

16/07/2020
C372ggee**SCHEDULE 45 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO45****HAMS ROAD, WAURN PONDS RESIDENTIAL SUBDIVISION****1.0**16/07/2020
C372ggee**Design objectives**

To ensure an appropriate transition of housing density and interface between the subject land and the residential area to the north of Hams Road.

To reinstate the natural east-west waterway and make it a central feature of the development including opportunities for environmental restoration, suitable habitat for native fauna, open space and stormwater management.

To provide a safe and interconnected transport network that includes opportunities for walking and cycling, minimises impacts on adjoining streets and directs car traffic to an upgraded Hams Road / Ghazeepore Road intersection.

To maintain an appropriate buffer between development and the quarry and extractive industries located to the south, where required.

2.016/07/2020
C372ggee**Buildings and works**

A permit is not required to construct a building or to construct or carry out works not associated with the subdivision of the land.

3.016/07/2020
C372ggee**Subdivision**

A permit to subdivide land must meet the following requirements:

Urban Design

- Subdivision design should provide a range of lot sizes and densities to encourage a variety of housing types including larger lots of a minimum 700 square metres around the perimeter of the site and conventional lots of a minimum 400 square metres towards the core of the site.
- Residential lots fronting Hams Road must have a minimum lot size of 850 square metres and a minimum frontage to Hams Road of 25 metres.
- Subdivision design must incorporate the reinstatement of the creek system as a key drainage, environmental and open space feature.
- Open space and drainage reserves should be interfaced by roads on at least three sides.
- Appropriate buffer treatments, interfaces, setbacks and acoustic treatments (where required) must be provided to: the Powercor electrical substation utility; Princes Freeway and Baanip Boulevard; Geelong-Warrnambool Railway Line and the land south of the railway line which may be subject to future extractive industry.
- An acoustic report prepared by a suitably qualified acoustic consultant must be provided that:
 - reassesses predicted noise levels from the Geelong Ring Road and from Baanip Boulevard at future dwellings on the subject land in accordance with the noise criteria in AS2017:2016 and the VicRoads Traffic Noise Reduction Policy. The assessment must include dwellings along the Geelong Ring Road, dwellings along Baanip Boulevard and dwellings along Hams Road with a line of sight to the Geelong Ring Road;
 - recommends appropriate noise attenuation measures to ensure that predicted noise emissions from the Geelong Ring Road and from Baanip Boulevard comply with the noise criteria in AS2017:2016 and the noise objectives in the VicRoads Traffic Noise Reduction Policy;
 - recommends appropriate noise attenuation measures to ensure that noise emissions from the Powercor substation:

GREATER GEELONG PLANNING SCHEME

- comply with the recommended maximum noise levels in EPA Publication 1411, Noise from Industry in Regional Victoria (NIRV) at all dwellings and other noise sensitive uses proposed on the land at 35 Hams Road;
- are not increased at any existing dwellings located to the north and east of the Powercor substation;
- demonstrates to the satisfaction of the Responsible Authority and Powercor that the above requirements can be met.

Stormwater Management

- Land must be set aside for drainage purposes to meet peak discharge limits and water sensitive urban design elements in accordance with performance objectives of Urban Stormwater: Best Practice Environmental Management Guidelines (CSIRO, 1999), Infrastructure Design Manual, and CoGG Design Notes.
- The design of retarding basins must have sufficient land area set aside for heavy vehicle access and sediment drying; as well as measures to mitigate mosquito breeding in accordance with best practice guidelines.
- A stormwater management system must be designed to ensure that:
 - peak discharge rates and pollutant loads of all stormwater leaving the site post development are regulated to integrate with downstream infrastructure, at no greater than pre-development rates.
 - no adverse impacts to any surrounding land, upstream or downstream.

Traffic and Pedestrian Movements

- An integrated and continuous network of safe and convenient footpaths and shared paths including a shared pathway along the full length of the creek reserve with connections to Hams Road, Ghazeepore Road and the Princes Freeway path.
- Vehicle access to the site to be from Hams Road only with no direct access to Ghazeepore Road.
- Upgrading of the intersection at Hams Road and Ghazeepore Road including a safe pedestrian and cycle crossing of Ghazeepore Road.
- Upgrading and widening of Hams Road between the Hams Road court bowl and the intersection at Ghazeepore Road.
- Local area traffic management treatments to discourage and minimise vehicle movements from the development into Grange Park Drive.

Public Open Space

- A creek reserve of approximately 30 metres either side of the reinstated east-west waterway.
- One centrally located local park of approximately one hectare, of regular shape and in close proximity to the creek reserve.
- An open space contribution (in cash or land or a combination of both) to a minimum of 10% of the developable residential land not including encumbered land such as buffer treatments, drainage reserves and land within the creek reserve.

Exemption from notice and review

An application to subdivide land is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

4.0

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Signs

None specified.

5.0

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Application requirements

None specified.

6.0

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Decision guidelines

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

- The need to ensure the coordination, sequencing and efficient delivery of service infrastructure, road connections and open space across the properties subject to this overlay.