Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.
  - Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed.
  - Designed to meet 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 amended.
  - Designed to ensure that flows downstream of the subdivision site are restricted to predevelopment levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.
- The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.
- For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:
- Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.
  - Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.
- For storm events greater than 20% AEP and up to and including 1% AEP standard:
- Provision must be made for the safe and effective passage of stormwater flows.
  - All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.
  - Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria  $V_{ave} < 0.35 \text{ m}^2 / \text{s}$  (where,  $d_a$  = average depth in metres and  $V_{ave}$  = average velocity in metres per second).
- The design of the local drainage network should:
- Ensure stormwater is retarded to a standard required by the responsible drainage authority.
  - Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.
  - Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner.
  - Include water sensitive urban design features to manage stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs.
- Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.
- 

### Complies with the standard

---

## Clause 56.07-4 – Stormwater Management Assessment

---

The accompanying Site Stormwater Management Plan (prepared by Cardno TGM) outlines the specific stormwater management strategy proposed for the subdivision.

---

---

Stormwater management infrastructure will be designed and constructed in accordance with best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines and relevant Australian Standards.

On this basis, the proposal complies with Standard C25.

Refer to the accompanying **Site Stormwater Management Plan** for further details.

---



## Clause 56.08 – Site Management

---

### Clause 56.08 – Site Management

---

**Objectives** To protect drainage infrastructure and receiving waters from sedimentation and contamination.  
To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.  
To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.

---

#### Achieved

---

**Standard C26** A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing:

- Erosion and sediment.
- Dust.
- Run-off.
- Litter, concrete and other construction wastes.
- Chemical contamination.
- Vegetation and natural features planned for retention.

Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.

---

#### Complies with the standard

---

### Clause 56.08 – Site Management Assessment

---

An Environmental (Construction) Management Plan will be prepared as a condition on the permit. The preparation of this EMP will appropriately describe how the Site will be managed prior and during the construction period and will include information to satisfy the requirements of Standard C26.

---

## Clause 56.09 – Utilities

---

### Clause 56.09-1 – Shared Trenching

---

**Objectives** To maximise the opportunities for shared trenching.  
To minimise constraints on landscaping within street reserves.

---

**Achieved**

---

**Standard C27** Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.

---

**Complies with the standard**

---

### Clause 56.09-1 – Shared Trenching Assessment

---

Where appropriate, shared trenching arrangements will be utilised to minimise the land allocation for underground services in accordance with Standard C27.

---

### Clause 56.09-2 – Electricity, Telecommunications and Gas

---

**Objectives** To provide public utilities to each lot in a timely, efficient and cost effective manner.  
To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.

---

**Achieved**

---

**Standard C28** The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.  
Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.  
The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology.  
The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.  
Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.

---

**Complies with the standard**

---

### Clause 56.09-2 – Electricity, Telecommunications and Gas Assessment

---

All lots will be provided with electricity, telecommunications and gas in accordance with the requirements of the relevant supply agency and Standard C28.

---

---

### Clause 56.09-3 – Fire Hydrants

---

**Objectives** To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.

---

**Achieved**

---

**Standard C29** Fire hydrants should be provided:

- A maximum distance of 120 metres from the rear of the each lot.
- No more than 200 metres apart.

Hydrants and fire plugs must be compatible with the relevant fire service equipment. Where the provision of fire hydrants and fire plugs does not comply with the requirements of standard C29, fire hydrants must be provided to the satisfaction of the relevant fire authority.

---

**Complies with the standard**

---

### Clause 56.09-3 – Fire Hydrants Assessment

---

Fire hydrants will be distributed in accordance with the requirements of Standard C29.

---

### Clause 56.09-4 – Public Lighting

---

**Objectives** To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.  
To provide pedestrians with a sense of personal safety at night.  
To contribute to reducing greenhouse gas emissions and to saving energy

---

**Achieved**

---

**Standard C30** Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles.  
Public lighting should be designed in accordance with the relevant Australian Standards.  
Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.

---

**Complies with the standard**

---

### Clause 56.09-4 – Public Lighting Assessment

---

Public lighting will be provided and appropriately distributed to the satisfaction of Council and will be addressed through detailed civil engineering designs following the issue of a planning permit. Therefore, the proposal accords with Standard C30.

---

## Appendix C Clause 55 Assessment

---

# Clause 55

## Two or More Dwellings on a Lot & Residential Buildings

### 1.1 Purpose

---

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To achieve residential development that respects the existing neighbourhood character, or which contributes to a preferred neighbourhood character.
- To encourage residential development that provides reasonable standards of amenity for existing and new residents
- To encourage residential development that is responsive to the site and the neighbourhood.

### 1.2 Requirements

---

A development:

- **Must meet all of the Objectives of this Clause that apply to the application; and**
- **Should meet all of the standards of this Clause that apply to the application** (A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered).

For all of the provisions of Clause 55 other than Clause 55.07 (Apartment developments):

- If a zone or a schedule to a zone specifies a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies.
- If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a requirement of a standard different from a requirement set out in this clause or a requirement in the zone or a schedule to the zone, the requirement in the schedule to the overlay applies.
- If the land is included in an overlay, other than a Neighbourhood Character Overlay, and a schedule to the overlay specifies a requirement different from a requirement of a standard set out in this clause or a requirement of a standard set out in the zone or a schedule to the zone, the requirement in the overlay applies.

The requirements of a standard set out in Clause 55.07 (Apartment developments) apply to the exclusion of any different requirement specified in a zone, a schedule to a zone, or a schedule to an overlay.

## Clause 55.02 – Neighbourhood Character and Infrastructure

---

### Clause 55.02-1 – Neighbourhood Character

---

**Objectives** To ensure design respects the existing neighbourhood character or contributes to preferred neighbourhood character  
To ensure that development responds to features of site and the surrounding area.

---

#### Achieved

---

**Standard B1** The design response must be appropriate to the neighbourhood and the site.  
The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.

---

#### Complies with the standard

---

### Clause 55.02-1 – Neighbourhood Character Assessment

---

The design of the proposed townhouses respects the existing character of the surrounding residential areas, whilst also providing a medium density housing outcome commensurate with strategic direction for the Site and urban Geelong. The following key response are noted having regard to *Planning Practice Note 43: Understanding Neighbourhood Character*:

- As outlined in the accompanying Design Concepts Plan (refer to sheet 02.01 of Architectural Plans), the proposal takes cue from established residential character which comprises 50s style homes with open landscapes. It also draws on the wool and textile history of the Site through the ideas of folding and textural elements, and the layering of landscape with architecture.
- The building mass of two storeys and maximum height of approximately 8.5 metres is responsive to the established character of single- and double-storey dwellings in the surrounding area.
- Street setbacks provide opportunities for front gardens that are characteristic of surrounding streetscapes.
- Whilst the attached built form represents a departure from the typical detached single dwelling typology broadly characteristic of the area, the site coverage and architectural rhythm ensure that a sense of space and building separation is achieved.

It is noted that the medium density housing product is loaded in the central portions of the Site and oriented to face internally. This will allow for an appropriate transition from the detached dwellings situated on adjoining and nearby interfaces.

---

---

### Clause 55.02-2 – Residential Policy

---

**Objectives** To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.  
To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.

---

**Achieved**

---

**Standard B2** 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 Municipal Planning Strategy and the Planning Policy Framework.

---

**Complies with the standard**

---

---

### Clause 55.02-2 – Residential Policy Assessment

---

Section 5 of the Planning Report outlines the development’s consistency with the relevant policies for housing as set out in the Municipal Planning Strategy and Planning Policy Framework. The proposal is also entirely consistent with relevant strategic policy contained in the City of Greater Geelong Settlement Strategy and Housing Diversity Strategy.

The proposal will support medium density in a well-connected area where future residents can take advantage of existing public transport, community infrastructure and services.

To this end, the proposal is consistent with the requirements of Standard B2.

---

---

### Clause 55.02-3 – Dwelling Diversity

---

**Objectives** To encourage a range of dwelling sizes and types in development of ten or more dwellings.

---

**Achieved**

---

**Standard B3** Developments of 10 or more dwellings should provide a range of dwelling sizes and types, including:

- Dwellings with a different number of bedrooms.
- At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.

---

**Complies with the standard.**

---

---

### Clause 55.02-3 – Dwelling Diversity Assessment

---

The proposal will provide a mix of housing types by providing for a mix of three- and four-bedroom dwellings across a range of six (6) typologies. All dwellings contain a kitchen, bathroom and toilet/wash basin at the ground floor level.

Therefore, the proposal complies with Standard B3.

---

## Clause 55.02-4 – Infrastructure

---

**Objectives** To ensure development is provided with appropriate utility services and infrastructure.  
To ensure development does not unreasonably overload the capacity of utility services and infrastructure.

---

### Achieved

---

**Standard B4** Development should be connected to reticulated services including reticulated sewerage, drainage, electricity and gas, if available.  
Developments should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.  
In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading or mitigation of the impact on services or infrastructure.

---

### Complies with the standard

---

## Clause 55.02-4 – Infrastructure Assessment

---

As outlined in the accompanying Draft Planning Permit, conditions can be placed on the permit to ensure the development will be connected to reticulated services including sewerage, drainage and gas to the satisfaction of the relevant authority. This will ensure the development is provided with appropriate services and infrastructure and will not unreasonably overload the capacity of existing infrastructure.

Referral comments and advice will be received from servicing authorities throughout the application process to confirm capacity of existing infrastructure any necessary upgrades to facilitate the development.

Therefore, the proposal complies with Standard B4.

---



## Clause 55.02-5 – Integration with the Street

---

**Objectives** To integrate the layout of development with the street.

---

### **Achieved**

---

**Standard B5** Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.  
Development should be orientated to front existing and proposed streets.  
High fencing in front of dwellings should be avoided if practicable.  
Development next to existing public open space should be laid out to complement the open space.

---

### **Complies with the standard**

---

## Clause 55.02-5 – Integration with the Street Assessment

---

The accompanying Elevations (contained within the Architectural Plans – TP300 – TP304) detail street cross sections that provide adequate vehicle and pedestrian connectivity across the Site. The proposed townhouses are oriented to front proposed Streets A and C, to ensure an appropriate integration with new streetscapes. Whilst development is not proposed on the 11 vacant lots fronting Henry Street, it is noted that the future development of these allotments will provide opportunities for integration with the external streetscape.

Medium density townhouses are deliberately oriented to face the internal portions of the Site to ensure density outcomes are balanced with a need to provide an appropriate transition to established surrounding areas.

Stage 1F townhouses are laid out to complement the future open space which will be delivered through the future development of superlot B. These dwellings are specifically oriented to front an interface road (Street C) which will separate Stage 1 from this future open space.

Batten metal fencing with a height of 1.0m is proposed in front of some dwellings. This will balance the need to define boundaries between the public and private realm, whilst also remaining permeable and appropriately sized to provide opportunities for passive surveillance.

Therefore, the proposal complies with Standard B5.

---

## Clause 55.03 – Site Layout and Building Massing

---

### Clause 55.03-1 – Street Setback

---

**Objectives** To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

---

#### Achieved

---

**Standard B6** Walls of buildings should be set back from street:

- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, the distance specified in Table B1.

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.

---

Context	Required Setback	Complies?
The site is on a corner.	If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	4 metre setback to Henry Street.

---

#### Complies with the objective

---

### Clause 55.03-1 – Street Setback Assessment

---

It is noted that the street setback standard contemplates a more typical medium density infill development outcome (i.e. in a context with abutting allotments fronting the same street). The proposal involves the provision of medium density dwellings which are generally situated in the internal portions of the Site, with future dwellings on larger allotments oriented to front Henry Street.

For the purposes of Standard B6, the front street is Henry Street, and the Site is a corner allotment with no abutments fronting the same street. On this basis, a 4-metre front setback is required. The proposal includes the development of dwellings on two allotments that interface with Henry Street but are oriented to present a side boundary to the streetscape. The street setbacks to Henry Street in this location measure between 1.150m and 1.675m.

It is noted that the presentation of two allotments with side boundaries to Henry Street is an appropriate outcome (refer to Clause 56 assessment) given the need to 'bookend' conventional density allotments which will provide a front setback to respect the existing neighbourhood character.

This outcome will make efficient use of the Site and will not prejudice the street setback proposed for future dwellings on vacant allotments. Therefore, the objectives of Clause 55.03-1 are satisfied by the proposal.

---

### Clause 55.03-2 – Building Height

---

**Objectives** To ensure that the height of buildings respect the existing or preferred neighbourhood character.

---

**Achieved**

---

Standard B7	Requirement	Complies?
-------------	-------------	-----------

---

	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 building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres. Changes of building height between existing buildings and new buildings should be graduated.	Yes
--	---	-----

---

**Complies with the standard**

---

### Clause 55.03-2 – Building Height Assessment

---

The General Residential Zone – Schedule 1 (GRZ1) specifies a maximum building height requirement of 11 metres. The maximum building height for the proposed townhouses is 8.43 metres which comfortably complies with this requirement.

This provides a responsive outcome to single and double storey residential development on surrounding interfaces and will ensure an appropriate transition in height, despite moderate increases in density.

Therefore, the proposal complies with Standard B7.

---

### Clause 55.03-3 – Site Coverage

---

**Objectives** To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

---

**Achieved**

---

Standard B8	Requirement	Complies?
-------------	-------------	-----------

---

	The site area covered by buildings should not exceed: <ul style="list-style-type: none"><li>• The maximum site coverage specified in a schedule to the zone, or</li><li>• If no maximum site coverage is specified in a schedule to the zone, 60 per cent.</li></ul>	Yes
--	--	-----

---

**Complies with the standard**

---

### Clause 55.03-3 – Site Coverage Assessment

---

The proposed area of the planning unit covered by buildings equates to 58.5% which complies with the requirements set out under Standard B8.

---

## Clause 55.03-4 – Permeability and Stormwater Management

---

**Objectives** To reduce the impact of increased stormwater run-off on the drainage system.  
To facilitate on-site stormwater infiltration.  
To encourage stormwater management that maximises the retention and reuse of stormwater.

---

### Achieved

Standard B9	Requirement	Complies?
	The site area covered by the pervious surfaces should be at least: <ul style="list-style-type: none"><li>The minimum area specified in a schedule to the zone, or</li><li>If no minimum is specified in a schedule to the zone, 20 percent of the site.</li></ul> The stormwater management system should be designed to: <ul style="list-style-type: none"><li>Meet the current and best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).</li><li>Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.</li></ul>	Yes

---

### Complies with the standard

---

## Clause 55.03-4 – Permeability and Stormwater Management Assessment

---

The area of the planning unit covered by pervious surfaces is 30.8% which comfortably complies with the requirement for Standard B9.

This proposal is accompanied by a Site Stormwater Management Plan which concludes that the stormwater runoff from the proposed development can be managed on-site to ensure acceptable peak discharge rates and best practice runoff treatment.

A range of hydrological and water quality mitigation measures are proposed to offset potential adverse impacts on downstream environments due to increased stormwater runoff.

The Site Stormwater Management Plan recommends that a temporary treatment and detention facility be provided during the construction and build out phase of Stage 1 to manage the elevated levels of sediment generated.

Refer to the accompanying **Site Stormwater Management Plan**, prepared by Cardno TGM for further detail.

---

---

### Clause 55.03-5 – Energy Efficiency

---

**Objectives** To achieve and protect energy efficient dwellings and residential buildings  
To ensure the orientation and layout reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

---

**Achieved**

---

**Standard B10** Buildings should be:

- Oriented to make appropriate use of solar energy.
- Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.
- Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.

Living areas and private open space should be located on the north side of the development, if practicable.

Developments should be designed so that solar access to north-facing windows is maximised.

---

**Complies with the objective**

---

---

### Clause 55.03-5 – Energy Efficiency Assessment

---

The proposed dwellings are sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not reduced. This will also safeguard the performance of any existing rooftop solar energy systems on nearby allotments, noting that only vacant lots directly abut existing allotments developed for residential purposes.

Given the east-west orientation of the allotments, it is not practicable to provide north-facing windows on most dwellings without undermining the attached built form outcome. Notwithstanding this, the configuration of floorplates and internal spaces will ensure appropriate daylight access.

Therefore, the proposal satisfies the objectives of Clause 55.03-5.

---

---

### Clause 55.03-6 – Open Space

---

**Objectives** To integrate layout with any public and communal open space provided in or adjacent to the development.

---

**Not applicable**

---

**Standard B11** If any public or communal open space is provided on site, it should:

- Be substantially fronted by dwellings where appropriate
  - Provide outlook for as many dwellings as practicable
  - Be designed to protect any natural features
  - Be accessible and useable
- 

**Not applicable**

---

---

### Clause 55.03-6 – Open Space Assessment

---

A 164 square metre public reserve is proposed to front Henry Street and to accommodate the retention of Tree No. 196 (now Tree No. 31).

It is noted that the future development of superlot B includes a total of 0.5 hectares of unencumbered public open space to be provided within the eastern Future Stage, representing 8% of the net developable area for the Site. This will be integrated with the townhouse component of Stage 1 and provide outlook for Stage 1F.

---

## Clause 55.03-7 – Safety

---

**Objectives** To ensure the layout provides for safety and security of residents and property.

---

### **Achieved**

---

**Standard B12** Entrances should not be obscured or isolated from the street and internal accessways.  
Planting which creates unsafe spaces along streets and accessways should be avoided.  
Should provide good lighting, visibility and surveillance of car parks and internal accessways.  
Private spaces should be protected from use inappropriate use as public thoroughfares.

---

### **Complies with the standard**

---

## Clause 55.03-7 – Safety Assessment

---

Dwelling entrances are not obscured and are highly visible from the future public realm interfaces (i.e., internal streetscapes). Internal access (direct or via courtyard) is also provisioned within each dwelling's respective garage which further enhances safety and security of residents, particularly for rear loaded dwellings.

Lighting design for the broader development can appropriately be dealt with via a condition on the planning permit to ensure safety and security outcomes are met.

Therefore, the proposal complies with Standard B12.

---

## Clause 55.03-8 – Landscaping

---

<b>Objectives</b>	To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site.
-------------------	--

---

### Achieved

---

<b>Standard B13</b>	Landscape and layout design should: <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> Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood. Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made. The landscape design should specify landscape themes, vegetation (location and species), paving and lighting. Development should meet any additional landscape requirements specified in a schedule to the zone.
---------------------	---

---

### Complies with the standard / Complies with the objective

---

## Clause 55.03-8 – Landscaping Assessment

---

This application is supported by a **Landscape Concept Plan**, prepared by Tract which demonstrates proposed landscape design outcomes for streetscapes and indicative landscape treatments for front and rear yards within the private realm. The medium density housing has been configured to allow for the retention of a Yellow Gum tree adjacent to Henry Street which will provide an attractive gateway interface and contribute positively to landscape character.

As reflected in the Draft Planning Permit, further detail can be provided as a condition on permit which requires an amended plan to show landscaping and planting within all open space areas of each dwelling.

---

### Clause 55.03-9 – Access

---

**Objectives** To ensure the number and design of vehicle crossovers respects the neighbourhood character.

---

**Achieved**

---

**Standard B14** The width of accessways or car spaces should not exceed:

- 33 per cent of the street frontage, or
- if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.

No more than one single-width crossover should be provided for each dwelling fronting a street. The location of crossovers should maximise the retention of on-street car parking spaces. The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 should be minimised. Developments must provide for access for service, emergency and delivery vehicles.

---

**Complies with the standard**

---

### Clause 55.03-9 – Access Assessment

---

The design of vehicle crossovers to the internal road network to service proposed dwellings will ensure no more than one single-width crossover is provided. For front loaded allotments, the width of crossovers will not exceed 40 percent of the street frontage.

As outlined in the accompanying Traffic Report (prepared by Traffix Group), the development will be appropriately accessed by service, emergency and delivery vehicles.

---

### Clause 55.03-10 – Parking Location

---

**Objectives** To provide convenient parking for resident and visitor vehicles.  
To protect residents from vehicular noise within developments.

---

**Achieved**

---

**Standard B15** Car parking facilities should:

- Be reasonably close and convenient to dwellings and residential buildings.
- Be secure.
- Be well ventilated if enclosed.

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 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.

---

**Complies with the standard**

---

### Clause 55.03-10 – Parking Location Assessment

---

Car parking facilities for the dwellings are provided in the form of a single garage with tandem space, or double garage. These garages are directly adjacent or attached to their respective dwelling and will ensure highly close and convenient access for future residents. Each garage will be secured by a mechanically operated door for security.

No shared accessways or car parks are proposed.

---



# Clause 55.04 – Amenity Impacts

## Clause 55.04-1 – Side and Rear Setbacks

**Objectives** 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.

### Achieved

#### Standard B17

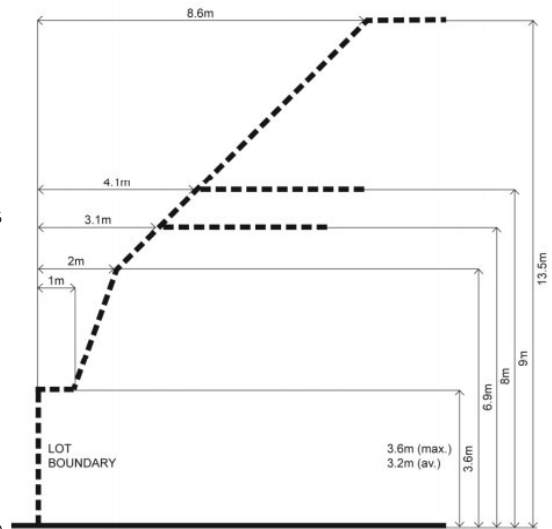
A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:

- At least the distance specified in a schedule to the zone, or
- 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.

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.

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.

Diagram A1 Side and rear setbacks



### Complies with the standard

## Clause 55.04-1 – Side and Rear Setback Assessment

The Architectural Plans include a set of Elevations (TP300 – TP304) which confirm compliance with Standard B17. On this basis, appropriate side and rear setbacks are provided within the meaning of Clause 55.04-1 and the proposal is compliant with Standard B17.

## Clause 55.04-2 – Walls on Boundaries

---

**Objectives** To ensure that the location, length, and height of a wall on a boundary respects existing or preferred neighbourhood character and limits impact on amenity of existing dwellings.

---

### Achieved

---

**Standard B18** 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:

- For a length of more than the distance specified in a schedule to the zone; or
- If no distance is specified in a schedule to the zone, for a length of more than:
  - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
  - 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, whichever is the greater.

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.

A building on a boundary includes a building set back up to 200mm from a boundary.

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 a higher existing or simultaneously constructed wall.

---

### Complies with the standard

---

## Clause 55.04-2 – Walls on Boundaries Assessment

---

Generally speaking, walls on boundaries proposed are abutted by simultaneously constructed walls or garages abutting the boundary on abutting lots for the same length. Where there is not an abutting wall on boundary, the length of the wall comfortably comply with the requirements of Standard B18.

Therefore, the proposal complies with Standard B17.

---

### Clause 55.04-3 – Daylight to Existing Windows

**Objectives** To allow adequate daylight into existing habitable room windows.

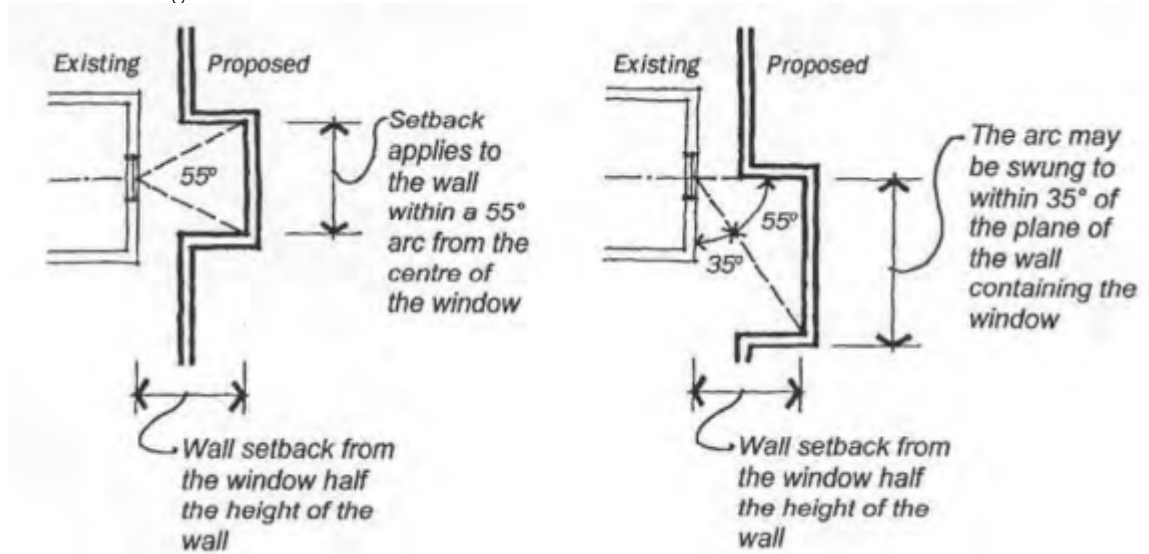
**Not applicable**

**Standard B19**

Buildings opposite an existing habitable room window should provide for a light court to the existing window, of at least 3 square metres minimum dimension 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

Walls or carports more than 3m height opposite an existing habitable room window should be setback from the window at least 50% 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.

Where the existing window is above ground level, the wall height is measured from the floor level of the room containing the window.



**Not Applicable**

### Clause 55.04-3 – Daylight to Existing Windows Assessment

The proposed dwellings do not abut existing buildings on adjoining allotment with habitable room windows. On this basis, Standard B19 is not applicable.

#### Clause 55.04-4 – North Facing Windows

---

**Objectives** To allow adequate solar access to existing north facing habitable room windows.

---

**Not applicable**

---

**Standard B20** 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 north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.

---

**Not Applicable**

---

#### Clause 55.04-4 – North Facing Windows Assessment

---

The proposed dwellings are situated at a substantially greater distance than 3.0m of a boundary of an adjoining lot with a north-facing habitable room window. On this basis, Standard B20 is not applicable.

---

#### Clause 55.04-5 – Overshadowing Open Space

---

**Objectives** To ensure buildings do not significantly overshadow existing secluded private open space.

---

**Achieved**

---

**Standard B21** Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75%, or 40m<sup>2</sup> with a minimum dimension of 3m, whichever is the lesser area, or the secluded open space should receive a minimum of 5 hours sunlight between 9am and 3pm on 22 September. If existing sunlight to the secluded private open space of a dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

---

**Complies with the standard**

---

#### Clause 55.04-5 – Overshadowing Open Space Assessment

---

The accompanying Shadow Diagram Analysis (contained within Architectural Plans – TP500 – 502) confirms that there will be no overshadowing of existing secluded private open space.

Therefore, the proposal complies with Standard B21.

---

## Clause 55.04-6 – Overlooking

**Objectives** To limit views into secluded private open space and habitable room windows.

### Achieved

#### Standard B22

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 ground level) of the window, balcony, terrace, deck or patio. View 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.

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within horizontal distance of 9 metres (measured at ground level) of window, balcony, terrace, deck or patio should be either:

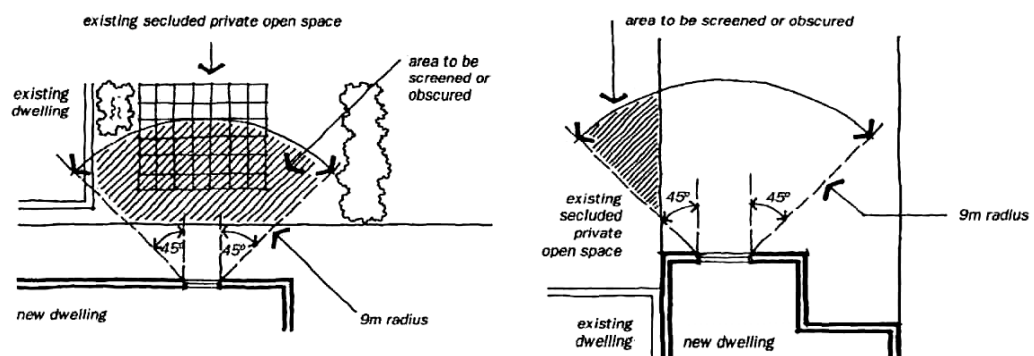
- Offset a minimum of 1.5m from the edge of one window to the edge of the other.
- Have sill heights of at least 1.7 metres above floor level.
- Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level and be no more than 25 per cent transparent.

Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided there are no direct views as specified in this standard.

Screens used to obscure a view should be:

- Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
- Permanent, fixed or durable.
- Designed and coloured to blend in with the development.

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 0.8m above ground level at the boundary.



Complies with the standard

## Clause 55.04-6 – Overlooking Assessment

The proposal does not include any habitable room windows, balconies, terraces, decks or patios within a 9.0m horizontal distance of the secluded private open space of any existing dwelling on an adjoining lot. Internal overlooking considerations are dealt with separately under Standard B23.

Therefore, the proposal complies with Standard B22.

---

### Clause 55.04-7 – Internal Views

---

**Objectives** To limit views into secluded private open space and habitable room windows of dwellings and residential buildings within a development.

---

**Achieved**

---

**Standard B23** 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.

---

**Complies with the standard**

---

### Clause 55.04-7 – Internal Views Assessment

---

This application is accompanied by an Overlooking Study (refer to TP104 within Architectural Plans) which confirms an acceptable outcome with respect to internal views between properties.

---

---

### Clause 55.04-8 – Noise Impacts

---

**Objectives** To contain noise sources in developments that may affect existing dwellings.  
To protect residents from external noise.

---

**Achieved**

---

**Standard B24** Noise sources such as mechanical plant, should not be located near bedrooms or 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.

---

**Complies with the standard**

---

### Clause 55.04-8 – Noise Impacts Assessment

---

The proposal has been designed to provide noise sensitive rooms in the central portions of each allotment. Secluded private open space is situated adjacent to that of adjoining allotments to ensure the use of outdoor areas will not unreasonably impact on noise sensitive rooms within each dwelling.

There are no proximate busy roads, railway lines or industry that would generate unreasonable noise levels in habitable rooms.

Therefore, the proposal complies with Standard B24.

---

## Clause 55.05 – On Site Amenity and Facilities

---

### Clause 55.05-1 – Accessibility

---

**Objectives** To encourage the consideration of the needs of people with limited mobility in the design of developments.

---

**Achieved**

---

**Standard B25** 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.

---

**Complies with the standard**

---

### Clause 55.05-1 – Accessibility Assessment

---

The entry to the ground floor of each dwelling will be accessible from front yards or internally via the garage. Living spaces and bedrooms are provided on the ground floor of each dwelling and will cater for those with limited mobility. On this basis, the proposal accords with Standard B25 without variation.

---

### Clause 55.05-2 – Dwelling Entry

---

**Objectives** To provide each dwelling or residential building with its own sense of identity.

---

**Achieved**

---

**Standard B26** Entries to dwellings and residential buildings should:

- Be visible and easily identifiable from streets and other public areas.
- Provide shelter, a sense of personal address and a transitional space around the entry.

---

**Complies with the standard**

---

### Clause 55.05-2 – Dwelling Entry Assessment

---

Dwelling entrances are not obscured and are highly visible from the future public realm interfaces (i.e., internal streetscapes). Architectural expression of the façade and the pulling back of the floorplates contributes to a sense of enclosure and privacy.

The front yard space between the street and dwellings provides a transitional space that separates the public realm from private space.

On this basis, the proposal complies with Standard B26.

---

### Clause 55.05-3 – Daylight to New Windows

---

**Objectives** To allow adequate daylight into new habitable room windows.

---

**Achieved**

---

**Standard B27** A window in a habitable room should be located to face:

- An outdoor space clear to the sky or a light court with a minimum area of 3m<sup>2</sup> and minimum dimension of 1 m, not including land on an abutting lot, or
- A verandah provided it is open for at least one third of its perimeter, or
- A carport provided it has two or more open sides and is open for at least one third of its perimeter.

---

**Complies with the standard**

---

### Clause 55.05-3 – Daylight to New Windows Assessment

---

All windows to habitable rooms have access to daylight in accordance with the requirements of Standard B27 as they are each located to face an outdoor space clear to the sky.

As such, the objectives of Clause 55.05-3 are achieved without variation to Standard B27.

---

### Clause 55.05-4 – Private Open Space

---

**Objectives** Provide adequate private open space for the reasonable recreation and service needs of residents

---

**Achieved**

---

**Standard B28** A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.

If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:

- 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 building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or
- A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or
- A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.

The balcony requirements in Clause 55.05-4 do not apply to an apartment development.

---

**Complies with the standard / Complies with the objective**

---

### Clause 55.05-4 – Private Open Space Assessment

---

As detailed on the accompanying Architectural Plans, each dwelling is afforded private open space (including secluded private open space) that exceeds the area and minimum dimension requirements under Standard B28. This will ensure private open space provides for the reasonable recreation and service needs of residents.

Therefore, the proposal complies with Standard B28 without variation.

---

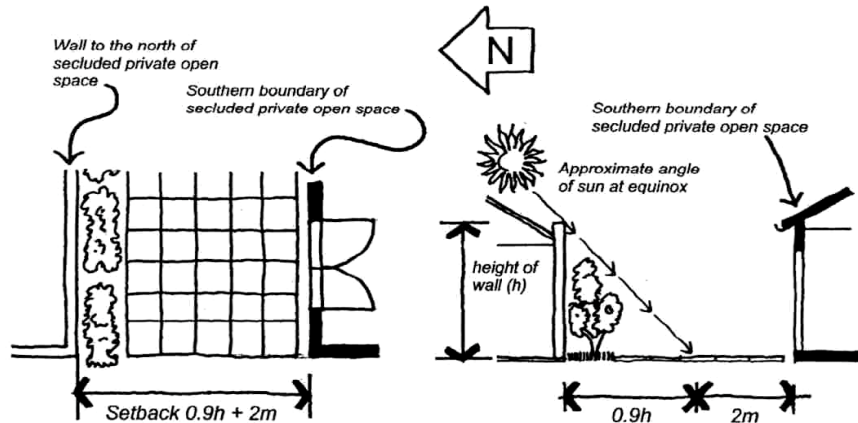


### Clause 55.05-5 – Solar Access to Private Open Space

**Objectives** To allow solar access into the secluded private open space of new dwellings and residential buildings.

**Achieved**

**Standard B29** 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 setback from any wall on the north of the space at least  $(2 + 0.9h)$ , where 'h' is the height of the wall.



**Complies with the standard**

### Clause 55.05-5 – Solar Access to Open Space Assessment

Where site constraints have permitted, private open space has been located on the north side of the dwellings. Generally speaking, private open space is provided with a northern aspect to allow solar access. Given the side-by-side configuration of private open space, there are no walls located on the north side of each dwelling that would impact solar access to the secluded private open space.

Therefore, the proposal complies with Standard B29.

### Clause 55.05-6 – Storage

**Objectives** To provide adequate storage for each dwelling.

**Achieved**

**Standard B30** Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.

**Complies with the standard**

### Clause 54.05-6 – Storage Assessment

Each dwelling is serviced by 6m<sup>3</sup> of externally accessible storage space. As such, the requirements of Standard B30 are met without variation.

## Clause 55.06 – Detailed Design

---

### Clause 55.06-1 – Design Detail

---

**Objectives** To encourage design detail that respects existing or preferred neighbourhood character.

---

**Achieved**

---

**Standard B31** The design of buildings, including:

- Facade articulation and detailing,
- Window and door proportions,
- Roof form; and
- Verandahs, eaves and parapets,

should respect existing and preferred neighbourhood character. Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.

---

**Complies with the standard**

---

### Clause 55.06-1 – Design Detail Assessment

---

As discussed in the Planning Report, the proposal is highly responsive to the existing and emerging neighbourhood character associated with the established residential surrounds.

The proposed dwellings generally adopt a double storey form with mix of flat or mono-pitched roof forms. Despite the attached building masses proposed, variable street setbacks are provided to articulate each dwelling and to ensure garages are visually recessive when viewed from the public realm.

The proposed dwellings exhibit a strong consistency of materiality and architectural language across each sub-stage. This will provide a strong identity for the Site and ensure cohesive development outcome is achieved. Despite these unifying elements, variations in building massing, roof form and material application between sub-stages and dwelling typologies will avoid streetscape homogeneity.

For front loaded allotments, garages are set back from the main wall plane to ensure they are visually recessive.

---

## Clause 55.06-2 – Front Fences

---

**Objectives** To encourage front fence design that respects existing or preferred neighbourhood character .

---

### Achieved

---

**Standard B32** 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:

- The maximum height specified in a schedule to the zone, or
- If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.

Street Context	Maximum front fence height
----------------	----------------------------

---

Streets in a Transport Zone 2	2 meters
-------------------------------	----------

---

Other streets	1.5 meters
---------------	------------

---

Table B3 Maximum front fence height

---

### Complies with the standard

---

## Clause 55.06-2 – Front Fences Assessment

---

Batten metal fencing with masonry details with a height of 1.0m is proposed in front of some dwellings. This accords with the maximum front fence height set out under Standard B32.

This will balance the need to define boundaries between the public and private realm, whilst also remaining permeable and appropriately sized to provide opportunities for passive surveillance. Low and permeable front fencing with masonry details accords with the existing Henry Street neighbourhood character.

Therefore, the proposal complies with Standard B32.

---

## Clause 55.06-3 – Common Property

---

**Objectives** To ensure that communal open space, parking, access areas and site facilities are practical, attractive and easily maintained.  
To avoid future management difficulties in areas of common ownership.

---

### Not applicable

---

**Standard B33** Developments should clearly delineate public, communal, and private areas  
Common property, where provided, should be functional and capable of efficient management.

---

### Not applicable

---

## Clause 55.06-3 – Common Property Assessment

---

As no common property is proposed, Standard B33 does not apply.

---

## Clause 55.06-4 – Site Services

---

**Objectives** To ensure that site services can be installed and easily maintained.  
To ensure that site facilities are accessible, adequate and attractive.

---

### **Achieved**

---

**Standard B34** The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.  
Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.  
Bin and recycling enclosures should be located for convenient access by residents.  
Mailboxes should be provided and located for convenient access as required by Australia Post.

---

### **Complies with the standard**

---

## Clause 55.06-4 – Site Services Assessment

---

The proposed layout and design include areas to cater for all the services required under Standard B34.

Bin and recycling enclosures are conveniently located within courtyard/outdoor spaces or in a dedicated receptacle within each garage.

The Architectural Plans detail the location of mailboxes and will provide convenient access as required by Australia Post. Therefore, the proposal complies with Standard B34.

---