

Planning and Environment Act 1987
GREATER GEELONG PLANNING SCHEME
DELEGATED AUTHORITY REPORT
AMENDMENT C317

To: Peter Smith - Coordinator Strategic Implementation
From: Peter Schembri - Senior Strategic Planner
Subject: St Leonards Growth Area 1 Rezoning
File number: Amendment C317 & Permit Application 970/2014

Purpose

This report considers submissions received to Amendment C317 and draft Permit 970/2014 and recommends the submissions be referred to an Independent Planning Panel.

Summary

- The Amendment proposes to rezone 321-399 Ibbotson Street, St Leonards from the Farming Zone to the General Residential Zone Schedule 1.
- The Amendment was exhibited concurrently with a draft multi lot subdivision planning permit (Permit Application No. 970/2014).
- The Amendment is supported by a Section 173 Agreement to provide developer contributions for the establishment of an Early Learning Community Centre in St Leonards.
- Public exhibition of the Amendment commenced on 17 September 2015 and closed on 19 October 2015. This included a Notice and information brochure sent to nearby landowners and occupiers.
- Council received 19 submissions; 12 of which object to the Amendment.
- Key issues arising from the submissions included: adequate supply of existing vacant residential land; lack of infrastructure to support the increased population; poor subdivision design; and flooding and drainage concerns.
- In accordance with the *Planning and Environment Act 1987*, Council must now either: change the Amendment in the manner requested by the objecting submitters; refer the submissions to an Independent Panel; or abandon the Amendment or part of the Amendment.
- Council officers have considered the submissions and do not recommend any major changes from what was exhibited. Some changes to the permit conditions are proposed in response to the TGM submission and further review by Council officers. An acceptable drainage strategy for the land south of the creek remains unresolved.
- This report addresses the issues raised in the submissions and recommends they be referred to an Independent Panel appointed by the Minister for Planning.

Recommendation

That Council under delegation resolves to:

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- 1) **Request the Minister for Planning to appoint an Independent Panel under Part 8 of the Planning and Environment Act, 1987;**
- 2) **Refer all submissions to the Panel; and**
- 3) **Submit to the Panel its response to the submissions generally as outlined in this report.**

Background

In August 2014 TGM Group on behalf of Costa Property Nine Pty Ltd submitted a combined Planning Scheme Amendment Application in accordance Section 96A of the *Planning and Environment Act 1987* for the rezoning and multi-lot staged subdivision (483 lots) of land at 321-399 Ibbotson Street, St Leonards.

It is proposed to rezone the land from the Farming Zone to the General Residential Zone Schedule 1. The proposed new estate has convenient access to the primary road network on the northern Bellarine and is only a short distance to the St Leonards Town Centre and foreshore.

The site is referred to as 'Growth Area 1' in the St Leonards Structure Plan, March 2015. Exhibition of Amendment C317 is concurrent with exhibition of Amendment C325, which proposes to rezone St Leonards 'Growth Area 2' – also to the General Residential Zone Schedule 1.

An aerial map of the area is shown at **Appendix 1** and a current zoning map is shown at **Appendix 2**. The proposed rezoning map is shown at **Appendix 3**.

Under delegation, Council on 10 August 2015 resolved to support the preparation and exhibition of Amendment C317 to the Greater Geelong Planning Scheme, subject to authorisation by the Minister for Planning. Council received permission to prepare the Amendment on 20 August 2015.

Public exhibition of Amendment C317 commenced on 17 September 2015 and closed on 19 October 2015. This included local newspaper publications and a Notice and information brochure being sent to nearby landowners and occupiers.

Discussion

As a consequence of the Amendment C317 exhibition, a total of 19 submissions were received – 12 of which object to the Amendment. **Appendix 4** contains a table which summarises the submissions and includes an Officer response.

Pursuant to the *Planning and Environment Act 1987*, the Council is required to consider all submissions made to an Amendment and must either: (1) change the Amendment as requested by the submissions; or (2), refer the submissions to an Independent Panel; or (3) abandon the Amendment.

The next section of this report outlines the key issues raised in the submissions and provides an officer response. In the event the submissions are referred to

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an Independent Panel, as recommended, the responses in this report will form the basis for Council's presentation to the Panel.

There is an adequate supply of vacant residential land available

A common theme in some of the submissions is that there are a number of vacant blocks in the town and no more are needed.

Officer response

There are many vacant lots in the township, particularly in the newer estates. It is often the case that lots are sold and not developed for some time as landowners plan to build in the longer term. Over the last 10 years an average of 62 dwellings were constructed per year (St Leonards Structure Plan 2015, p. 92).

Concerns about an oversupply of residential land was extensively considered by the Panel to Amendment C312 St Leonards Structure Plan implementation. The Amendment C312 Panel addressed future development of both Growth Area 1 and Growth Area 2 simultaneously.

The Panel did not see the rezoning of an extensive supply as problematic provided that the planning framework and subsequent processes ensure integration with the existing urban area, good movement and open space networks and development staging to achieve orderly staging and release of lots.

The development of the estate will be orderly, staged and serviced. Release of land by the developer is expected to be dependent on market and financial conditions. At the same time vacant lots in other parts of the town will be progressively developed.

Lack of infrastructure in St Leonards to support the population increase

Local residents are concerned about increases in traffic, inadequate roads and car parking, and a lack of footpaths, medical services, schools, kindergardens and elderly care.

Officer response

The preliminary subdivision shows 483 lots which are likely to be developed over a long period of time. New housing will cater for a mix of permanent residents and holiday makers. The proposed development includes road and intersection upgrades, new footpaths and contributions towards a future Early Learning Community Centre.

There are many vehicle access points into the subdivision, though most will use Ibbotson Street and Old St Leonards Road from Murradoc Road. The Cardno Traffic and Transport Assessment supporting the rezoning application concluded that the roads surrounding the site are able to absorb the traffic generated.

VicRoads, the Department of Transport and Public Transport Victoria generally support the proposal. VicRoads has included conditions on the Permit to upgrade Murradoc Road at the intersections with Ibbotson Street and Old St Leonards Road.

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Many of the services that residents have concerns about are provided by the private sector. There is sufficient commercial zoned land to accommodate expansion of the Town Centre and other uses such as medical practices, retirement homes and child care centres are best located in residential areas.

Poor subdivision design, housing density too high and there are no parks

Six submissions objected to the design of the proposed subdivision, mainly on density grounds and a lack of parkland.

Officer response

The design is considered to deliver substantial benefits for the future new residents and wider community. The designated waterway (creek) will be rehabilitated and transferred to Council as a reserve, together with land around the creek. There will be walking and cycling trails and transitional landscaped open space inward of Ibbotson Street.

Council officers have raised concerns with the staging plan that shows the delivery of the municipal reserve and Old St Leonards Road upgrade at Stages 17 and 18 respectively. This would mean that residents of the early stages may be waiting many years for this community infrastructure to be provided. TGM are reviewing the staging plan and staging will be further considered at the Panel Hearing and necessary changes to the Planning Permit included accordingly.

Lot sizes predominantly range from 400m² to 499m² and the overall number delivers Council's policy of 15 lots per hectare. Larger lots facing Ibbotson Street and in other parts of the subdivision should be considered by the developer to achieve better integration and variety.

The internal road network will be designed to meet Clause 56 of the Planning Scheme and provides excellent passive surveillance and access to the creek reserve. The reserve is not centrally located within the estate as Council's Recreation and Open Space Department preferred co-locating the park with the creek, shared trail and drainage basins to create a substantial and attractive area of open space.

Flooding and drainage

There are submissions that raise concerns about down stream flooding from stormwater and increased runoff from the development. The Corangamite Catchment Management Authority (CCMA) is at this point in time unable to support the proposed development south of the existing designated waterway.

Officer response

Resolving a satisfactory drainage strategy that achieves water quality objectives and no adverse flood impact to external properties objectives, is the single most challenging aspect of the proposal. The proponent's engineers, together with Council engineers and the CCMA have been in discussions for over 18 months to address the drainage constraints.

The site is subject to a complex set of cross-catchment flows which are detailed in the TGM Site Stormwater Management Plan (SSMP) August 2015

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exhibited as part of the amendment. Council engineers are generally satisfied with the strategy to address stormwater north of the creek, however further modelling and functional designs are required to demonstrate no adverse impact to surrounding properties south of the creek.

Council engineers have documented the drainage challenges as outlined in the Engineering Services Memo dated 16 October 2015:

I refer to amended documents as exhibited, particularly the amended Site Stormwater Management Plan (TGM, Aug 2015). The stated purposes of the report are to:

- Define the regional flood characteristics of the St Leonards Lake catchment area
- Develop a site stormwater management plan for the proposed development.

The report **does not** include a detailed Flood Impact Analysis.

By way of background, Council raised early in pre-application discussions that the development potential of the site would be influenced by drainage and flooding constraints, in order to demonstrate the principal of 'no adverse impact' on adjoining land. Pre-application advice jointly provided by Council and CCMA stated:

The existing conditions flood mapping needs to be fit-for-purpose as a base case for the comparisons to be made in the flood impact assessment that follows. The flood impact assessment will need to consider a comprehensive number of AEP's and storm durations. The impacts to be assessed include:

- *Flood levels*
- *Flood volumes and storage*
- *Velocities*
- *Timing*
- *Flow characteristics (including site safety risk and access safety risk)*
- *Duration*
- *Cumulative flooding impact*

In response, TGM submitted a preliminary stormwater management plan with the application, detailing hydrologic and hydraulic modelling undertaken to define the existing 1% AEP flood conditions of catchments draining through the site to St Leonards Lake.

Venant Solutions was engaged to provide a 'peer review' of TGM's modelling. Through the review process, existing conditions modelling has been updated to a level where Engineering Services provided in-principal endorsement, as indicated to TGM by memo dated 16/12/2014:

CoGG Engineering Services Department feels comfortable enough that the flood study existing conditions mapping has progressed sufficiently to be able to give in principle support...

It is understood additional work has been undertaken by a third party to verify the existing conditions and post-development modelling.

Existing condition mapping has demonstrated the subject land south of the creek is subject to a confluence of flows originating from the north-west and south-west. Accordingly, development of this zone, making up approximately 13% of the total site area, must be justified in the context of no adverse impact. Engineering is of the opinion, backed up by modelling, that full development as initially proposed will not meet this test.

Following discussions in December 2014, it was understood TGM were confident deletion of a number of lots from the south-west corner, combined with off-site augmentation works, would provide sufficient conveyance capacity to alleviate off-site impact. This has not been

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addressed in the documentation aside from the notation 'Suitability for subdivision to be confirmed with further drainage design' on the Development Plan. Engineering agreed to this approach on the understanding the supporting documents would discuss investigative work undertaken to date and include conceptual designs of mitigation works to demonstrate feasibility within the available space.

It is considered that the exhibited SSMP is not fit for purpose in that the lack of a holistic Flood Impact Assessment does not allow affected parties the opportunity to be fully informed on the impact of the development. There is no comfort within the documentation that the issue is sufficiently resolved that an 'amended plans' condition can cover any required change to the layout.

It must be noted the draft permit conditions were provided subject to amendment and were based on a best case scenario where the full extent of development had been resolved. Permit conditions setting further direction on off-site works will be required when the quantum of such works is finalised.

It is in the best interests of both the proponent and Council to resolve this issue prior to the Panel Hearing. Council engineers and planners continue to work with TGM to find a satisfactory solution.

Planning Permit 970/2014

The subdivision permit exhibited concurrently with the Amendment was the subject of requests for changes by TGM (for the proponent), the Department of Environment, Land, Water and Planning, the Corangamite Catchment Management Authority, VicRoads and the Department of Transport.

Council officers have met with TGM to consider changes to the permit conditions and officers are reviewing agency submissions.

A revised 'Panel Hearing Version' permit will be presented at the Panel Hearing together with a planning assessment report prepared by Council's Statutory Planning Department.

Environmental Implications

The subject land contains a stand of River Red gums located within the riparian zone of the designated waterway. These trees are proposed to be retained and will form part of the landscape attraction of this reserve.

Other native vegetation identified in the Mark Trengove Ecological Services assessment identified for removal and offsetting arrangements is supported by the Department of Environment, Land, Water and Planning.

The proposed management and treatment of stormwater runoff will result in improved capture and downstream water quality and outfall to the bay.

Financial Implications

The Section 173 Agreement will legally bind Council to deliver an Early Learning Community Centre in St Leonards. The developer will contribute \$40,000 per hectare towards the facility, totalling approximately \$1.2 million.

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Policy/Legal/Statutory Implications

The proposed rezoning and permit are consistent with a range of State and Local policies as outlined in the Amendment C317 Explanatory Report. The site is identified for rezoning to the General Residential Zone in the Municipal Strategic Statement at Clause 21.14 *The Bellarine Peninsula*.

Alignment to City Plan

The Amendment supports the 'Growing our Economy' strategic direction of City Plan, by providing additional residentially zoned land for housing construction and future demand for services.

Officer Direct or Indirect Interest

No officers involved in this report have any direct or indirect interest in accordance with Sec 80 (c) of the Local Government Act.

Risk Assessment

Processing of this Amendment is considered to be a low level risk for Council.

Social Considerations

The Amendment will generate positive social impacts by providing new housing opportunities, improving the local road and open space network and levying developers for contributions to deliver an Early Years Learning Centre in St Leonards.

Human Rights Charter

The Amendment will not impact on any basic rights, freedoms and responsibilities as set out in the Charter. Planning legislation ensures an open community consultation process occurs, enabling people to freely express their views and if necessary obtain a fair hearing before an Independent Panel.

Consultation and Communication

The Amendment was exhibited in accordance with the provisions of the *Planning and Environment Act 1987*. This included a Notice sent to nearby landowners and occupiers. In accordance with Clause 4(2) of Ministerial Direction No. 15 the following panel hearing dates have been set for this Amendment:

- Directions Hearing: week beginning 23 November 2015.
- Panel hearing: week beginning 14 December 2015.

Planning Panels Victoria will notify all submitters of the Panel dates and invite requests to be heard at the Panel Hearing.

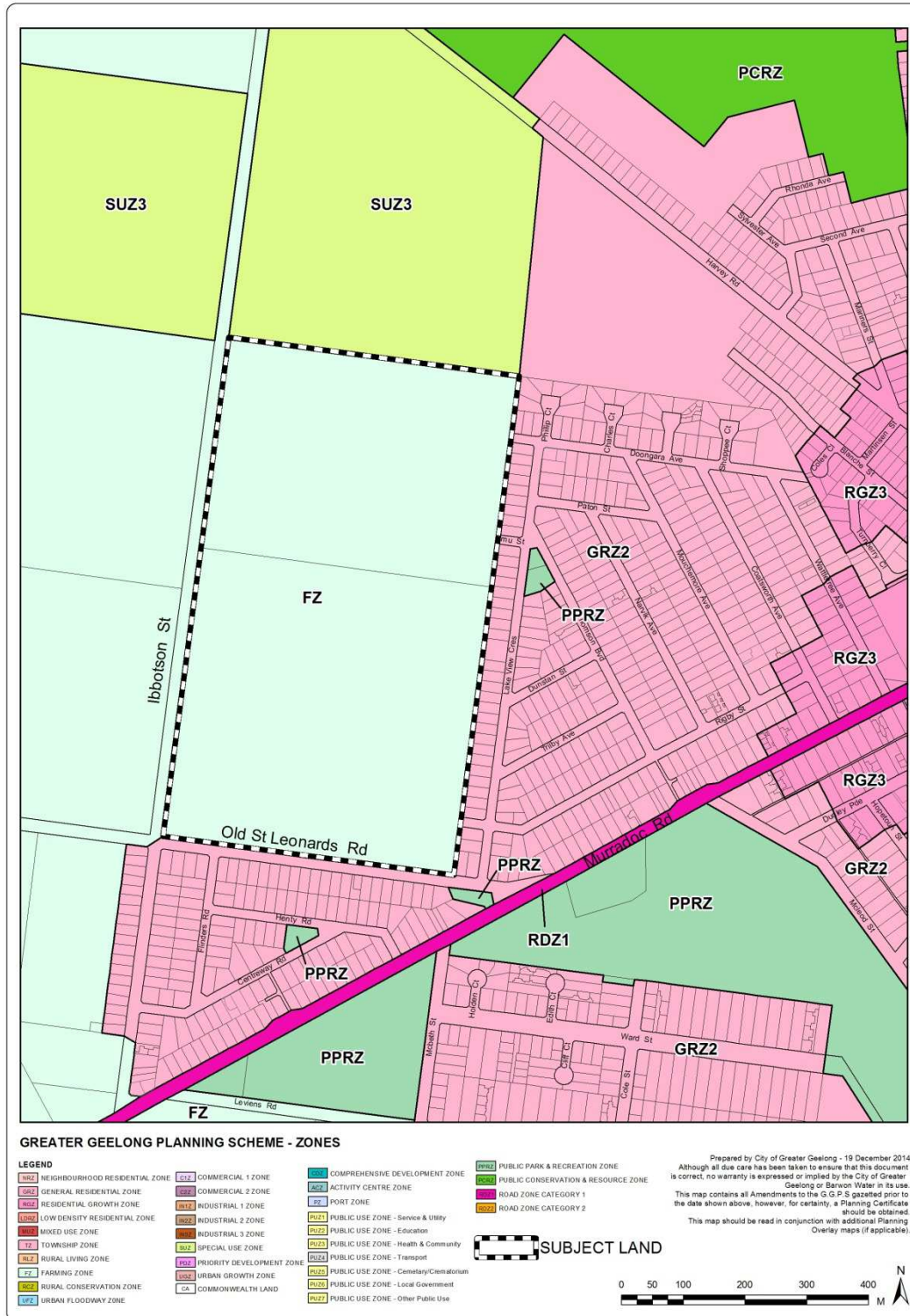
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Appendix 1 - Aerial Map



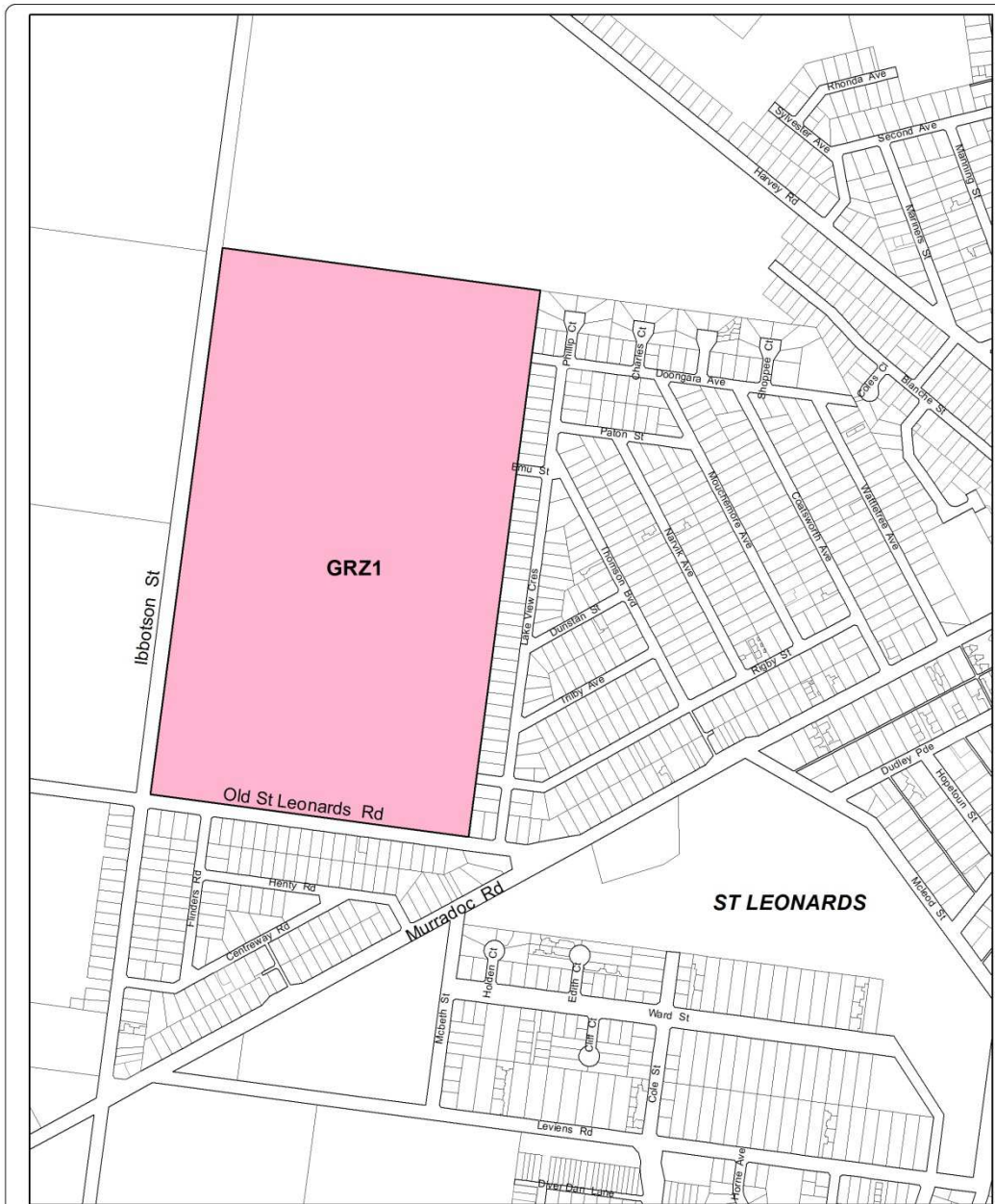
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Appendix 2 - Existing Zoning Map



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Appendix 3 - Proposed Rezoning Map



Part of Planning Scheme Map 62

LEGEND

GRZ1 GENERAL RESIDENTIAL ZONE - SCHEDULE 1

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Prepared by City of Greater Geelong - 16 December 2013
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Appendix 4 - Summary of Submissions and Officer Response

No	Name	Address	Type	Summary of Submission	Officer Response
1	R Barker	Hopetoun St St Leonards	Objection	<p>Submitter raises a number of concerns:</p> <ol style="list-style-type: none"> 1. The plan shows high density living with no playing fields or green area parks for relaxing and outdoor activity. 2. Such high density will encourage an accumulation of low cost housing. 3. Flooding problems will be exacerbated and the Drainage Pipes map shown in Figure 4.21 is incorrect as it shows pipes at the rear of Hopetoun St which do not exist. 4. Stormwater drainage at the northern end should be channelled to the golf course. 	<p>Disagree. The design appropriately responds to the site features and accords with planning policy. There is no evidence that the housing density encourages low cost housing.</p> <p>Figure 4.21 (SSMP) includes symbology errors by TGM. Councils mapping system denotes the drainage within the ROW at the rear of Hopetoun Street as earthen (open) drains, which is not reflected in the TGM map. Despite this, the text indicates parameters included in the hydraulic model that reflect the true nature of the drainage infrastructure and terrain.</p> <p>The stormwater management regime to be implemented under DPO19 (St Leonards Golf Course) is focussed around stormwater harvesting and reuse for golf course irrigation. Any additional water going into that system is likely to cause more frequent outflow into the Salt Lagoon system, potentially changing the fresh/salt water balance of that sensitive ecosystem.</p>
2	Barwon Water	Brad Richards Mgr Development Services	No Objection	Barwon Water raises no objection to the Amendment and lists conditions for Permit No. 970/2014.	Noted.

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No	Name	Address	Type	Summary of Submission	Officer Response
		PO Box 659 Geelong VIC 3220			
3	F Brennan	Lakeview Crescent St Leonards	Objection	<p>Not happy about the rezoning & subdivision for the following reasons:</p> <ul style="list-style-type: none"> • Significantly impact on traffic and add to congestion and hoon driving in Rigby Street. • No need for the subdivision as there is already ample land available in St Leonards. • Will destroy our beautiful farm views. • Will destroy the peace and quiet in one of the oldest parts of St Leonards. 	<p>Refer to the 'Discussion' section of the report for a response to traffic and land supply matters.</p> <p>Illegal hoon driving is a known problem in St Leonards and subject to Police enforcement. The new subdivision will directly connect to Rigby St so traffic volumes will increase over time. Council will be responsible for monitoring impacts of the estate on the existing road network.</p> <p>The future development of the land will destroy existing open farm views out to the west (for Lake View Crescent residents). This land however is located within the St Leonards Settlement Boundary, identified for rezoning and there is an expectation for a new housing estate.</p> <p>The estate will simply extend this older part of town and accommodate new residents. Even with these new residents – some likely to be non-permanent – the general serenity of the area will remain. Holiday periods will be busy regardless of the proposed development.</p>
4	L Brennan	Lakeview Crescent St Leonards	Objection	There are too many vacant lots still around the town that we do not need to develop this area.	Refer to the 'Discussion' section of the report for a response to land supply matters.
5	M Carlon	74 Blanche Street St Leonards 3222	Objection	Believes that in time the development will devalue St Leonards as the blocks are small and cramped together	Property values are not generally considered to be a relevant planning consideration. It could be

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No	Name	Address	Type	Summary of Submission	Officer Response
				<p>and parks are not part of the design, rather an after thought stuck at the end of street as a buffer.</p> <p>Also questions how Council will support such a large increase in population.</p>	<p>argued however that the new estate with a rehabilitated creek, new open space trails, road upgrades and contributions towards an Early Learning Community Centre, will actually increase property values in St Leonards.</p> <p>Refer to the 'Discussion' section of the report for a response to subdivision design and land supply matters.</p>
6	W & C Chapman	Old St Leonards Rd St Leonards	Objection	<p>Concerned about traffic, parking and flooding impacts. The housing density will encourage low cost housing and there are no parks. The ambience of open space living will be lost.</p>	<p>Refer to the 'Discussion' section of the report for a response to these matters. 27.5% of the total area will be transferred to Council as public open space.</p>
7	Corangamite Catchment Management Authority	Dr G Taylor Floodplain Statutory Manager PO Box 159 Colac VIC 3250	Not Supported	<p>The CCMA have lodged a detailed submission that notes the creek is designated under the Water Act (1988) and a permit is required for any works in, on or over the waterway. This permit is independent of the planning permit process.</p> <p>The Authority is generally supportive of the northern component of the Amendment and subdivision.</p> <p>The Authority say however that insufficient information has been provided on the southern component, notably a Flood Impact Report. The Authority say that without this report they are unable to ascertain whether there are any adverse hydraulic impacts associated with the proposed development. At this time the Authority is unable to support development south of the creek.</p>	<p>The CCMA submission has been forwarded to TGM and Council engineers.</p> <p>Refer to the 'Discussion' section of the report for a response to the drainage issues.</p> <p>The Authority's requests for amendments to the permit will be considered in conjunction with resolution of the drainage strategy for the land south of the creek.</p>

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No	Name	Address	Type	Summary of Submission	Officer Response
				The Authority requests further information to be provided by the applicant and suggests additional requirements be addressed in Permit 970/2014.	
8	Country Fire Authority	Bob Barry, ACO SW Region Headquarters PO Box 586 NTH GEELONG VIC 3215	No Objection	The CFA supports the amendment in its current form. Notes that the site is in an identified very high risk interface and supports the inclusion of open space in that interface to create an appropriate buffer. Recommends that the MFPO monitors the vegetation management to reduce the risk of fire.	Submission noted and forwarded to Councils Municipal Fire Prevention Officer.
9	Dept of Economic Development, Jobs, Transport & Resources	Jozef Vass Transport Coordination Mgr Barwon SW Region PO Box 775 Geelong VIC 3220	No Objection	A coordinated response from DEDJTR, VicRoads and PTV. No objection to the Amendment but makes the following comments: <u>Public Transport</u> <ul style="list-style-type: none"> PTV will not be providing a bus along the extension of Rigby St as suggested in the Cardno Assessment 28 Aug 2015 but has no issue with it being identified. PTV note that Ibbotson St and Old St Leonards Rd are capable of accommodating buses. <u>VicRoads</u> <ul style="list-style-type: none"> Clarifies conditions for the draft Permit 970/2014. Revision of the Cardno Assessment to include the conditions. Deletion of section 3.5.1 of the s173 agreement. 	The PTV comments are noted. VicRoads conditions will be amended as advised as will the Cardno Assessment. Council does not support removing section 3.5.1 of the s173 agreement. This provision will safeguard developer requirements to upgrade the Murradoc Rd intersections. The suggested widening of the shared path to 3.0 metres is not supported. A 2.5m wide path is consistent with Greater Geelong growth area planning standards and VicRoads Cycle Notes, Widths of Off-Road Shared Use Paths (June 2010). Council officers have sought clarification from DEDJTR about the recommendation to amend the VicRoads condition to incorporate a pedestrian

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				<p><u>Pedestrians and Cyclists</u></p> <ul style="list-style-type: none"> The off road shared path connecting Old St Leonards Rd and Ibbotson St through the growth area should be 3.0m wide to comply with Austroads Guide to Traffic Engineering Practice, Part 14 – Bicycles. Increased demand to cross Murradoc Rd in the vicinity of Old St Leonards Rd. As Murradoc Rd carries high traffic volumes particularly during holiday periods, it is recommended that VicRoads proposed intersection treatment be amended to incorporate a centre of road pedestrian refuge. 	refuge on Murradoc Rd.
10	Dept of Environment, Land, Water and Planning	G Brookes Program Mgr Regional Planning & Approvals Barwon SW Region PO Box 103 Geelong VIC 3220	No Objection	<p>DELWPs policy interests are not affected by the amendment.</p> <p>DELWP suggest that the permit be updated to accord with current native vegetation and offsetting standard conditions. New conditions are stated in the submission.</p>	DELWP conditions to be replaced with new conditions as stated in the submission.
11	P Edmonstone	Old St Leonards Rd St Leonards	Objection	Only supports the amendment if the section of Old St Leonards Rd between Ibbotson Street and Lake View Crescent is sealed before any building takes place.	<p>The Staging Plan combined with the Cardno Traffic Assessment shows that Old St Leonards Rd will be constructed in the later stages of the subdivision.</p> <p>Council officers and TGM are resolving the complex drainage issues for development south of the creek which will influence the design and construction timing of the road.</p>
12	J Green	Rigby Street	Objection	Objects to the increased traffic generated by the	The Cardno Traffic and Transport Assessment

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		St Leonards		development on Rigby Street. Concerned about high speeding vehicles and lack of footpaths and says that proper infrastructure needs to be in place first.	<p>supporting the rezoning application concluded that the roads surrounding the site are able to absorb the traffic generated. Council will be responsible for monitoring impacts of the estate on the existing road network.</p> <p>The new estate will include a footpath network however many of the older parts of St Leonards were developed without footpaths. Council progressively constructs footpaths in the municipality under 'special rates & charges' schemes, though none are current in St Leonards.</p> <p>Also refer to the 'Discussion' section of the report for a response to infrastructure matters.</p>
13	Guild	22 Lakeview Crescent St Leonards	Objection	<p>Raises the following concerns:</p> <ol style="list-style-type: none"> 1. Lack of privacy due to size of blocks, therefore need to build up to get average house size. 2. More traffic, already speed problems in street. 3. Lack of facilities e.g. doctors, dentists, service stations, kinders, schools, police, elderly. 4. Bus route has been reduced. 5. The 1m wire fence set back from our rear fence is the fence line. Who pays for the new fence? 	<p>Refer to the 'Discussion' section of the report for a response to traffic and land supply matters. 2 storey dwellings are a normal form of housing.</p> <p>Regarding bus routes, they are determined by Public Transport Victoria. The proposed estate includes potential bus routes.</p> <p>The fence line is the title property boundary. New fencing would be constructed by the developer at the time lots are released for sale or prior.</p>
14	F & J Hancy	Ibbotson Street St Leonards	No Objection	The submission raises concerns about current safety and excessive speed on Ibbotson St between Murradoc Rd and Old St Leonards Rd. Requests that Council engineers	This submission has been referred to Councils traffic engineering unit for consideration.

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				do a study of current traffic conditions with a view to installing speed humps. Also concerned about the impacts from additional traffic volumes as a result of the subdivision.	The Cardno Traffic and Transport Assessment supporting the rezoning application concluded that the roads surrounding the site are able to absorb the traffic generated.
15	F & E Jenkins	Gilbert St St Leonards	Objection	Objects because there is a lack of infrastructure in St Leonards to support the amount of houses being planned. 483 houses would increase the population by 2,000 to 3,000 people. Concerned about: <ul style="list-style-type: none"> • Lack of footpaths particularly on Murradoc Rd. • Lack of health/medical services. • Need for a new community centre. • No petrol station, police station, retirement home. • Need for another supermarket. 	Refer to the 'Discussion' section of the report for a response to infrastructure and land supply matters. The number of people permanently living in the estate when fully developed will likely be significantly less than 2,000. The average household size in St Leonards is 2.2 persons, though this would be expected to be slightly higher in a new estate with a higher percentage of families. Regarding footpaths on Murradoc Rd, Council has designed for paths to extend from the Town Centre to Ibbotson Street. This project needs to be coordinated with VicRoads for funding and construction.
16	I Maronian	Leviens Road St Leonards	Objection	The development (along with the development of Amendment C325) will cause huge problems including: <ul style="list-style-type: none"> • Strain on car parking in main shopping strip. • Strain on small school. • Lack of doctors to support increased population. • Impacts on Murradoc Road. 	Refer to the 'Discussion' section of the report for a response to these matters.

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				Considers the subdivision design to be awful; how will emergency and waste collection vehicles navigate? How wide are the streets? How will parking on the street effect traffic flow?	
17	J & P Priest	Beacon Point Rd Clifton Springs	Objection	<p>Owners of a vacant property that abutts the subject land (60 Lakeview Crescent). Raises the following points:</p> <ul style="list-style-type: none"> • The subdivision is too dense and does not provide sufficient space for tree planting and WSUD. • The subdivision will impact on our rural views. • Switch the habitat corridor abutting Ibbotson Street to the eastern boundary. Provide in combination with a road and allow lots to directly front Ibbotson Street. • Developer should pay for rear fence and it should follow the existing alignment of the farm fence to protect native Sheoak. Place as conditions on the permit. 	<p>The subdivision design delivers on Council's policy of 15 lots per hectare, though it is considered a greater range including more larger lots would be appropriate in the St Leonards context. Streets and reserves will be planted with a variety of indigenous species while private property is the responsibility of individual landowners.</p> <p>There are no planning controls that protect rural views from properties along Lakeview Crescent. The land subject to the amendment is inside the St Leonards Settlement Boundary and identified for rezoning in Clause 21.14 of the GGPS.</p> <p>The idea of switching the 'habitat' corridor is not supported. The proposed landscape corridor parallel to Ibbotson Street will provide an effective transition from rural to urban form while also securing a shared path linking Old St Leonards Rd along the creek to the golf course and reducing fire risk. This concept was originally developed during the St Leonards Urban Design Framework and carried into the St Leonards Structure Plan 2015.</p>

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					Boundary fences will be constructed by the developer as lots are developed and no conditions are necessary. The fence line will accord with title boundaries.
18	TGM on behalf of Costa Property Nine Pty Ltd	C Marshall Mgr Town Planning PO Box 1137 Geelong VIC 3220	Support	<p>The submission for the landowner (321-399 Ibbotson St) / proponent expresses support for the amendment and permit application. Says that the proposal is based on sound strategic grounds in accordance with the GGPS and the St Leonards Structure Plan.</p> <p>TGM raises issues regarding the conditions contained in the Draft Planning Permit 970/2014 and the exhibited S173 Agreement.</p>	<p>Agree that the strategic basis for the amendment is sound and supported by policy in the GGPS.</p> <p>Council officers and TGM are working to resolve the objections raised in the submission however agreement has not been reached on permit conditions for:</p> <ul style="list-style-type: none"> • Future-proofing access to the north (golf course land) • Maintenance bond periods • The provision of a 2.5m shared concrete path • Stormwater overflows to be directed to the creek <p>Since exhibition, Council officers have raised concerns about timing triggers for: (1) the construction of Old St Leonards Rd and municipal reserve; (2) a pedestrian path to link to Murradoc Rd; and (3) Rigby, Emu and Doongara St 'stubs'. Recommend that Condition 1 be amended to include these requirements, except the construction of Old St Leonards Rd which requires further investigation.</p>

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					<p>The design and construction of Old St Leonards Rd is tied up with the stormwater drainage strategy currently being finalised by TGM engineers. Refer to the Discussion' section of the report for a discussion about drainage.</p> <p>The suggested revisions to Section 3.5 of the s173 agreement are supported other than 3.5.4. This requirement should stand. The requirement does not prohibit works to the creek for drainage purposes; rather it establishes that the creek must be protected should works be required.</p>
19	VicRoads	Sam Pirrotta Mgr Planning SW Victoria, South Geelong VIC 3220	No Objection	Vic Roads does not object subject to the replacement of Permit Condition no. 55.	Noted. The condition will be replaced with the new condition as stated in the VicRoads submission.