

25 November 2016

Peter Schembri
Senior Strategic Planner
Geelong City Council
100 Brougham Street
GEELONG VIC 3220

Dear Peter,

Re: Amendment C251 to the Geelong Planning Scheme

1 Henry Street, Belmont

1. Introduction

Tract Consultants Pty Ltd continues to act on behalf of Belmont Projects Pty Ltd for the above matter.

Further to our meeting on 3rd August 2016 and more recent ongoing correspondence, we are pleased to enclose revised documentation for Amendment C251. In particular, the revised documents enclosed respond to Council internal and external referral comments including:

- Community Development
- Infrastructure Management
- Engineering
- Health
- Parks
- Rec and Open Space
- Traffic
- Barwon Water
- Powercor
- Downer Tenix
- Transport
- VicRoads
- CCMA

We also thank you for the comments provided on the draft Development Plan and have taken these comments/suggestions into consideration in the revised draft provided with this submission.

In addition to the above, the architectural plans prepared by Genton Architecture have been amended as follows:

- Provision of a rubbish bin hard stand area at the corner of Lot 67;
- Review of Lots 1,5,6,13,19,40 and 46 to provide a corner frontage typology and review of side fencing proposed to provide a built form outcome which addresses the street (note that these dwellings have a frontage to either Henry Street or the proposed pedestrian pathway through the site);
- Review of permeability calculations for the Stage 1 permit application- this has been further addressed in the Clause 55 Assessment submitted.

In support of this revised submission, please find enclosed the following documentation:

Project: 0314-0385

TRACT CONSULTANTS PTY LTD
ACN 055 213 842
AS TRUSTEE FOR THE
TRACT CONSULTANTS UNIT TRUST
ABN 75 423 048 489
195 LENNOX STREET RICHMOND
(PO BOX 181 RICHMOND)
VIC 3121 AUSTRALIA
TELEPHONE 61 3 9429 6133
FACSIMILE 61 3 9429 5925
melbourne@tract.net.au
www.tract.net.au

MELBOURNE BRISBANE
SYDNEY CANBERRA
ADELAIDE GEELONG

QUALITY ENDORSED COMPANY
ISO 9001 LIC. NO 2095

Planning Permit Application

- Two (2) x Revised Town Planning Report (Stage 1 Permit Application) and associated Clause 55 and 56 Assessments, Tract Consultants; and
- Two (2) x Revised A3 Architectural Plans, Genton Architecture.

Planning Scheme Amendment

- Two (2) x Revised Town Planning Report (Planning Scheme Amendment), Tract Consultants;
- Two (2) Revised Draft Planning Scheme Documents (DPO31 Schedule Track-Changes on);
- Two (2) x Revised Development Plan, Tract Consultants;
- Two (2) x Letter from TGM Consultants re: stormwater management;
- Two (2) x Draft S.173 Agreement.

2. Other Considerations

In relation to the main items discussed with Council following submission of Amendment C251 we have set out responses as follows.

Developer Contributions

A draft Section 173 Agreement has been prepared by Harwood Andrews Lawyers is enclosed for Council's review.

Suitability of 4-Storeys in the General Residential Zone

Council's comments provided with respect to the purpose of the GRZ and 4-storey built form have been considered and the DPO has been amended to show a maximum of 3-storeys across the site. We consider that this consistent with the purpose of the GRZ and will minimise any risk at a later stage with respect to the proposed height and its consistency with the zone.

Open Space Interface

Please refer to the revised Development Plan which provides precedent imagery of how the open space can be designed to integrate with the future residential development. We confirm that a pedestrian path only is proposed along the southern edge of the park (i.e. no road). We remain of a strong view that this provides a high quality urban design response to the site and will provide for greater passive surveillance opportunities.

In terms of the pathway along the edge of the park, this will act as a public pathway forming part of the open space area (unencumbered). It is likely that a carriageway easement would be applied over this land in future to facilitate access to future dwellings.

Draft Development Plan Overlay Schedule

The draft Schedule has been revised, taking into consideration both Council and our client's comments. Please note that we are now of the view that the concept plan included in the DPO is not necessary given that a Development Plan has been prepared in conjunction with the Planning Scheme Amendment. We would be happy to discuss this with you further.

Tree Removal

Due to constraints outside of our client's control, it has been assumed that all trees will be removed as part of the remediation process. All documents have been updated to this effect.

3. Conclusion

We look forward to continuing to work with Council and understand that the Amendment is scheduled for public exhibition in early 2017. We also seek confirmation that Council has pre-booked Panel hearing dates for this Amendment for early 2017.

Should you require any additional information, please do not hesitate to call Luke Chamberlain or I in the office on 9429 6133.

Yours sincerely,



Jess Noonan
Associate Town Planner
Tract Consultants Pty Ltd