

An aerial photograph showing a residential neighborhood with numerous houses and streets. A large, rectangular, undeveloped plot of land is outlined in blue, located in the lower right quadrant of the image. The plot is surrounded by developed areas with houses and roads. The background of the image is a dark blue gradient with a yellow and blue abstract shape on the left side.

130 – 150 Forest Road
South, Lara

Amendment C261

Combined Rezoning & Staged
Multi-Lot Subdivision, Native
Vegetation Removal and
Associated Works.

May 2014

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1. INTRODUCTION

TGM Group Pty Ltd has been engaged by L. Bisinella Developments to submit a combined Planning Scheme Amendment application for the rezoning and staged multi-lot subdivision under Section 96A of the Planning and Environment Act 1987 for land at 130-150 Forest Road South, Lara (subject land).

The subject land is 8.164 hectares in area and is zoned as Farming Zone under the Greater Geelong Planning Scheme and is covered by the Public Acquisition Overlay – Schedule 3. The subject land forms part of a larger linear land area adjoining the southern frontage of Forest Road South identified in the Lara Structure Plan 2011 within the Lara Settlement Boundary. The Lara Structure Plan 2011 also recommends that this area *‘should be further investigated for possible increase residential densities given it is within the Settlement Boundary, adjacent to the Grand Lakes Estate and outside the Heales Road Industrial Buffer.’*

This application seeks to amend the Greater Geelong Planning Scheme to rezone the subject land from the Farming Zone to the General Residential Zone and also seeks approval for a staged multi-lot subdivision of approximately 108 conventional sized residential allotments. The application also seeks approval for the removal of native vegetation assessed as scattered degraded treeless vegetation.

This planning report has been prepared consistent with the overarching State and Local Strategic Planning Policies and specific statutory planning provisions of the Greater Geelong Planning Scheme relevant to the rezoning and the future subdivision of this land.

The planning report also includes a number of technical reports that demonstrate the subject lands suitability and capability to facilitate future residential subdivision and development. This report is to be read in conjunction with these technical reports as attached.

2. APPLICATION OVERVIEW

This application seeks approval for a Planning Scheme Amendment C261 under Section 96A of the Planning and Environment Act 1987 for the combined rezoning and subdivision of land at 130-150 Forest Road South, Lara. This application seeks to:

- Rezone the subject land from the Farming Zone to the General Residential Zone.
- Undertake a staged multi-lot subdivision of the subject land in accordance with the planning provisions of the Greater Geelong Planning Scheme.
- Remove native vegetation.

The overall proposed subdivision concept is illustrated below:

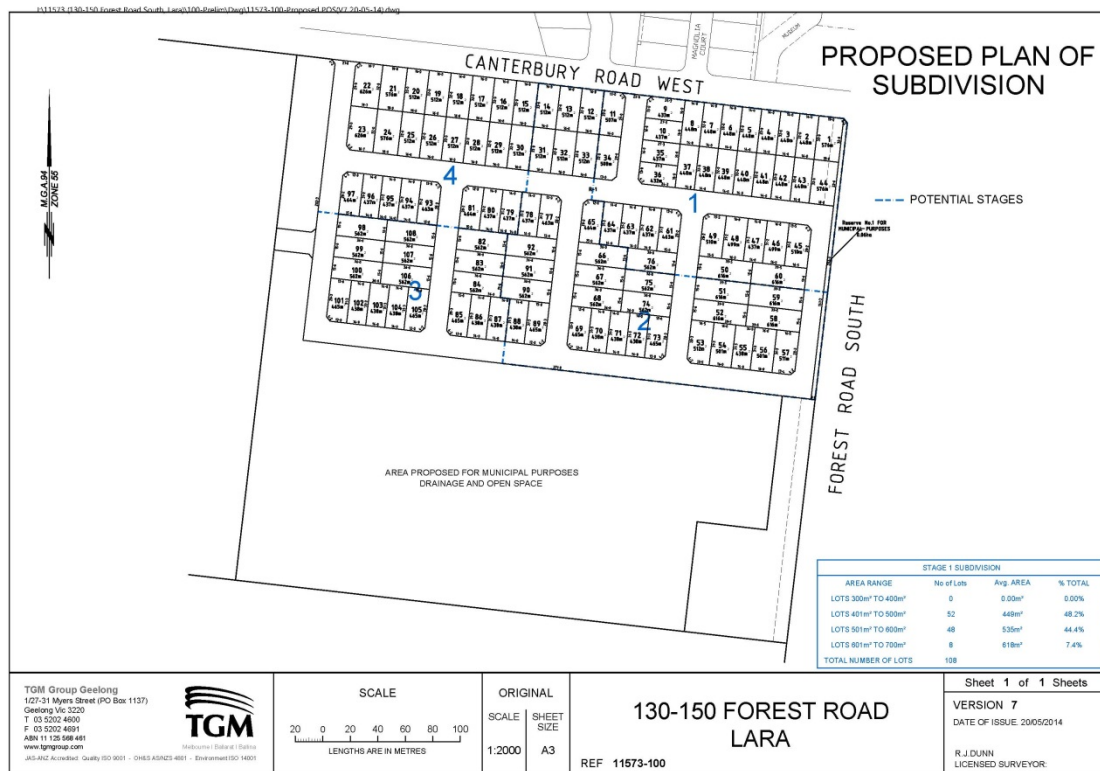


Figure 1: Proposed Plan of Subdivision (Attachment 1)

Residential zone and subdivision

The proposed rezoning of the subject land to allow conventional residential development at this location within the Lara Settlement boundary has considerable strategic planning merit.

This application seeks approval to ultimately establish a residential subdivision at this location of Lara, which is recognised for increased residential density in the Lara Structure Plan and Clause 21.13-4 Lara Structure Plan – Map 4 (Figure 11 in this report).

The location is also considered ideal, being within close walking distance to commercial, community, educational resources and public transport.

The introduction of residential development will compliment and integrate with existing residential developed land to the north and encourage further future residential development to the west within the Lara settlement boundary. Therefore it will precipitate residential development within an established area of Lara well serviced by all facilities.

The proposed subdivision design features a grid style pattern that provides easy and safe access, street surveillance and a mix of lot sizes to accommodate the variety of housing types. The local road network features two main access points to Canterbury Road West and road widths able to provide

safe vehicular use, on-street car parking, pedestrian paths and landscaping consistent with the standards of the City of Greater Geelong. Importantly, the subject land adjoins the main connector roads of Canterbury Road West and Forest Road South which will provide convenient access to wider Lara and beyond. A local road connection is also proposed adjoining land to the west to promote future integration opportunities.

Overall the residential zoning and subdivision of land at this location will provide a positive contribution to the growth of the Lara Community. A further assessment of the merits of residential land at this location and the proposed subdivision design is provided in the body of this report.

Figure 2 below indicates the location of the subject land to existing conventional residential land and town services including open space and community facilities, public transport and commercial/retail services. As such the site is ideally located with integration opportunities within easy walking distance.

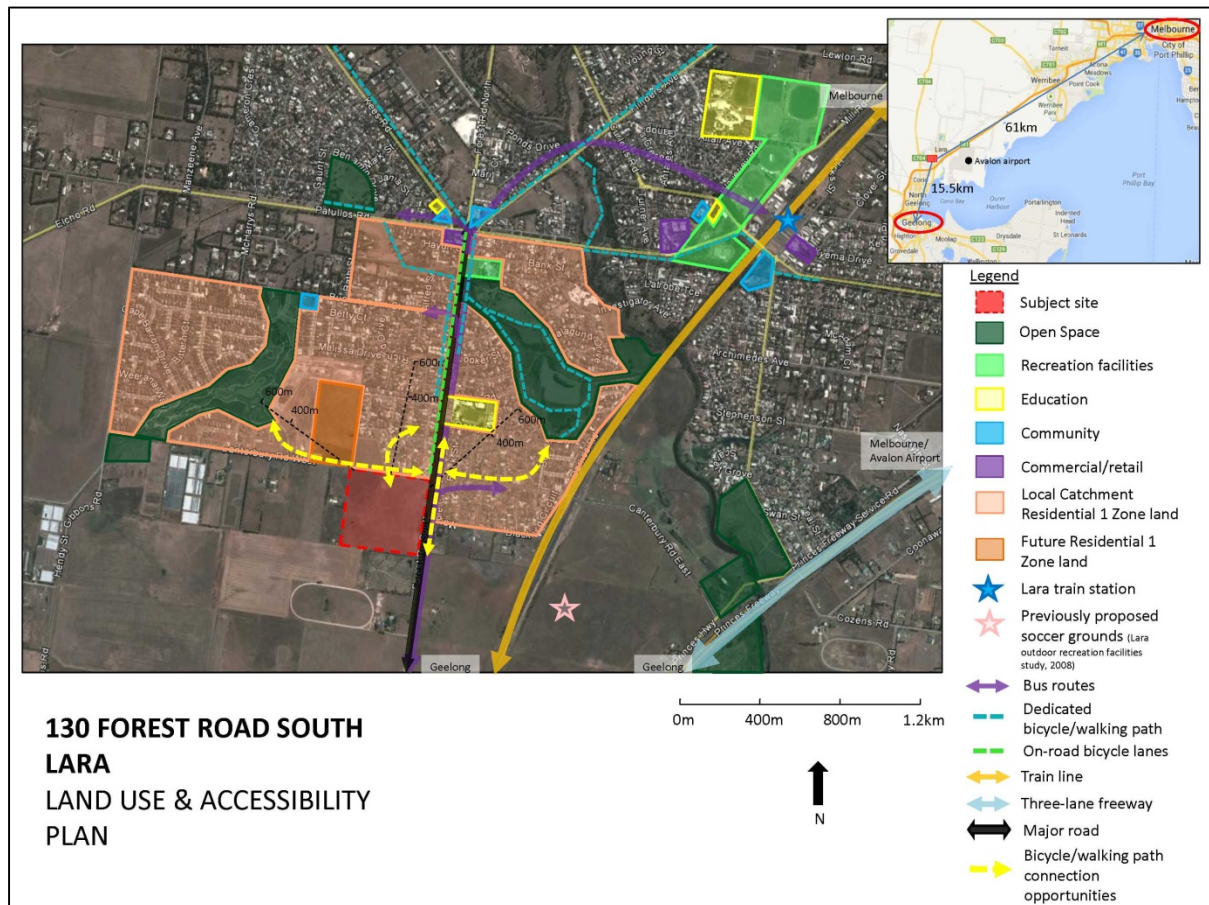


Figure 2: Land Use & Accessibility Plan (Attachment 2)



Figure 3: Landscape Concept Plan (Attachment 3)

Figure 3 above illustrates how the proposed subdivision, detention basin/wetlands and open space can be landscaped in a holistic and integrated manner. The proposed wetland located on the western edge also demonstrates how essentially stormwater infrastructure can be integrated to also function as an attractive landscape recreation feature likely to attract itinerate native fauna adding to the desirability of this location as both an area for passive and active recreational pursuits.

Figure 3 also illustrates the proposed open space opportunities that include open space surrounding the detention basin that will allow for the development of a shared pathway network to facilitate walking, running and cycle use with access from the subdivision and via Forest Road South. A .5 hectare park is also proposed (as required by the City of Greater Geelong) adjoining the south eastern boundary of the subdivision to also serve the recreational needs of the subdivision.

Overall this submission demonstrates that there is considerable strategic planning support (as contained in the Lara Structure Plan) to rezone and subdivide this land and ample integration opportunities to establish a logical and cohesive residential development.

3. SUBJECT SITE & SITE CONTEXT

The subject land is located in Lara which is a major township at the northern end of the City of Greater Geelong approximately 15 kilometres from central Geelong. Lara is identified as a growth area in the Geelong Urban Growth Strategy and the Municipal Strategic Statement of the Greater Geelong Planning Scheme. The subject land at 130 – 150 Forest Road South, Lara, consists of 1 title, being Lot 1, Title Plan 606397D, Vol. 01692 Fol. 261.

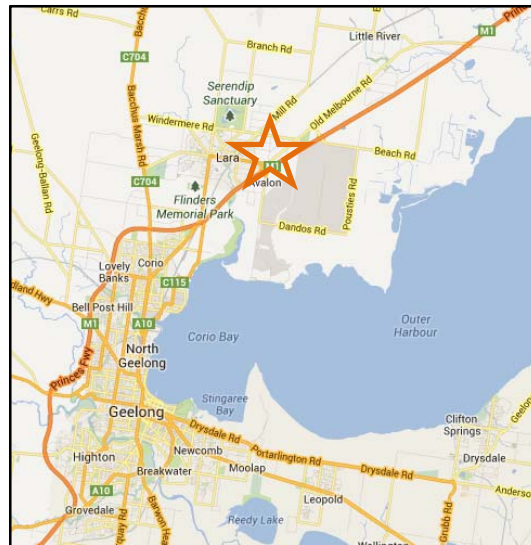


Figure 4: Location Map

The subject land is located within the Lara Settlement Boundary as identified in the Lara Structure Plan Map under Clause 21.13, Lara Structure Plan Map 4. The land is located on the corner of Forest Road South and Canterbury Road West, Lara.

The land is zoned as Farming Zone and is also subject to Public Acquisition Overlay Schedule 3 located along the Forest Road South frontage. The surrounding zoned land includes Farming Zone land to the west, Public Use Zone 5 Land (Lara Cemetery) to the south, Residential 1 Zone land adjacent to the north and Road Zone Category 1 which is adjoining Forest Road South.

The subject land is a square shape and approximately 8.16 hectares in area. The land forms part of the Canterbury Road West land area identified in the approved Lara Structure Plan 2011 for further investigation for possible increased residential densities.

The subject land is vacant and has been utilised for cropping and grazing purposes, the land generally slopes from the south east to the north-west. The land is generally devoid of any native vegetation except for a patch of degraded treeless which is of less than 25 % coverage as determined by Mark Trengove Ecological Services in the attached Vegetation Assessment, March 24 2014.



Figure 5: Aerial Plan (Attachment 5)

The Forest Road South frontage on the eastern boundary of the subject land is a sealed road with grassed verges. The Canterbury Road West frontage on the northern boundary of the subject land is also a sealed road with grassed verges. Therefore the subject land has considerable vehicle access opportunities from the established arterial road network of Lara as assessed in the attached Traffic and Transport Assessment by Cardno.

As previously advised the subject land is within walking distance to community and educational services and will enable integration with established open space reserves to the north west and north east (Figure 2). Also commercial facilities are available at 'Five Ways' just a short distance along Forest Road South. Land to south forms part of the Heales Road Industrial estate which will continue to provide local employment opportunities and provide an opportunity within walking distance for future residents.

4. APPLICATION DETAILS

In accordance with Section 96A of the Planning and Environment Act 1987 this application seeks approval for a combined planning scheme amendment and planning permit application.

The application seeks approval to:

- Rezone the subject land at 130-150 Forest Road South of approximately 8.164 hectares on the corner of Forest Road South and Canterbury Road from Farming Zone to General Residential Zone;
- Undertake a multi-lot subdivision of the subject land for a conventional residential development in accordance with the statutory planning provisions of the Greater Geelong Planning Scheme.
- Removal of Native Vegetation.

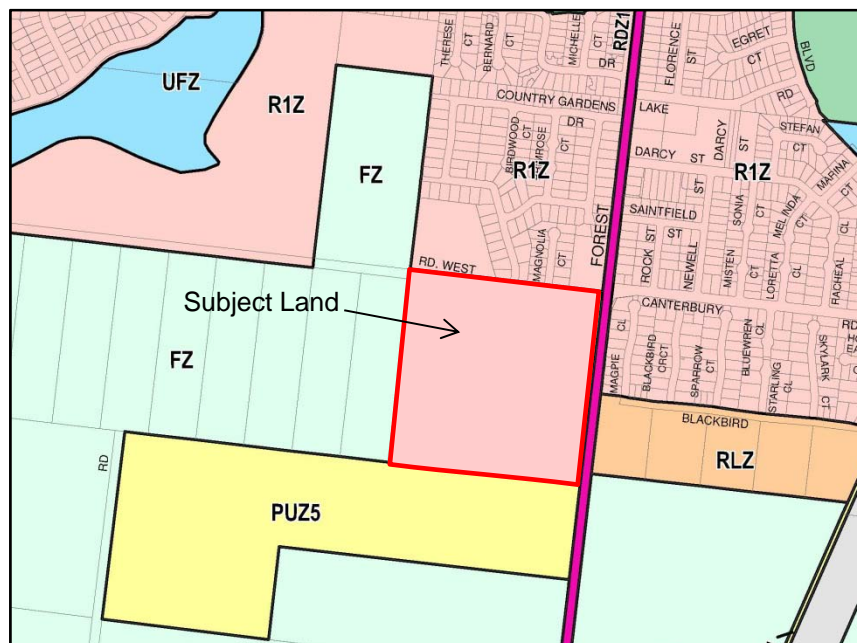


Figure 6: Proposed Zoning Map (Attachment 6)

This application has been drafted to provide the appropriate zone and detailed subdivision design for the future residential subdivision of the subject land at Forest Road South, Lara in accordance with the Greater Geelong Planning Scheme.

The proposed General Residential Zone is considered to be the appropriate zone in this context as the land is located opposite Residential 1 Zone land to the north and east. Therefore this zone will provide an opportunity to establish a residential subdivision that will integrate with the existing urban context of this area in Lara.

This is illustrated in the proposed zoning map which demonstrates that the use of the General Residential Zone will conform to the overall pattern of zoning and development at this location in Lara.

The proposed plan of subdivision (Figure 7) also illustrates this point as it will create a residential subdivision with lots of a commensurate size to that of the surrounding development and with comparable density to conform with and reinforce the existing urban character of this area.

The proposed plan of subdivision also demonstrates future integration opportunities via a proposed local road network from Canterbury Road West which will provide the major road connections to this subdivision. These connections will also provide opportunities for walking and cycling to the nearby shops, schools and public land.

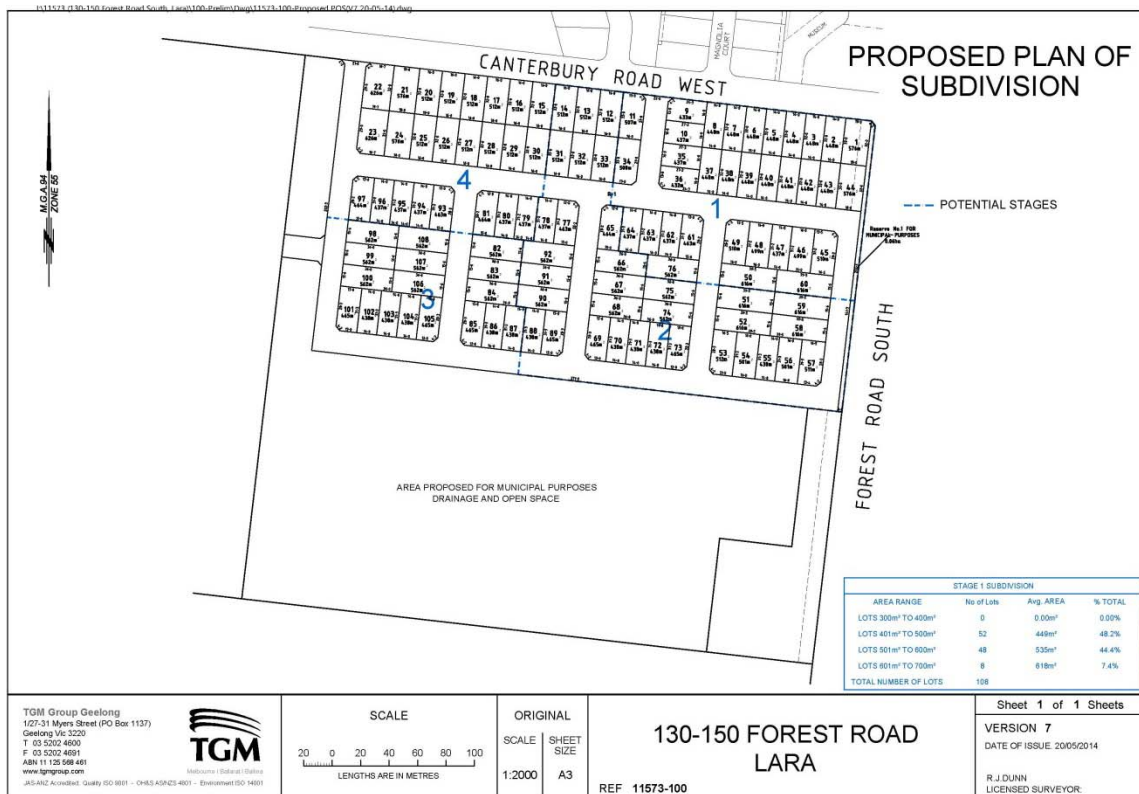


Figure 7: Proposed Plan of Subdivision (Attachment 1)

The proposed plan of subdivision will create approximately 108 conventional lots at approximately 12 lots per hectare. This lot density is considered to be congruent with the existing residential development to the north and east and is considered to be an appropriate density to reinforce the existing neighbourhood character attributes of this area of Lara. The average lot size is 469m² and the lot range is indicated in the table below.

Area Range (m ²)	No. of Lots	Proportion
401-500	52	48.2%
501-600	48	44.4%
601-700	8	7.4%
Total	108	100%

The proposed subdivision application also seeks to establish a combined stormwater treatment and detention reserve to the south of the residential subdivision to ensure the appropriate detention and treatment of stormwater in accordance with contemporary standards. The proposed reserve will cover a substantial area of land and will be predominantly a vacant underutilised paddock in appearance. The land will also provide an outstanding opportunity for informal recreational pursuits.

5. SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT

This application seeks approval for the combined rezoning and multi lot subdivision of the subject land at 130-150 Forest Road, Lara, under Section 96A of the Planning and Environment Act. A Section 96A application is considered the most appropriate planning tool to undertake the combined rezoning and residential subdivision as:

- The proposed introduction of the General Residential Zone at this location is considered to result in consistent and orderly residential growth in accordance with the wider established urban context.
- The proposed plan of subdivision is relatively small in area and there are no significant environmental matters that require further detailed analysis under a secondary planning tool.
- The land is owned by one company only therefore there will be no disputes regarding the staging of the subdivision with other land owners.
- The supporting technical reports attached to this application demonstrate the lands suitability and capability to be subdivided for residential use and development. No additional detailed investigations are considered necessary.
- The land is ideally located for residential development. The proposed plan of subdivision layout has been designed to integrate with the adjoining residential development.
- The proposed plan of subdivision accords with the relevant provisions of the General Residential Zone and Clause 56.
- The subdivision and development of the land can be appropriately managed via planning permit conditions. Any additional work such as detailed engineering designs will be managed via conditions on the proposed permit to the satisfaction of the responsible authority, which is the accepted planning process.
- A Section 96A combined application provides a significant degree of certainty regarding the final form of this subdivision and its proposed integration with adjoining uses.

6. ZONE PROVISIONS

7. CURRENT ZONING

The subject land at 130-150 Forest Road South, Lara is currently zoned Farming Zone (See Figure 8 – Zoning Plan). The purpose of this zone is to:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, particularly dwellings, do not adversely affect the use of land for agriculture.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To protect and enhance natural resources and the biodiversity of the area.

Comment: The subject land is recommended in the Lara Structure Plan 2011 and in Clause 21.13 Lara Structure Plan Map ‘for possible increased residential densities’ given its location within the Settlement Boundary, adjacent to residential land to the north and east and outside the Heales Road Industrial Buffer.

The land is located within the Lara Settlement Boundary where it can be reasonably assessed as being identified for future residential development. The land is considered to have no farming potential for the following reasons:

- ***The land is only 8 hectares in area which is not consider sufficient to establish a stand-alone viable farming enterprise.***
- ***The land is not considered to be productive farming land.***
- ***The land has no natural resource or biodiversity values.***
- ***The land is largely located in an urban/industrial interface which would severely limit the lands potential to establish a sustainable farming practice.***
- ***The land also has no potential to form a contiguous larger farming parcel as the surrounding land has already been subdivided making consolidation virtually impossible.***
- ***As already advised the land is located in the Lara Settlement boundary where subject to demonstrating the developability of the land it is reasonably expected that this land will be rezoned to facilitate conventional urban development.***

The rezoning and proposed subdivision of this land will create a variety of residential lot sizes from 437m² to 626m² which in turn will encourage the development of variety of dwellings to satisfy the varying housing demands of the Lara Community.

The proposed lot sizes, lot density and subdivision design and layout will appropriately integrate with and complement the adjacent residential developments to the north and east.

The proposed subdivision will be accessed via the existing local road network and Canterbury Road West which has the capacity to facilitate the estimated additional traffic volumes as confirmed the Traffic and Transport Assessment by Cardno (Attachment 8).

The subject land is also located close to schools, open space and within walking distance to community and commercial services, and is ideally suited for conventional residential development.

Subdivision

Under the provisions of Clause 32.01-2 of the Greater Geelong Planning Scheme, a planning permit is required to subdivide land within the Residential 1 Zone. There are no minimum lot size requirements, subdivisions must meet the relevant requirements of Clause 56 (**Attachment 9**).

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1, 56.03-3, 56.03-5, 56.06-1 and 56.06-3
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

Comment: The application involves the proposed staged multi lot subdivision of approximately 108 lots. Therefore the application must meet all the requirements of Clause 56 except for Clause 56.03-5. A response to Clause 56 is attached (Attachment 9) as part of this planning permit application.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the Responsible Authority must consider, as appropriate:

9. PARTICULAR PROVISIONS

9.1 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION

Under the provisions of Clause 52.01, a person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under Section 18 of the Subdivision Act 1988.

Comment: Under the Schedule to Clause 52.01 the subdivision of land zoned for residential purposes for 10 or more lots on land zoned for residential purposed after August 31 2007 requires a 10% public open space contribution. The application includes a number of open space opportunities (as indicated in the Landscape Concept Plan and the Open Space and Cross Sections Plan) to service the recreational needs of future residents including:

- ***A .5 hectare Neighbourhood Park as required by the City of Greater Geelong (Attachment 16) which is located adjoining the south eastern boundary of the subdivision. This park is proposed to provide a small playground.***
- ***A 1.89 hectare area of land outside the 1 in 100 flood event which is set aside to provide passive open space enjoyment including walking, running and cycling activities. This land will also provide a significant contribution to establishing an attractive landscape south of the subdivision. The extent of this area is illustrated in the Open Space and Cross Sections Plan in Attachment 3.***
- ***In addition the application includes a 3.705 area of land affected by the 1 in 100 flood event which will serve as land to manage drainage and provide a significant area for both active and passive open space opportunities. The extent of this area is also illustrated in the Open Space and Cross Sections Plan in Attachment 3.***

Figure 10 below shows the range of open space opportunities in the broader context within this area of Lara, within close proximity to the subject land. It also shows the proposed plan of subdivision and considerable open space area proposed as part of this application.



Figure 10: Public Open Space Opportunities ☆ Proposed 0.5ha open space

9.2 NATIVE VEGETATION

Under the provisions of Clause 52.17-2, a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to Clause 52.17-6 specifically states that a permit is not required.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.
- To an area specified in the schedule to this clause.

Comment: A Vegetation and Net Gain Assessment was originally conducted in May 17 2013 and an additional Vegetation Assessment was also undertaken in March 24 2014 by Mark Trengove Ecological Services. The assessment has revealed that the site contains overwhelmingly exotic vegetation species except for a small dispersed patch of native grasses which has been assessed as Degraded Treeless Vegetation of less than twenty five percent (25%) cover. Therefore no native vegetation off-setting is required to compensate for the removal of these grasses.

9.3 LAND ADJACENT TO ROAD ZONE CATEGORY 1

Under Clause 52.29 Land Adjacent to a Road Zone Category 1, a permit is required for subdivision.

Comment: Approval is sought as part of this application for subdivision of land adjacent to Road Zone Category 1, pursuant to Clause 52.29 of the Greater Geelong Planning Scheme. No direct access points are proposed to Forest Road South.

9.4 RESIDENTIAL SUBDIVISION

Clause 56 of the Planning Scheme sets out various objectives and standards which Planning Permit applications for residential subdivision must meet.

Comment: Refer to the attached Clause 56 assessment for full details of all requirements relevant to this application.

10. GENERAL PROVISIONS

10.1 DECISION GUIDELINES

Under the provisions of Clause 65.02, before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

- The suitability of the land for subdivision.
- The existing use and possible future development of the land and nearby land.
- The availability of subdivided land in the locality, and the need for the creation of further lots.
- The effect of development on the use or development of other land which has a common means of drainage.
- The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.
- The density of the proposed development.
- The area and dimensions of each lot in the subdivision.
- The layout of roads having regard to their function and relationship to existing roads.
- The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.
- The provision and location of reserves for public open space and other community facilities.
- The staging of the subdivision.
- The design and siting of buildings having regard to safety and the risk of spread of fire.
- The provision of off-street parking.
- The provision and location of common property.
- The functions of any body corporate.
- The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.

- If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.
- Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.

Comment: The subject land is considered to be suitable for conventional residential subdivision due to its location within the Lara Settlement Boundary and within a largely urban residential context.

The land is proposed to be subdivided in an integrated manner with a common drainage scheme and pedestrian and road connections with the adjacent developed residential land. The proposed subdivision has been specifically designed in response to the stormwater management requirements of the land in an integrated manner with adjoining land and will not impede the potential future urban development of the undeveloped land to the west.

The lot sizes and density are considered to accord with the overall density targets for infill residential development at this location having regard to the existing surrounding urban design features. The overall design response will enable the enhancement of the existing urban character of this area of southern Lara.

The proposed road layout has been assessed as acceptable by Cardno which provides a number of appropriate vehicle, cycle and pedestrian opportunities to access the subdivision. The proposed subdivision design also demonstrates appropriate linkages within and outside the subdivision to facilitate the orderly planning and development of this land. The proposed road network includes the provision of pedestrian paths and off street parking to each lot.

The land can be fully serviced to facilitate conventional residential development.

A Cultural Heritage Management Plan has been approved for the proposed subdivision and contains recommendations to appropriately manage existing cultural material.

11. POLICY CONTEXT

The following planning policies must be considered in response to a combined planning scheme amendment and planning permit application:

- The objectives of Planning Victoria as set out in Section 4(1) of the Planning and Environment Act 1987;

- The State Planning Policy Framework of the Greater Geelong Planning Scheme; and
- The Local Planning Framework of the Greater Geelong Planning Scheme.

11.1 PLANNING AND ENVIRONMENT ACT 1987

Pursuant to Section 12(1)(a) of the Planning and Environment Act 1987, it is a duty of planning authorities to implement the following objectives of Planning Victoria as set out in Section 4(1) of the Planning and Environment Act 1987;

- (a) to provide for the fair, orderly, economic and sustainable use, and development of land;*
- (b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*
- (c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*
- (d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;*
- (e) to protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community;*
- (f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and;*
- (g) to balance the present and future interests of all Victorians.*

Comment: This proposed rezoning application accords with Section 4(1) of the Planning and Environment Act 1987 as it will provide for an orderly well planned residential subdivision on land identified by the Lara Structure Plan and Greater Geelong Planning Scheme for residential use and development. The technical reports and assessments in support of this application conclude that the residential use and development of this site is appropriate and the introduction of new housing and residents will provide economic and social stimulus in Lara consistent with its function as a designated growth area in the City of Greater Geelong.

11.2 STATE PLANNING POLICY FRAMEWORK

The proposed planning scheme amendment and subdivision is considered to be consistent with a range of State Planning Policies and supports its implementation by:

- Clause 11.02-1 Supply of Land - To ensure ongoing land supply supported by infrastructure.
- Clause 11.02-2 Planning For Growth Areas - Limiting the impact of urban development on non-urban areas by allowing development within a designated township boundary;

- Clause 15.01-1 Urban Design - To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity;
- Clause 15.03-2 Aboriginal Cultural Heritage – To ensure the protection and conservation of places of Aboriginal cultural heritage significance.
- Clause 16.01-1 Integrated Housing - Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns; and
- Clause 19.03-Stormwater Managing stormwater from the site through the incorporation of water-sensitive urban design techniques to reduce run-off and peak flows and integrate stormwater treatment into the landscape.

Comment: The proposed application is considered to accord with the above State Planning Policies as it proposes to rezone and subdivide land required to accommodate the residential demands in Lara as recommended in the approved Lara Settlement Boundary. This will result in establishing a more compact residential area close to existing facilities and services of Lara. Therefore it represents a sustainable orderly urban development outcome.

The proposed subdivision has been designed to integrate with the surrounding residential land to create a functional high quality urban environment. A Cultural Heritage Management Plan has been approved to allow the proposed residential subdivision of the land. Also the proposed development incorporates a water sensitive urban design treatment scheme which features a detention basin and wetlands that will enhance the amenity of the subdivision and will also provide passive open space opportunities.

11.3 LOCAL PLANNING POLICY FRAMEWORK

The proposed application is considered to be consistent with a range of Local Planning Policies and supported by:

- Clause 21.06-2 Urban growth - The rezoning and development of a residential subdivision within a defined urban growth area and the provision of a mix of housing suited to the needs of a diverse range of household types.
- Clause 21.06-3 Urban consolidation - The encouragement of urban consolidation and encourage a range of development densities.

- Clause 21.06-4 Neighbourhood character - The development of land that seeks to ensure development appropriately responds to the existing character of the area.
- Clause 21.08 Development and community infrastructure - The need to provide for the efficient use of services and conservation of water.
- Clause 21.08-5 Accessibility - The need to facilitate the development of access opportunities for all members of the community.

Comment: The proposed rezoning and subdivision will be undertaken within the defined Lara settlement boundary and will provide a variety of lot sizes to meet the varying housing demands of the Lara community. The proposed rezoning and subdivision at this location accords with urban consolidation outcomes as the land is located within a largely serviced urban context. The subdivision design and lot density will result in the establishment of an integrated residential development that will add and enhance the existing established urban character of this area of Lara. The subject land is considered to be ideally located to facilitate a range of access requirements for community, educational and recreational facilities.

- Clause 21.08-5 Lara

The proposed application is also considered to accord with this policy as:

- The rezoning, subdivision and residential development of the subject land will maintain a compact urban form.
- The rezoning will ensure an adequate supply of appropriately zoned land.
- The proposed rezoning provides opportunity to integrate with the surrounding residentially zoned land.
- It will provide efficient and convenient integrated movement opportunities for vehicles, cyclists and pedestrians.
- It ensures sequential zoning and development in accordance with the Lara Structure Plan 2011.
- It will locate residential land close to educational, community and recreational facilities.

Comment: The proposed application is considered to accord with the above Local Planning Policies as it seeks approval to rezone land and develop an integrated residential subdivision that will accommodate a range of housing types consistent with the surrounding neighbourhood character. The proposed subdivision includes a number of integration features to facilitate accessibility and an overall integrated storm water management strategy.

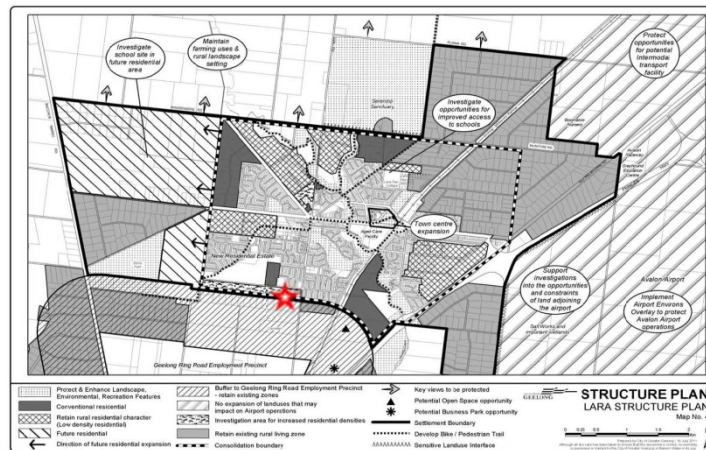
11.4 LARA STRUCTURE PLAN 2011

In 2009 the City of Greater Geelong commenced a review of the 2007 Lara Structure Plan under Planning Scheme Amendment C198. The purpose of the review was to identify the key strategic planning issues facing the town, including (among others) to articulate the preferred growth direction of the town, the location of the settlement boundary and opportunities for growth and appropriate planning controls. Part of the review also determined the Lara Settlement Boundary and land within the Boundary for short term and longer term residential growth as reflected in the Lara Structure Plan Map 4. The outcomes of the review are reflected in the amended Lara Structure Plan 2011 as adopted by the City of Greater Geelong.

On 11 August 2011, the Minister for Planning approved Planning Scheme Amendment C198 which included the Lara Structure Plan 2011 and amendments to the Greater Geelong Planning Scheme consistent with the directions and policies of the Lara Structure Plan. These amendments included:

- Amending the Municipal Strategic Statement by replacing Clause 21.13 Lara to reflect the directions and policies of the Lara Structure Plan 2011.
- Inclusion of Lara Structure Plan Map 4.

The subject land is identified in both the Lara Structure Plan 2011 and Clause 21.13 Lara Structure Map 4.



★ Subject Land

Figure 11: Map 4 – Lara Structure Plan

Comment: This rezoning and staged multi-subdivision application accords with the approved Lara Structure Plan 2011 and Clause 21.13 as it will:

- **Contain residential growth within the Lara Settlement Boundary in accordance with Clause 21.13 Lara and as indicated in the Lara Structure Plan Map No. 4 of the Greater Geelong Planning Scheme.**

- *Provide increased residential density in this location of Lara in accordance with the Lara Structure Plan.*
- *Will facilitate the rezoning of the subject land to the General Residential Zone which will complement the existing surrounding Residential 1 Zone (which will become General Residential Zone in the future).*
- *Limit residential development outside of the industrial buffer.*
- *Utilise land encumbered by the industrial buffer to satisfy a long-standing recreational need of Lara.*

12. TECHNICAL ASSESSMENTS

The following technical assessments have been undertaken of the subject site in response to the proposed rezoning and subdivision of this land.

- **Vegetation Assessment by Mark Trengove Ecological Services March 24 2014**

This report has revealed that the site is rated as having negligible significance for biodiversity conservation. There are some scattered remnant grasses which have been assessed as Degraded Treeless Vegetation of less than twenty five percent (25%) cover. Therefore no native vegetation off-setting is required to compensate for the removal of these grasses. Refer to **Attachment 10**.

- **Cultural Heritage Management Plan by TerraCulture**

A Cultural Heritage Management Plan has been approved for the subject land. Refer to **Attachment 14**.

- **WBM BMT Report**

This report was commissioned to model how the flood and stormwater will be managed on the subject land and adjoining properties. This report demonstrates that the land can be subdivided in accordance with the proposed plan of subdivision based on an integrated floodplain management approach. In addition WBM BMT has also provided a response to some queries raised by Council to the original application which forms part of **Attachment 15**.

- **Transport Impact Assessment Report, Cardno Grogan Richards**

This assessment was commissioned to assess the proposed road layout of the plan of subdivision and its likely impact on traffic volumes having regard to existing volumes and the current capacity of the existing road network. In summary, the assessment has revealed that the proposed subdivision and residential development of this land is not expected to compromise the safe and efficient operation of the surrounding road network. Refer to **Attachment 8**.

13. CONCLUSION

In conclusion, it is considered that the combined rezoning and subdivision application will facilitate the future use and development of this land in an integrated and orderly manner consistent with the Lara Structure Plan 2011, State and Local Policies of the Greater Geelong Planning Scheme and Objectives of Planning in Victoria.

The proposed use of the General Residential Zone is considered to be the most appropriate zone to implement the overall strategic policy directions relevant to this location.

The proposed subdivision provides the appropriate additional detail that demonstrates how the ultimate development of this land accords with the relevant planning provisions of the General Residential Zone and demonstrates how this subdivision integrates within the surrounding urban residential setting.



Chris Marshall
Group Manager – Town Planning

Attachment 1
Proposed Plan of Subdivision

Attachment 2
Land Use & Accessibility Plan

Attachment 3

Landscape Concept Plan and Open Space and Cross Sections Plan

Attachment 4
Landscape Perspective

Attachment 5

Aerial Plan

Attachment 6
Proposed Zoning Plan

Attachment 7
Current Zoning Plan

Attachment 8
Traffic & Transport Assessment
Cardno

Attachment 9
Clause 56 Assessment

Attachment 10
Vegetation & Net Gain Assessment
Mark Trengove Ecological Services

Attachment 11

Copy of Title

Attachment 12
Application Form

Attachment 13
Draft Amendment Documents

Attachment 14
Cultural Heritage Management Plan

Attachment 15

WBM BMT Report & Letter of Response

Attachment 16

Letter of request for a .5 hectare park