

AMENDMENT C317

321-399 Ibbotson Street, St Leonards - Rezoning & Planning Permit 970/2014

Land at 321-399 Ibbotson Street, St Leonards, is approximately 38.7 hectares, consists of two titles and is currently in the Farming Zone.

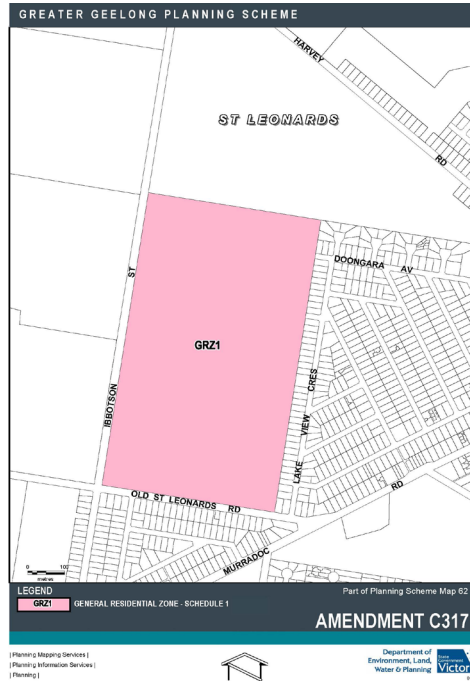
The land to be rezoned for residential purposes is identified in the adopted St Leonards Structure Plan March 2015 for future residential development.

The landowner of the property, Costa Property Nine Pty Ltd, is seeking a rezoning of their land for residential purposes, known as Amendment C317.

On August 10 2015, Council under delegation resolved to support the public exhibition of Amendment C317 to the Greater Geelong Planning Scheme.

What land is affected?

The land to be rezoned for residential purposes is 321-399 Ibbotson Street, St Leonards.



Concurrent with the rezoning, a planning permit application (970/2014) is being made. The permit proposes to allow a staged multi-lot residential subdivision for new housing and public open space. See the proposed subdivision plan on the following page.

An Agreement is to be applied to the land to provide developer contributions for the establishment of an Early Learning Community Centre in St Leonards.

What is likely to be developed?

The rezoning of the land will provide for about 480 new residential lots.

Access will be from Old St Leonards Road, Ibbotson Street and three existing road reserves connecting to Lake View Crescent.

The main feature of the new estate will be the natural creek line crossing from west to east which will form part of the open space network, together with a municipal park along the creek's northern edge and a landscape corridor along Ibbotson Street to the golf course. Patches of native vegetation will be retained within the creek linear reserve.

What happens after the land is rezoned?

After the land is rezoned, the Minister for Planning will direct Council to issue the final planning permit. The land can then be developed as a residential estate.

Can I make a submission to C317?

Yes. Submissions to Amendment C317 should be received by: **Monday 19 October 2015** and addressed to:

The Coordinator
Strategic Implementation
City of Greater Geelong

Either by:

- post to- PO Box 104, GEELONG VIC 3220
- email to- strategicplanning@geelongcity.vic.gov.au
- lodge online- www.geelongaustralia.com.au/amendments

Where can I go for more information?

The Amendment is available for viewing at the following centres:

- City of Greater Geelong Council offices, 100 Brougham St, Geelong.
- St Leonards Community Meeting Space, 1377 Murradoc Road, St Leonards.

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

You can call us on 5272 4820 or email: strategicplanning@geelongcity.vic.gov.au for assistance.



What is Amendment C317?

Amendment proposes to rezone all of the land from Farming Zone to General Residential Zone (Schedule 1) as shown on the map below.

Planning Permit 970/2014- Plan of Subdivision

