

--/--
Proposed C460ggee

SCHEDULE 46 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO46**.

1 HENRY STREET, BELMONT (FORMER CSIRO SITE)

1.0 Objectives

--/--
Proposed C460ggee

None Specified

2.0 Requirement before a permit is granted

--/--
Proposed C460ggee

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- Any earthworks or building removal associated with the remediation, releveling and drainage of the land in accordance with or for the purpose of obtaining a Certificate or Statement of Environmental Audit under the Environment Protection Act 1970.
- Minor buildings or works provided the buildings or works do not prejudice the preparation and approval of a Development Plan.
- 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 300 sqm and earthworks generally in accordance with a planning permit issued for Planning Permit Application Number PP-635-2023.

3.0 Conditions and requirements for permits

--/--
Proposed C460ggee

The following conditions and/or requirements apply to permits:

- A permit must contain conditions or requirements that give effect to the provisions and requirements of the approved Development Plan.
- Permit No. PP-635-2023 must contain the following condition: Unless otherwise approved by the Responsible Authority, the Stage 1 plan of subdivision as shown on the endorsed plans must not be certified until a Development Plan required by Schedule 38 of the Development Plan Overlay of the Greater Geelong Planning Scheme has been approved by the Responsible Authority.
- Where a need for social housing is established a permit must contain the following condition: Before a plan of subdivision is certified under the Subdivision Act 1988, the Owner of the land shall enter into an agreement with the Responsible Authority under section 173 of the Planning and Environment Act 1987, which provides for the provision of a social housing contribution (as defined in that agreement) for the review by the Responsible Authority. The Owner shall pay the Responsible Authority's reasonable costs associated with the preparation, registration and enforcement of the agreement.
- This provision does not apply to Permit No. PP-635-2023 Stage 1 or a Plan of Subdivision solely to vest public open space in Council.
- Any permit for retail and/or medical centre (or other complementary uses) fronting High Street must contain a condition preventing direct vehicle access/ egress from Henry Street. Access/ egress will be from High Street subject to the written approval of VicRoads.
- Any permit for retail and/or medical centre uses fronting High Street must require interface treatments to adjacent residential properties to the satisfaction of the Responsible Authority.

4.0 Requirements for development plan

--/--
Proposed C460ggee

A Development Plan should be generally in accordance with Map 1 to this Schedule.

Only one Development Plan shall be approved for the entire area covered by this Schedule.

The Development Plan must state the stage of construction for all public infrastructure works identified in the Development Plan.

The Development Plan may be amended to the satisfaction of the Responsible Authority.

The development plan must include the following requirements:

- A **Planning Assessment** that includes:
 - A site analysis that identifies the key attributes of the land, its context, the surrounding area and its relationship with adjoining land.
 - A context analysis that identifies existing or proposed uses on adjoining land, and other neighbourhood features such as public transport, activity centres, community infrastructure, walking and cycling connections.
- An **Urban Design Masterplan** that includes:
 - The location of all proposed land uses including roads, public open space and housing types generally in accordance with Map 1 to this Schedule.
 - The staging of the subdivision and the general subdivision layout including location and distribution of lots.
 - A variety of housing types generally located as follows:
 - Predominantly conventional residential (generally up to 1-2 storeys in height) through the centre of the site.
 - Medium density residential (generally up to 2-3 storeys in height) fronting High Street, Reynolds Road and the proposed public open space.
 - Medium density residential (generally up to 2 storeys in height) consisting of detached and attached dwellings adjacent to higher density areas, through the centre of the site and fronting Henry Street.
- Consideration of recessing third storey elements to reduce the dominance of buildings from adjoining properties and the streetscape.
- Identification of the northeast corner as a possible site for retail and/or medical centre uses, with vehicle access/ egress from High Street only.
- Identification of any private/public internal roads and demonstrating resolution of engineering design for vehicle access, visitor parking, waste services, drainage, footpaths, landscaping and infrastructure services.
- Where practical, the integration of existing high and moderate value canopy trees within open space reserves informed by an arboricultural assessment prepared by a suitably qualified expert. Tree numbers 28, 55, 57, 59, 72 and 196 (identified as the 2014 tree numbering in the Tree Logic Ref. 011488 Report, 18 May 2021) should be retained in such reserves.

An **Integrated Water Management Plan** that includes:

Reference to

- WSUD Engineering Procedures: Stormwater, CSIRO Publishing, 2005.
- Clause 56.07 of the Greater Geelong Planning Scheme.
- The Infrastructure Design Manual and associated Design Notes.

Water Sensitive Urban Design elements that demonstrate stormwater discharge from the site is treated to achieve Best Practice Pollutant Removal Targets. Systems to ensure the peak discharge rates of stormwater leaving the land post development are no greater than:

GREATER GEELONG PLANNING SCHEME

	Western Catchment	Eastern Catchment
AEP%	PSD (m3/s)	PSD (m3/s)
1	0.05	1.23
20	0.01	0.63

or as otherwise nominated by Council.

A Road Network, Movement and Traffic Management Plan that includes:

- Existing conditions of surrounding road and public transport networks.
- Anticipated vehicle generation and distribution from the development.
- No direct residential lot vehicle access to High Street.
- Reconstruction of the Henry Street road reserve frontage to the site inclusive of a minimum 1.5 metre wide footpath and street trees provided on the south side of Henry Street.
- No new road access to Reynolds Road and direct residential vehicle access minimised.
- A minimum 2.0 metre wide footpath and street trees are to be provided on the Reynolds Road frontage of the site.
- Identification of any intersection treatment works required at Henry Street/Reynolds Road as a result of the development.
- A pedestrian crossing facility on Reynolds Road to connect to the school and reserve which may require removal or upgrading of the existing crossing.

An Open Space and Landscape Masterplan that includes:

- An Open Space Contribution equal to 10% of the developable residential land or in-lieu cash payment or combination of both. Encumbered land shall not be credited as public open space including on-site drainage detention facilities and pedestrian link reserves and any paper road or footpath that separates the park/open space from housing.
- A 0.5 hectare (approximate) park located as shown on the Map to this Schedule and interfaced by public roads on 2 sides (1 side being Henry Street). The park must present as public open space. Detention facilities must not be located within the boundary of the park.
- Conceptual plans for the park showing general layout and indicative landscape treatments (such as seating, play spaces and paving materials) with any infrastructure being in accordance with the standards set out in Council's Sustainable Communities Infrastructure Development Guidelines June 2016 and the use of local indigenous plant species where appropriate. The park will include a perimeter shared path not encumbered by any carriageway easement or road reserve. Utility kiosks/cabinets should not be located in the park.
- Identification of all existing canopy trees to be retained and removed, with the aim of retaining healthy high and moderate value trees in the park and road reserves.
- New street tree species selection.
- Provision of safe, accessible and convenient pedestrian links in accordance with CPTED principles through the whole site and connecting with the surrounding road network.

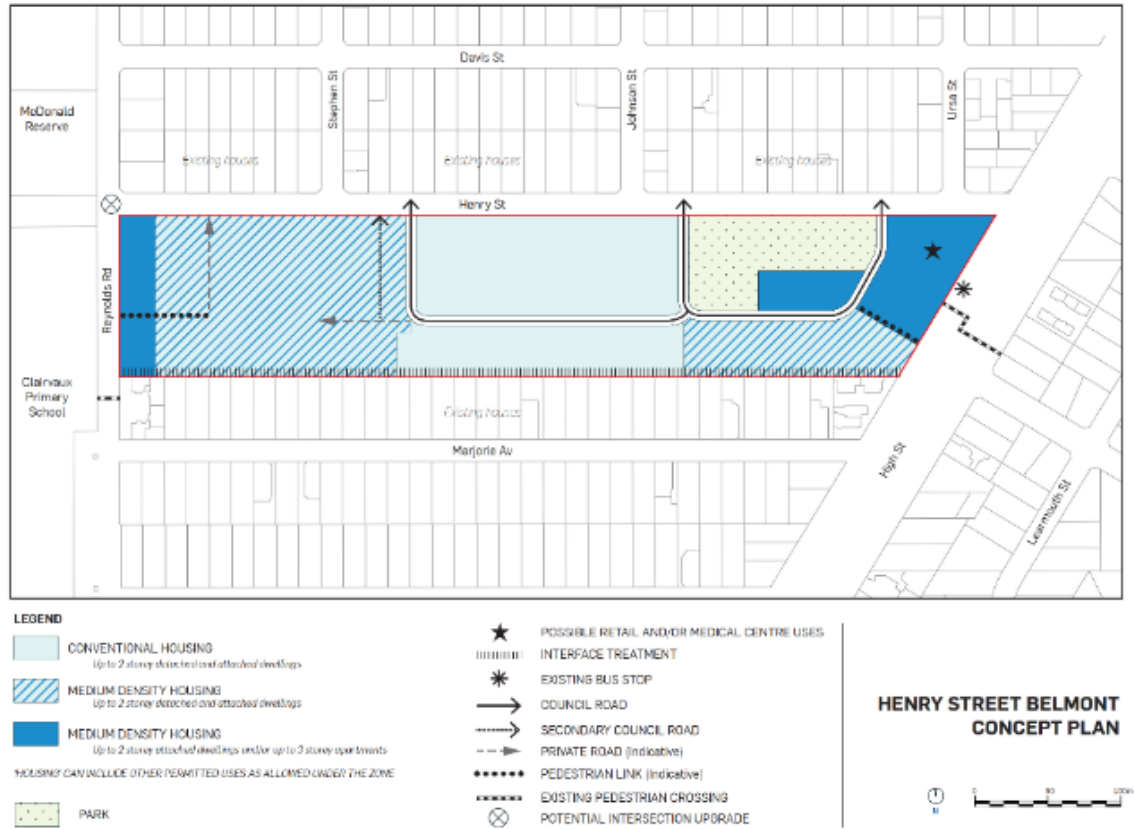
A Housing Needs Assessment to determine the level of social housing contribution appropriate for the site (if any). The scope and intent of the assessment must be agreed by the Responsible Authority and the assessment prepared by a suitably qualified expert.

Residential Design Guidelines which provide the following:

GREATER GEELONG PLANNING SCHEME

- Indicative building heights and setbacks along interface areas with an appropriate transition in building height from lower built form along sensitive interfaces to higher built form elsewhere.
- Indicative treatments for key interface areas (e.g. between open space areas and proposed development, and between existing residential and proposed residential development).
- A written description of how the development will enhance the existing urban realm and minimise any adverse amenity impacts to adjacent or nearby sites.

Map 1 to the Schedule 46 to Clause 43.04



- - Reference to:

Henry Street Belmont Concept Plan 2022