

Amendment C312

Implementation of the St Leonards Structure Plan Review

The vision for St Leonards is that it will continue its role as a coastal village providing for sustainable growth of residential and commercial uses in a way which respects and enhances its coastal setting, rural and environmental landscape values.

The St Leonards Structure Plan 2006 was reviewed by Council as part of its 5 year review cycle. This culminated in the completion of the St Leonards Structure Plan 2014.

Amendment C312 seeks to implement the key recommendations identified in the Structure Plan into the Greater Geelong Planning Scheme.

What is the St Leonards Structure Plan?

The St Leonards Structure Plan 2014 is a strategic framework for the future development of the Township. The Structure Plan sets out a shared community, stakeholder and government vision for the area. It identifies strategies and actions to be achieved for St Leonards in regards to population growth, retailing and community facilities, open space planning and environmental protection and enhancement.

Has the St Leonards Structure Plan been adopted by Council?

After a community and stakeholder consultation program in April/May 2012, a revised Structure Plan was presented to Council at its 25 February 2014 meeting, where the document was adopted.

What is Amendment C312?

Amendment C312 is changing the Greater Geelong Planning Scheme to formally implement the key recommendations of the St Leonards Structure Plan 2014. The Local Planning Policy will be updated to reflect the new objectives and strategies for St Leonards.

The major change recommended by the St Leonards Structure Plan 2014 is to rezone land on the western edge of the Township for residential development. These areas are identified as **Growth Area 1** and **Growth Area 2** on the St Leonards Structure Plan Map.

Does Amendment C312 rezone the Growth Areas?

No. The two growth areas will be considered for rezoning to the General Residential Zone through separate planning scheme amendments. Both amendments will be placed on public exhibition for comment.

Can I make a submission to C312?

Yes. Submissions to Amendment C312 should be received by **Monday 8 September 2014** and addressed to:

The Coordinator, Strategic Implementation, City of Greater Geelong, by:

- post to - PO Box 104, GEELONG VIC 3220 or
- email to - strategicplanning@geelongcity.vic.gov.au

Where can I go for more information?

The amendment is available for viewing at the following centres:

- City of Greater Geelong 100 Brougham Street Geelong
- City of Greater Geelong 18-20 Hancock Street Drysdale (inside the library)
- St Leonards Community Meeting Space 1377 Murradoc Road (10am-3pm Tue, Wed, Thurs)

You can also go to the "Have Your Say" section of our website at www.geelongaustralia.com.au/council/yoursay or the Department of Planning's website at www.dtpli.vic.gov.au

For further assistance call us on 5272 4496 or email: strategicplanning@geelongcity.vic.gov.au

Key Objectives for St Leonards Township

- Ensure that urban development does not occur outside the defined Settlement Boundary as shown on the accompanying St Leonards Structure Plan Map.
- Support new residential development in Growth Area 1 and Growth Area 2 as shown on the accompanying map consistent with the Subdivision Development Principles identified in the Structure Plan.
- Encourage appropriate infill residential development where drainage and servicing issues can be addressed and which ensures urban development does not encroach onto or have an adverse effect on significant environmental features.
- Support a mix of housing types, particularly around the Town Centre.
- Support further investigation and the development of an Early Years Learning Facility within St Leonards.
- Make no provision for additional land to be rezoned for commercial use within St Leonards and direct service business and industrial development to other designated locations.
- Support the ongoing upgrading of open space, leisure and recreation areas undertaken for and on behalf of public land managers including provision of pedestrian/cycle linkages.
- Encourage retention and enhancement of existing vegetation on private land, roadsides and reserves using locally indigenous plantings.
- Support the ongoing management and sensitive development of the foreshore, Salt Lagoon Wildlife Reserve and Edwards Point State Faunal Reserve by public land managers.
- Retain the existing Rural Zones outside the Settlement Boundary.
- Undertake a minor review of the St Leonards Structure Plan 2014 in 10 years to update policy context and review the retail needs of the town.

