

Tract
Landscape Architects
Urban Designers
Town Planners

Tract

I, John Rush of Greater Geelong City Council approve this Development Plan with its annexed documents as the Development Plan prepared to the satisfaction of the Responsible Authority and applying to the land subject to DPO 36 Urban Design Master Plan with the meaning of Clause 43.04 of the Planning Scheme.
Page 1 of 9 Date: 31/12/2020

Portarlington Road, Portarlington

FINAL DEVELOPMENT PLAN REPORT FOR APPROVAL

Prepared by **Tract Consultants** for
Insight Planning Consultants Pty Ltd

0315-0020

16.12.2020

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Introduction

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The rezoning and preparation of a Development Plan for the site implements the Portarlington Structure Plan, 2007 which is included in the Municipal Strategic Statement of the Greater Geelong Planning Scheme. The Structure Plan identifies the site as the “Olive Grove Urban Development Area” and recommends the land as an area for future urban growth. The recent residential rezoning of the land represents a logical extension of the Portarlington urban area, it has long been included within the town’s settlement boundary and is the last farming area within the settlement boundary to be rezoned.

The release of this land will provide additional residential land to cater for planned growth of Portarlington. Approval of the Development Plan will allow for greater housing diversity, and the resulting population increase will make a positive contribution to the economic viability and vitality of the local retail centre and business community and will provide employment opportunities within the area. It is also consistent with State planning policy that encourages growth in regional areas. The release of the land will provide a timely opportunity for increased residential development as the available supply of residential land within the Portarlington township continues to be absorbed.

The site is now included within the General Residential 1 Zone in which a planning permit is required for the construction of more than one dwelling on a lot and for subdivision. The multi-lot residential subdivision of the land is consistent with the purpose of the zone.

Clause 43.04 of the Greater Geelong Planning Scheme details the objectives and requirements of Development Plan Overlay Schedule 36. This overlay requires a Development Plan to be submitted to and approved by Council prior to subdivision of development of the land. Once approved, the Development Plan (and associated reports) will become an Incorporated Document under Clause 81 of the Greater Geelong Planning Scheme.

This report provides a description and assessment of a Development Plan that has been prepared for the whole of the area covered by the DPO36. The Development Plan and associated reports address the following matters required under the DPO36:

- Urban Design Masterplan
- Visual Assessment
- Staging and Infrastructure Delivery Plan
- Landscape Master Plan
- Road Network and Traffic Management Plan
- Integrated Water Management Plan
- Biodiversity Assessment
- Site Investigation Assessment

The report should be read in conjunction with the following plans and reports:

- Landscape Master Plan Report prepared by Tract, 7 August 2020
- Visual Impact Assessment prepared by Orbit Solutions, 5 September 2019
- Biodiversity Assessment prepared by Ecology & Heritage Partners, July 2020
- Engineering Service Report prepared by Verve, 31 July 2020
- Road Network and Traffic Management Plan prepared by Traffix Group, August 2020
- Concept Design Stage Road Safety Audit prepared by Traffix Group, September 2019
- Integrated Water Management Plan prepared by Water Technology, August 2020
- Integrated Water Management Plan, Ecological Assessment prepared by Water Technology, July 2020
- Feature Site and Survey Plan prepared by Hellier McFarland, October 2018
- Supplementary Site Investigation prepared by Landserv Environment, 7 February 2019
- Land Use Budget Table, prepared by Tract Consultants, 7 August 2020
- Staging and Infrastructure Delivery Plan prepared by Tract, August 2020

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Development Plan Area

The Development Plan area is generally triangular in shape and comprises land bounded by Batman Road to the south, Allens Road to the east, Tower Road to the north and Geelong-Portarlington Road to the west. Pigdon Street runs in an east-west direction through the area. The area has a combined area of approximately 28 hectares across five properties. The properties are as follows:

- 151-179 Geelong-Portarlington Road
- 181-183 Geelong-Portarlington Road
- 185-235 Geelong-Portarlington Road
- 62-80 Pigdon Street
- 2-20 Allens Road

The area is located on the south-western approach to the Portarlington township. The area is bounded by Geelong-Portarlington, Batman, Allens and Tower Roads and is located within the Portarlington Settlement Boundary extended under Amendment C327.

The land has a gentle uniform fall across the site from the high point at the Batman Road and Allens Road intersection (77AHD) to the lowest point at the Geelong-Portarlington Road and Pigdon Street intersection (31AHD). This fall results in a natural amphitheatre landform.

The land is currently used for agriculture and rural living with dwellings located on four of the five lots and a mix of small scale agricultural/hobby farm activities including an olive grove and horse agistment.

The area is almost entirely cleared of native vegetation and has been used for rural and rural residential purposes for many decades; there is a small area of scattered native vegetation (sheoaks) on one lot abutting Geelong-Portarlington Road.

Surrounding Area

Portarlington is located approximately 30km east of Geelong. It is a popular coastal destination for visitors and holiday makers from nearby Geelong and metropolitan Melbourne and the state generally.

The coastal setting, lifestyle and proximity to Geelong and the metropolitan areas for employment and higher level services is also making the area increasingly attractive for permanent living. A ferry service connecting Portarlington with Melbourne’s Docklands has been recently introduced.

The Portarlington town centre is located to the northeast of the site. Surrounding land to the north and east has been developed for residential purposes featuring conventional-sized lots. Land to the south and west is rural in nature and is characterised by more sizeable land holdings resulting in larger scale, more traditional pastoral and agricultural activities. The Point Richards Flora and Fauna Reserve and Corio Bay are located further north.

Geelong-Portarlington Road is a VicRoads arterial road within a Road Zone Category 1 in the vicinity of the site. The road is sealed and provides for one lane of traffic in each direction. Bus route 60 operates along Geelong-Portarlington Road with bus stops provided at various locations along the road in the vicinity of the site.

- Batman Road is a council-controlled, unmade local street running eastwards from Geelong-Portarlington Road.
- Pigdon Street is a council-controlled, unmade local road running eastwards from Geelong-Portarlington Road through the site.
- Tower Road is a sealed, council-controlled local road running eastwards from Geelong-Portalington Road.
- Allens Road is a council-controlled local road that in the vicinity of the site comprises a gravel pavement (in part).



Development Plan

The Development Plan includes a slope analysis, a general subdivision layout, a subdivision design, provision for public open space, details of the interface treatment applied to the Geelong-Portarlington Road frontage and physical infrastructure in accordance with Council standards.

The Development Plan provides for residential development based on local site conditions including slope analysis (land contours at 0.5 metre intervals), servicing constraints, and recognition of the rural and residential interface, and will be able to accommodate a subdivisional layout that incorporates lots of varying sizes to provide for diverse housing choices.

The Development Plan shows the proposed block layout including the local street network and connections from the new community to Geelong-Portarlington Road. It also addresses the interface between proposed residential subdivision and adjacent rural land.

Most dwellings on lots facing Tower Road, Batman Road and Allens Road will front and address these roads instead of having extensive rear fencing along the road boundaries of the estate. This will enhance the integration of the new community with the surrounding environment.

There are no new intersections proposed with Geelong-Portarlington Road. The only intersection that will remain with Geelong-Portarlington Road is the existing intersection with Pigdon Street which is proposed to be relocated approximately 50m south and connect to the new internal road network. No direct vehicular access is provided from lots to Geelong-Portarlington Road, but the proposed layout allows for dwellings to orientate toward Geelong-Portarlington Road to address this interface.

Areas of public open space have been provided in accordance with Council’s feedback. The first area takes into account the availability of key views from the high point of the site and is located in the southeast corner of the land abutting the intersection of Batman Road and Allens Road. A second area of open space is located on the south-western side of the intersection of Pigdon Street and Geelong-Portarlington Road.

The Development Plan includes predominantly indigenous and native landscape species, the location of trees to be removed, retention of significant vegetation, street trees in keeping with the size and scale of each street, use of existing olive trees in public open space, and a 3-metre wide landscape buffer along Geelong-Portarlington Road to soften the visual appearance of future development.

It is proposed to retain the remnant patches of Drooping Sheoak within areas of open space throughout the site which has regional conservation significance and has been recommended for retention within the area. Two scattered Bellarine Yellow Gums have also been retained within an area of open space.

Overall, open space areas in the highest points of the land, a wetland located centrally along the Geelong-Portarlington Road frontage and some protection of the existing Drooping Sheoke trees in the north-west corner of the land will contribute to reducing overall density and provide a range of open spaces for the community’s enjoyment.

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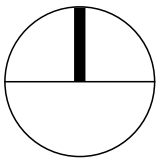


LEGEND

- Precinct Boundary
- Residential (Conventional)
- Residential (Medium Density)
- Open Space - Local Park Residential
- Open Space - Drainage
- Open Space - Waterbodies
- Open Space Catchment (400m)
- Road - Arterial
- Road - Boulevard Street
- Road - Key local Street
- All directional Intersection
- Shared path
- 0.5m Contours
- Visual Impact Area: Buildings in this area shall not exceed 4 metres above natural ground level, unless a change is supported following detailed site design

Note : All dwellings adjacent Geelong-Portarlington Road must have active frontages and pedestrian connections to the road

Paper Road(s) are required where direct frontage to open spaces is proposed



SCALE 1:2000 (A1)

0 20 40 100

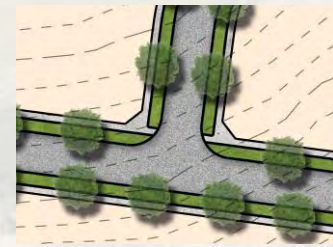
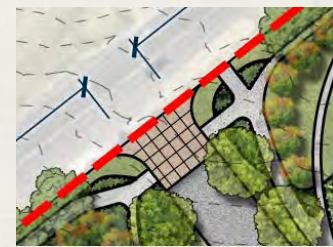
Development Plan

Portarlington Rd, Portarlington

Legend

--- LIMIT OF WORKS

- 1 WETLAND/STORM WATER TREATMENT
- 2 OPEN GRASS
- 3 INFORMAL KICKABOUT
(PENDING SITE LEVELS)
- 4 VIEWING AREA
- 5 HILL TOP PARK
- 6 PLAYGROUND
- 7 LANDSCAPE BUFFER
- 8 PAPER ROAD
- 9 PATHWAYS CONNECTIONS
PROVIDED TO LOTS VIA THE
LANDSCAPE BUFFER



LANEWAY
With themed feature paving
Street layout fo be confirmed

FEATURE THRESHOLD PAVING
To entrance areas

STREET TREES
In nature strip
Species to be in accordance with
Council requirements

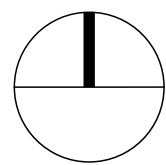
RESERVE TREES
Mix of indigenous, native and exotic trees
in garden bed / lawn, in accordance with
Council requirements

**EXISTING TREES TO BE RETAINED
WITHIN OPEN SPACE AREAS**
Indicative only. Based on 'Biodiversity
Assessment for Portarlington Development
Plan' prepared by Ecology & Heritage Partners

NOTES:

- This is an indicative landscape concept only.
- Exact design of open spaces to be determined during planning permit stage.
- Existing Olive trees to be retained to meet Council requirements.
- Plant species to be in accordance with Council requirements.
- Paper Roads required where direct frontage to open spaces is proposed.
- All dwellings adjacent Geelong-Portarlington Road must have active frontages and pedestrian connections to the road

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SCALE 1:1500 (A1)

0 15 30 60

Landscape Masterplan

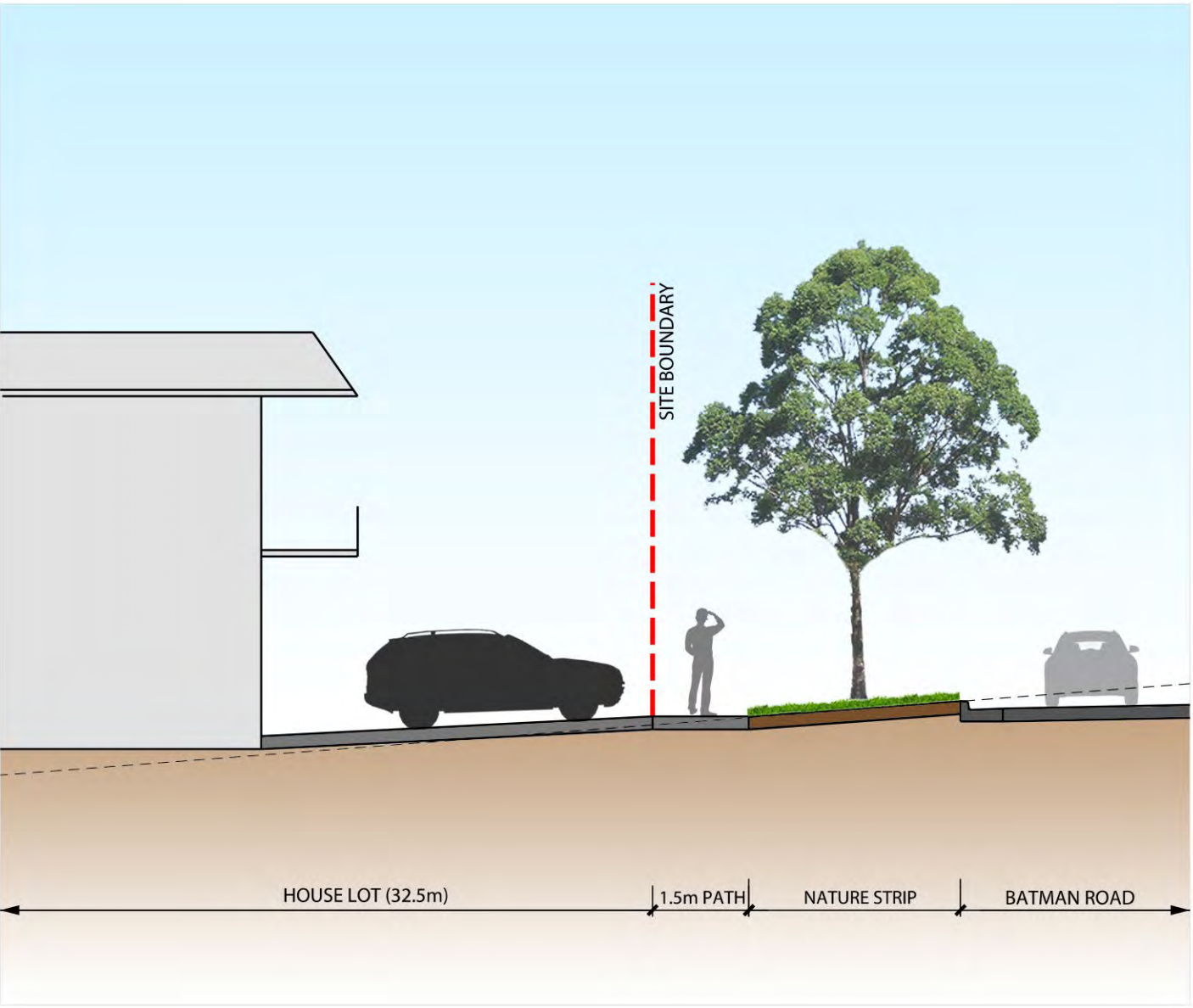
Portarlington Rd, Portarlington



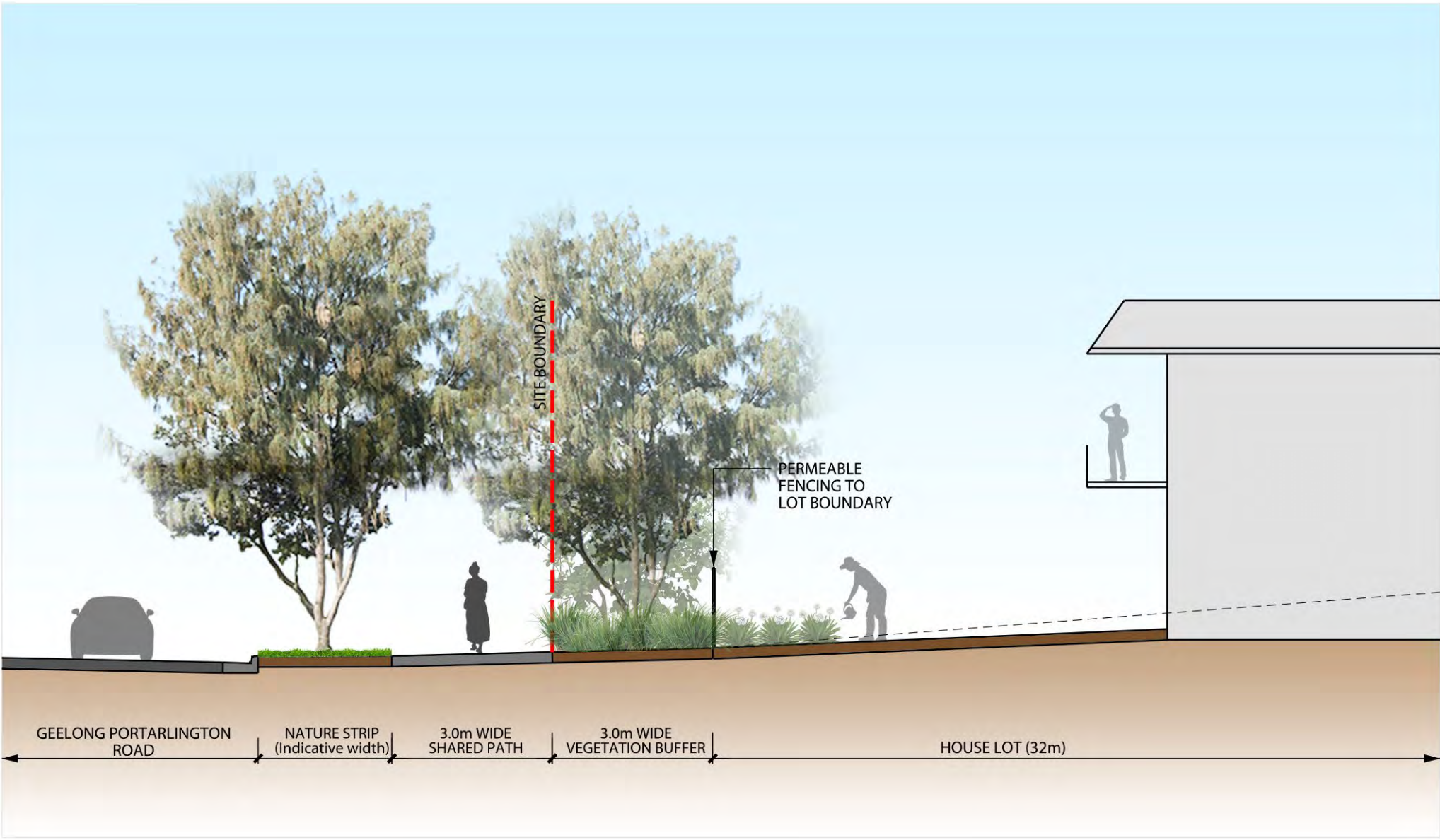
KEY PLAN - Scale: NTS



SECTION A - ENTRY



SECTION B - BATMAN ROAD



SECTION C - GEELONG PORTARLINGTON ROAD

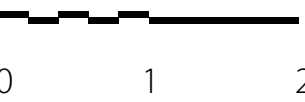
Fence Images

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GEELONG PORTARLINGTON ROAD - TYPICAL ELEVATION
(Fencing design indicative only)

SCALE 1:50 (A1)



Landscape Elevations

Portarlington Rd, Portarlington