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## 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 Design objectives

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To ensure an appropriate transition 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, 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 / Ghazepore Road intersection.

#### 2.0 Buildings and works

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

#### 3.0 Subdivision

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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.
- Residential lots fronting Hams Road must have a minimum lot size of 800 square metres and a minimum frontage to Hams Road of 25 metres.
- Lots fronting Hams Road must include a restriction preventing them from containing more than one dwelling and being further subdivided.
- 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.

##### 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 Hams Road and the full length of the creek reserve with connections to Hams Rd, Ghazepore Road and the Princes Freeway path.
- Vehicle access to the site to be from Hams Road only with no direct access to Ghazepore Road.
- Upgrading of the intersection at Hams Road and Ghazepore Road including a safe pedestrian and cycle crossing of Ghazepore Road.
- Upgrading and widening of Hams Road between the Hams Road court bowl and the intersection at Ghazepore Road.
- Upgrading and widening of Ghazepore Road between the Hams Road and Ghazepore Road intersection and the Geelong-Warrnambool Railway Reserve.
- 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.

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 Signs**

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None specified

**5.0 Application requirements**

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None specified

**6.0 Decision guidelines**

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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 coordinaton, sequencing and efficient delivery of service infrastructure, road connections and open space across the properties subject to this overlay.