

## **321-399 IBBOTSON STREET ST LEONARDS**

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

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## ATTACHMENTS

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Attachment 1.....	Proposed Plan of Subdivision, Staging & Services Plan, and Access & Walk/Cycle Paths Plan (TGM)
Attachment 2.....	Overall Development Plan (TGM)
Attachment 3.....	Copy of Title
Attachment 4.....	Lot Diversity Plan (TGM)
Attachment 5.....	Building Set Backs & Semi Permeable Fencing Plan (TGM)
Attachment 6.....	Traffic & Transport Assessment (Cardno)
Attachment 7.....	Creek Landscape Concept Plan (Mexted Rimmer)
Attachment 8.....	Linear Open Space Native Landscape Plan (Mexted Rimmer)
Attachment 9.....	Roadside Vegetation Offset Calculations Report (Mark Trengove)
Attachment 10.....	Clause 56 Assessment
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## 1. INTRODUCTION

TGM Group has been engaged by the Costa Property Nine Pty Ltd to submit a combined Planning Scheme Amendment Application in accordance with Section 96A of the Planning and Environment Act 1987 for the rezoning and staged multi-lot subdivision of land at 321-399 Ibbotson Street, St Leonards.

The subject land is currently zoned as Farming Zone and is recommended for residential development in the St Leonards Structure Plan and the Greater Geelong Planning Scheme.



**Figure 1:** Subject land (aerial view)




In accordance with Clause 21.14-3 (Implementation-St Leonards) of the Greater Geelong Planning Scheme this application seeks to amend the Greater Geelong Planning Scheme to rezone the subject land from the Farming Zone to the General Residential Zone Schedule 1. The application also seeks approval for a staged multi-lot subdivision which will create approximately 483 conventional residential lots and a substantial area of public open space.

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

Attached to this planning report are a number of plans and technical reports that demonstrate the subject land's capabilities and suitability to facilitate future residential subdivision and development. This planning report is to be read in conjunction with these attachments.

## 2. APPLICATION OVERVIEW

This application seeks approval to amend the Greater Geelong Planning Scheme under Section 96A of the Planning and Environment Act 1987 for the combined rezoning and subdivision of land at 321-399 Ibbotson Street, St Leonards. The application is specifically described as:

-  The rezoning of the subject land from the Farming Zone to the General Residential Zone Schedule 1;
-  The staged multi lot subdivision and associated works; and
-  Removal of Native Vegetation.

The overall proposed subdivision concept is illustrated below:



**Figure 2: Proposed Plan of Subdivision (Attachment 1)**

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

The application seeks approval to ultimately establish a residential subdivision at this location of St Leonards, which is recognised as Growth Area 1 in the St Leonards Structure Plan map under Clause 21.14-4 of the Greater Geelong Planning Scheme. Clause 21.14-3 St Leonards also recommends that Growth Area 1 be rezoned from the Farming Zone to the General Residential Zone Schedule 1 (previously Residential 1 Zone). The revised residential zones including the General Residential Zone were introduced into the Greater Geelong Planning Scheme via Planning Scheme Amendment C300.

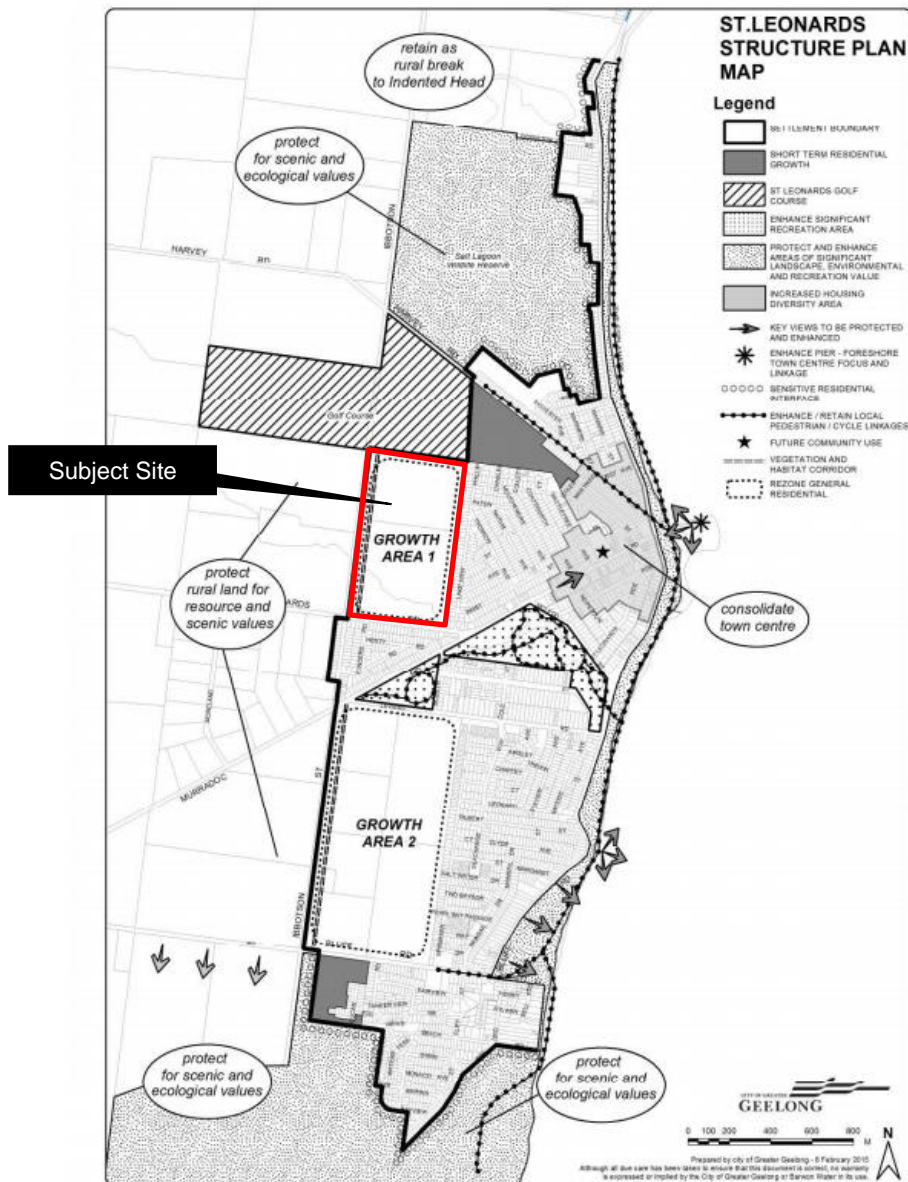


Figure 3: St Leonards Structure Plan Map 2014

Clause 21.14-3 St Leonards also recommends the application of a Development Contributions Plan Overlay and/or a Section 173 Agreement to assist in the delivery of an Early Years Learning Facility in St Leonards and any shared infrastructure items identified as required through the rezoning process.

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

The introduction of residential subdivision and development at this location will compliment and integrate with existing residential developed land to the east and provide positive growth opportunities that integrate with the existing developed residential precinct of St Leonards.

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 a variety of housing types. Importantly, the subject land adjoins the main connector roads of Ibbotson Street on the western frontage and Old St Leonards Road along the southern boundary. These roads will enable safe and convenient access to the subject land and to broader destinations including central St Leonards.

The proposed plan of subdivision will also create a significant area of open space adjoining the existing creek system and along the western boundary of the subject land along Ibbotson Street. This feature of the subdivision will provide both positive environmental and recreational outcomes that will benefit both future and existing residents of St Leonards.

Overall the residential zoning and subdivision of land at this location will provide a positive contribution to the growth of the St Leonards Community and the broader housing needs of the City of Greater Geelong. 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 4: Overall Development Plan (Attachment 2)

### 3. SUBJECT LAND & SITE CONTEXT

The subject land is located in the township of St Leonards which forms part of the Bellarine Peninsula on the southern shores of Port Phillip Bay. St Leonards is located approximately 33km east of central Geelong and is one of a number of towns situated on the shores of Port Phillip Bay. The main arterial access to St Leonards is via the Murradoc Road from Drysdale.



Figure 5: Location Map

The subject land is 38.72 hectares in area and has been historically utilised for broad acre agriculture in the form of grazing and cropping and as such is largely cleared. It is likely that this land has formed part of a larger farming holding that over time has been subdivided. The land is a regular rectangular shaped lot with approximate dimensions of 815 metres along the eastern and western boundaries and 475 metres along the northern and southern boundaries. The subject land is described as Lots 1 and 2 on Title Plan 804600F (Volume 04803 Folio 416) (**Attachment 3**).

The subject land is located on the western edge of St Leonards within the St Leonards Settlement Boundary and is predominantly surrounded by developed land on all sides except adjacent to the western frontage which is broad acre farming land. Land located to the east consists of developed conventional residential land with lots that directly back onto the subject land and includes three local road connections to enable local road integration. Land located adjacent to the southern boundary (along Old St Leonards Road) is also developed conventional residential land. The St Leonards Golf Club adjoins the northern boundary which consists of tree edged fairways and putting greens.

The subject land has two major road frontages being Ibbotson Street along the western frontage and Old St Leonards Road to the south. Ibbotson Street is a 20 metre wide road reserve that contains a partly constructed road with open grassed spoon drains for the entire length of the reserve along this frontage. Old St Leonards Road adjoining the southern boundary consists of an unconstructed gravel road and spoon drains with an established grassed verge adjoining residential properties to the south and no constructed footpath.



**Figure 6: Site Context Map**




The subject land is located a short distance from the local shopping centre to the east along Murradoc Road which includes a supermarket, hardware and post office, the St Leonards Hotel and a number of takeaway shops and cafés. The land is also within short distance to local community services, churches and the St Leonards Primary School that is also located along Murradoc Road. Access to all these services as well as the St Leonards beach and pier are within relatively short walking distance from the subject land.

A small creek is located within the southern portion of the land which flows from the western external farmland catchment through the subject land and east to St Leonards Lake and into Port Phillip Bay. Surrounding the creek within the riparian zone is a dispersed stand of remnant river red gums (*e.camuldulensis*) that have thrived due primarily to the intermittent flooding conditions that naturally prevail surrounding this watercourse. No other native vegetation has been recorded on-site however two small stands of native vegetation are contained within the adjoining Ibbotson Street road reserve along the western boundary. Other than these characteristics the land is described as featureless cleared farming land that generally slopes from the north and west to the southeast corner of the land.

## 4. APPLICATION DETAILS

In accordance with Section 96A of the Planning and Environment Act 1987 this application seeks approval for a combined rezoning and subdivision of the subject land.

The application specifically seeks approval to:

-  Rezone the subject land of approximately 38.72 hectares at 321-399 Ibbotson Street, St Leonards from the Farming Zone to the General Residential Zone Schedule 1;
-  Undertake a staged multi-subdivision of the subject land for a conventional residential subdivision in accordance with the statutory planning provisions of the Greater Geelong Planning Scheme; and
-  Remove Native Vegetation.

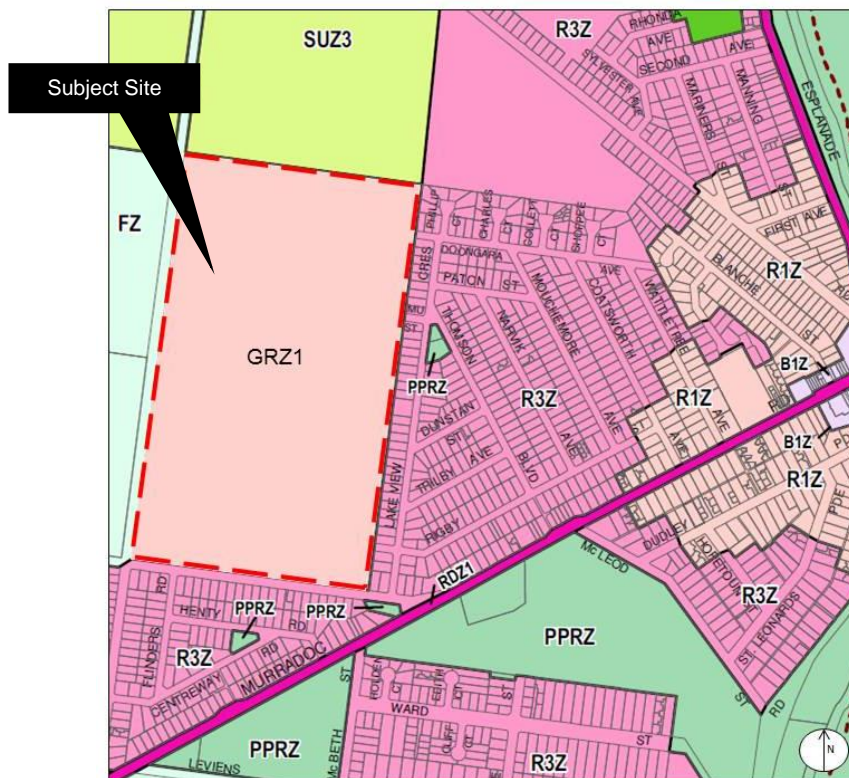


Figure 7: Proposed Zoning Map

This application has been drafted to provide the appropriate zone and detailed subdivision design for the future residential subdivision of the subject land at Ibbotson Street in accordance with the recommendations of Clause 21.14-3 St Leonards, the St Leonards Structure Plan map of the Greater Geelong Planning Scheme and Clause 56.

The proposed General Residential Zone Schedule 1 is considered to be the appropriate zone in this context as it essentially will complement the existing residential zones in St Leonards. Therefore this zone will provide an opportunity to establish a residential subdivision that will seamlessly integrate with the existing urban character of this area in St Leonards.

The proposed plan of subdivision (**Attachment 1**) 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 an appropriate density to meet contemporary density requirements and to conform with and reinforce the existing urban character of this area. The proposed lots will generally have a rectangular shape and will vary in aspect with either a north-south or east-west orientation. A full range of services will be available for connection to each lot and each will be provided with a standard crossover in accordance with Council's requirements.

The proposed plan of subdivision also demonstrates future integration opportunities via Ibbotson Street and Old St Leonards Road and with the established local road network to the east via Doongara Avenue, Emu and Rigby Streets. These connections will also provide opportunities for walking and cycling to the nearby shops, schools and open space. They also provide opportunities for community interaction and community building within close distance to all the towns' amenities.










In addition the proposed open space reserves adjoining the creek and along Ibbotson Street will provide a significant off-road pedestrian/cycle connection both through the subdivided area and through to Old St Leonards Road. The open space reserves will also facilitate and encourage passive and active recreational opportunities by the provision of formal and informal recreational spaces and infrastructure. Proposed landscaping of these reserves will also protect and enhance the existing stand of river red gums within the riparian zone of the creek and establish a native vegetation buffer along the western frontage to provide a soft edge adjacent to the farming land.

The proposed subdivision application also seeks to establish a combined stormwater treatment and detention reserves to the south of the residential subdivision to ensure the appropriate detention and treatment of stormwater in-accordance with contemporary water sensitive urban design principles. These reserves will be designed to integrate with the open space network surrounding the creek and thus will contribute to the establishment of a substantial contiguous open landscape area. The combination of stormwater management elements, open space and the creek system will provide an interesting and expansive open space landscape experience that creates numerous recreational opportunities whilst providing an important environmental and stormwater management role.

The proposed plan of subdivision will create approximately 483 conventional lots at approximately 15 lots per hectare. This lot density is considered to be compliant with contemporary density standards and generally consistent with the existing residential development to the east and south to reinforce the existing neighbourhood character attributes of this area of St Leonards. The average lot size and the lot range are indicated in the table below and lot range illustrated in the Lot Diversity Plan (**see Attachment 4**).

Area Range (m <sup>2</sup> )	No. of Lots	Proportion
<400	5	1.0%
400 - 499	403	83.5%
500 - 599	72	14.9%
601+	3	.6%

Key urban design outcomes provided by this proposal include:

-  The creation of a subdivision that will provide appropriate lot sizes and lot diversity to generally accord with the surrounding residential context and to meet the varying housing needs of the St Leonards Community.
-  Seamless integration with the adjoining established residential precinct of St Leonards via road, pedestrian and cycle links.
-  Connections and linkages to public open space opportunities both within the subdivision and to external recreational facilities including Lake St Leonards.
-  Landscaped arterial off-road walking and cycling network providing a creek/riparian experience and a rural interface experience.
-  Open space integration with the creek and stormwater management reserves that creates a substantial and attractive open landscape
-  Integration of stormwater management and water sensitive urban design.
-  Creation of a soft interface vegetation buffer adjoining the farming land to the west.
-  Walking cycling and bus access to commercial, community and recreational facilities of St Leonards.
-  Enhancement and protection of the creeks riparian zone.

## 5. SECTION 96A OF THE PLANNING & ENVIRONMENT ACT

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This application seeks approval for the combined rezoning and staged multi lot subdivision of the subject land at 321-399 Ibbotson Street, St Leonards 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 Schedule 1 at this location is considered to result in consistent and orderly residential growth in accordance with the wider established urban context and the St Leonards Structure Plan map.
-  The subject land has no significant environmental limitations that require further detailed analysis under a secondary planning tool or overlay.
-  The land is owned by one company only, therefore there will be no disputes regarding the staging of the subdivision and provision of infrastructure with other land owners which may stifle and compromise development.
-  The supporting technical reports attached to this application demonstrate the land's 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 can be managed via conditions on the proposed permit to the satisfaction of the responsible authority, which is the accepted planning practice.
-  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. This is an important issue particularly when exhibited as it provides the community with an accurate depiction of the future development of the land.
-  This application surpasses the Development Plan requirements as set in the St Leonards Structure Plan 2014 and thus provides more resolution and certainty of the subsequent development outcomes for this land.

## 6. ZONE PROVISIONS

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### 6.1. CURRENT ZONING

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The subject land at 321-399 Ibbotson Street, St Leonards is currently zoned Farming Zone (See Figure 8 – Current Zoning Map). 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.

**Response:** *The subject land is zoned for farming and directly adjoins the current western urban edge of St Leonards. As a consequence of the land's location and the future growth demands of St Leonards there is overwhelming strategic planning support to rezone this land to facilitate future conventional residential growth.*

*Clause 21.14-4 St Leonards Structure Plan map provides a strategic planning framework for the future development of St Leonards. The subject land is located in the St Leonards Settlement Boundary and is identified as 'Growth Area 1' in the St Leonards Structure Plan map of the Greater Geelong Planning Scheme. The St Leonards Structure Plan 2014 and Clause 21.14-3 St Leonards also recommends the rezoning of Growth Area 1 to the General Residential Zone Schedule 1.*

*Therefore continued maintenance of this land for farming purposes under this zone is incongruent with the overall direction of planning policy together with the surrounding urban context.*

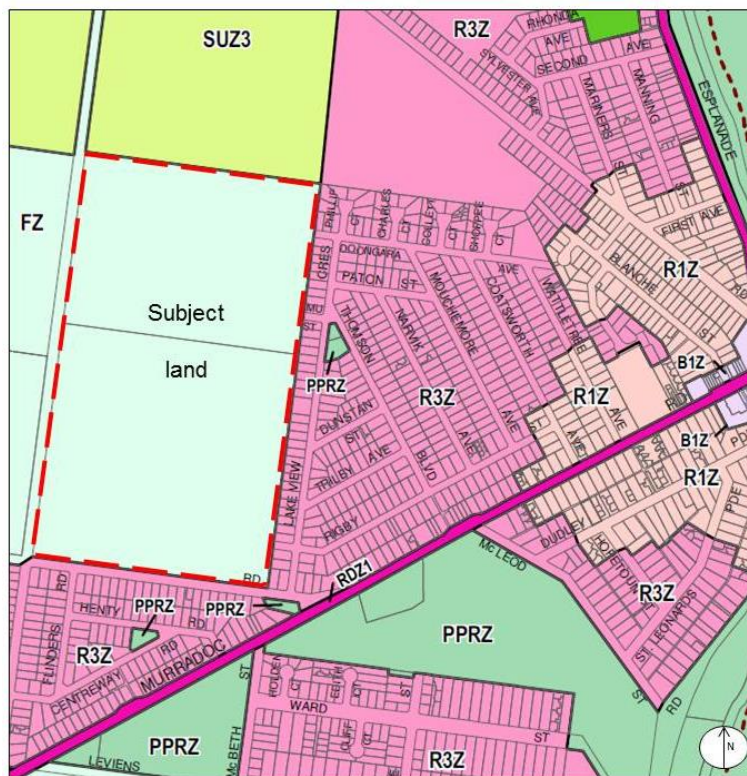







Figure 8: Current Zoning Map

## 6.2. PROPOSED ZONING

The subject site is proposed to be rezoned to General Residential Zone, the purpose of this zone is:

-  To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
-  To encourage development that respects the neighbourhood character of the area.
-  To implement neighbourhood character policy and adopted neighbourhood character guidelines.
-  To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.
-  To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

**Response:** An assessment of this application in response to the State Planning Policy Framework, the Local Planning Policy Framework and Local Policies is included in this report.

The introduction of this General Residential Zone Schedule 1 at this location is considered appropriate as it will facilitate future residential subdivision and development that will enable the establishment of a conforming neighbourhood character to that already established in this part of St Leonards.

*This zone will also enable the establishment of diverse lot sizes as illustrated in the proposed plan of subdivision with lots ranging from 383m<sup>2</sup> to 652m<sup>2</sup> which will in-turn encourage the development of a variety of dwelling types to meet a wide range of housing needs of the St Leonards Community.*

*Subdivision under the General Residential Zone Schedule 1 will enable the creation of a well-designed subdivision with lot sizes and an overall lot density which will appropriately integrate and complement the adjacent residential character to the east and south.*



*The proposed subdivision will be accessed via the existing local road network and has the capacity to facilitate the estimated additional traffic volumes as confirmed in the Traffic and Transport Assessment Report 21 August 2015 by Cardno (Attachment 6).*

*The subdivision features over 3.48 hectares of unencumbered public open space (11% of the net developable area) located adjoining encumbered open space surrounding the creek. This open space also extends along the western edge of the subject land providing a major pedestrian/ cycle linkage through the subdivision from the southeast to the northwest corner adjoining the St Leonards Golf Course. 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.*

*The subdivision of land located south of the creek is subject to further drainage design to confirm the land's suitability for residential development. It is anticipated that this will be confirmed prior to the approval of this amendment.*

#### **Clause 32.08-2 Subdivision - Permit requirement**

A permit is required to subdivide land. An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:


-  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.



**Response:** The application involves the proposed staged multi lot subdivision of approximately 483 residential 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 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:

-  The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

#### General

-  The purpose of this zone.
-  Any other decision guidelines specified in a schedule to this zone.

#### Subdivision

-  The pattern of subdivision and its effect on the spacing of buildings.
-  For subdivision of land for residential development, the objectives & standards of Clause 56.

**Response:** The application is considered to accord with the decision guidelines of this clause which are addressed further in this planning report.


## 7. PARTICULAR PROVISIONS

### 7.1. PUBLIC OPEN SPACE CONTRIBUTION & 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.


**Response:** 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 purposes after August 31 2007 requires a 10% public open space contribution. Therefore the subdivision of this land will be required to provide a 10% open space contribution which equates to 3.48 hectares.

In accordance with this provision the subdivision will create the following open space reserves:

-  Unencumbered open space of approximately 2.5 hectares in area located to the north of the creek will facilitate passive and active open space use. This open space reserve will function as a natural linear reserve surrounding the creek creating an informal permeable connection

through the subdivision to the linear open space reserve to the west and developed residential land and St Leonards Lake to the east. Midway along the northern creek frontage the open space reserve substantially broadens to provide a significant unencumbered space to facilitate a wide range of active recreational and play space pursuits. Refer to (Attachment 7) Creek Landscape Concept Plan.

 Adjoining this open space is an area of 4.8 hectares of encumbered open space featuring the creek tributary, stormwater management basins and a broad area of encumbered open space south of the creek. This land combined with the unencumbered reserve to the north will establish a vast and generous open space landscape incorporating natural features including the creek tributary and a stand of river red gums located within the riparian zone. These features will further add to the interest and natural elements of this open space landscape and will establish a high amenity setting for future and the current residents of St Leonards. Refer to (Attachment 7) Creek Landscape Concept Plan.

 In addition to the riverine experience provided to the south the subdivision will also create a linear 20 metre wide open space landscape buffer reserve of approximately .96 hectares along the western edge of the subdivision. This reserve will be designed to establish a soft landscaped edge and an appropriate landscaped transition to the adjoining rural land. It will also serve as a major open space arterial connection linking with the shared path proposed south of the creek to allow residents to walk/jog and cycle off-road along an attractive rural interface. The reserve will also be landscaped with indigenous tree species to serve as an ecological link to the Golf Course to the north. The proposed landscaping will also be designed in accordance with Council's Fire Management Prevention advice to ensure that canopy trees are appropriately separated to avoid crown spread fires. The proposed landscaping will also be designed having regard to public safety and surveillance and parks management requirements. Refer to (Attachment 1) Access and Walk/Cycle Paths.

The combination of these two distinct open space reserves will provide a range of enjoyable passive and open space experiences that will form a significant open space feature for this subdivision and the broader St Leonards community.

In addition to these new open space features, the subject land is also within easy walking distance to the many open space reserves and features of St Leonards as illustrated in the plan on the following page from the St Leonards Structure Plan.

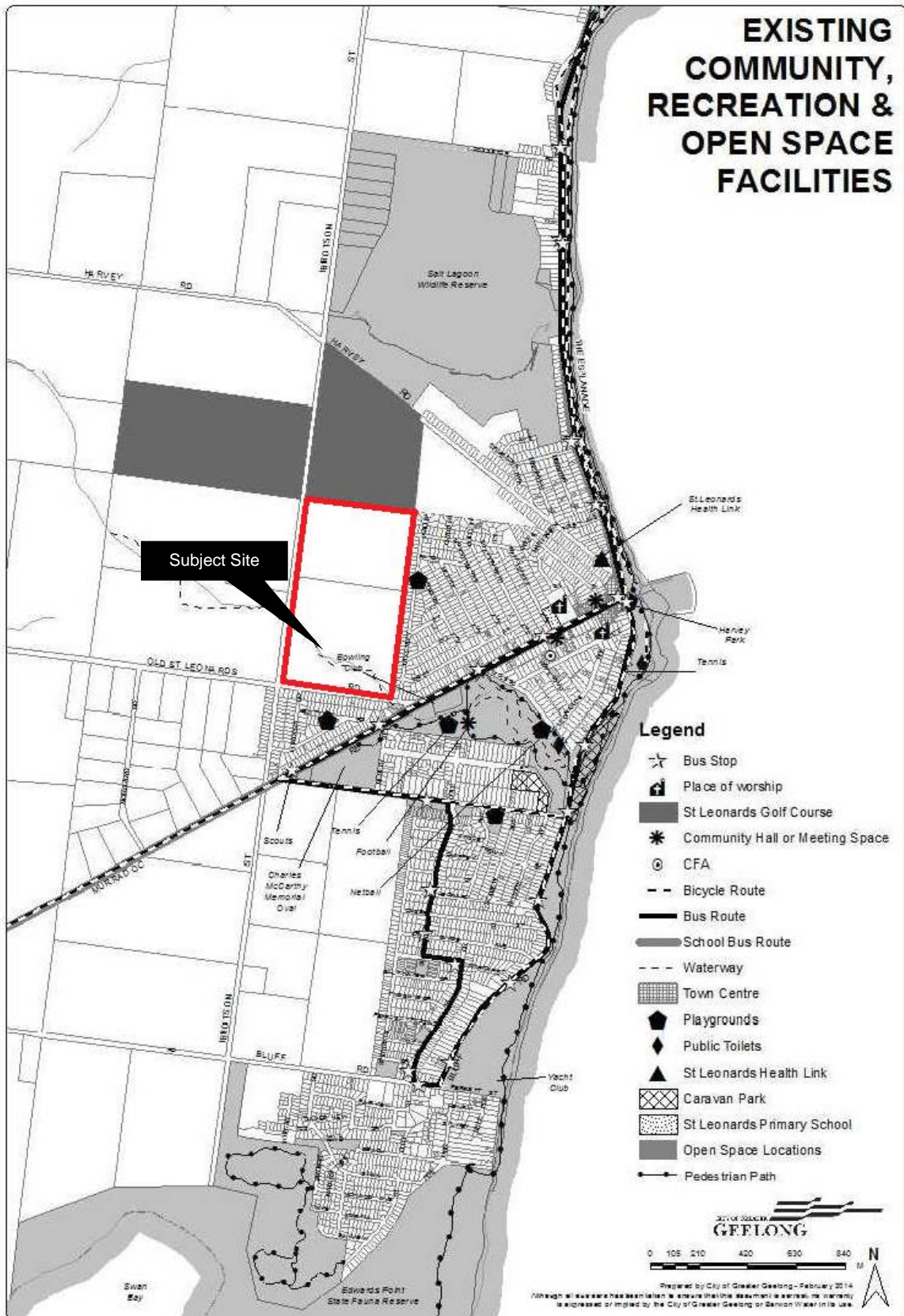





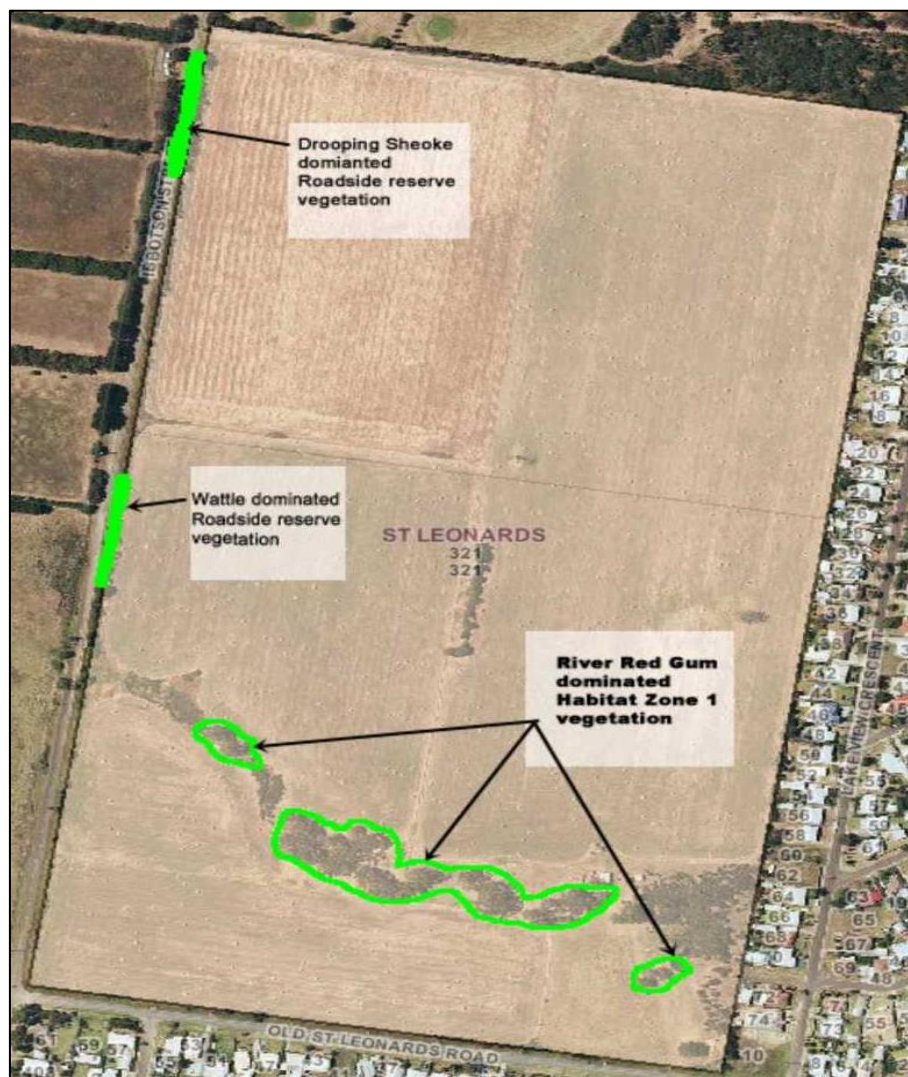
Figure 9: Map showing existing Community, Recreation and Open Space Facilities

## 7.2. 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.

**Response:** The subject land contains a stand of river red gums located within the riparian zone of St Leonards Creek. These trees are proposed to be retained and will form part of the landscape attraction of this reserve. Two smaller stands of native vegetation are located outside the subject land within the Ibbotson Street Road Reserve. The location of these trees is illustrated below:



**Figure 10:** Map showing location of Native Vegetation

The removal of this vegetation is required to provide sufficient space to enable the future upgrading of Ibbotson Street. The vegetation has been surveyed by Mark Trengove Ecological Services in the Attachment 9 Roadside Vegetation Offset Calculations Report who determined that the proposed removal to be a 'low risk pathway' under current regulations. Offset requirements for the removal of 0.206ha of a patch of vegetation will generate a general off-set of 0.062 biodiversity equivalence units with a minimum biodiversity score of 0.335, to be located in the Corangamite CMA area.

### 7.3. RESIDENTIAL SUBDIVISION

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

**Response:** Refer to the Attachment 10 Clause 56 Assessment for full details of all requirements relevant to this application.













## 8. GENERAL PROVISIONS







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### 8.1. DECISION GUIDELINES





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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.

**Response:** *The subject land is considered to be suitable for conventional residential subdivision for the following reasons:*

-  *The land is largely surrounded by developed land and therefore it is located within an appropriate urban context to establish residential subdivision.*
-  *The subdivision of the land for conventional residential use and development is supported by the St Leonards Structure Plan 2014.*
-  *There are no environmental impediments that would prevent residential subdivision. Refer to Attachment 11 Site Assessment Report.*
-  *The subdivision will introduce a number of important benefits including opportunities to meet the future housing needs of St Leonards, additional open space opportunities and protection and integration with the surrounding neighbourhood character.*

*The subdivision of this land will also improve drainage and reduce downstream flooding and will improve and enhance the natural creek system. The lot sizes and density are considered to accord with the overall density targets for conventional residential development at this location which will provide a variety of lot sizes.*




*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.*

## 9. POLICY CONTEXT

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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.

### 9.1. PLANNING & ENVIRONMENT ACT 1987

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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.

**Response:** *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 in Clause 21.14-4 St Leonards Structure Plan map of the 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 St Leonards consistent with its function as a designated growth area in the City of Greater Geelong.*

## 9.2. 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 11.02-3 Structure planning - To facilitate the orderly development of urban areas;
-  Clause 11.03-1 Open space planning - To assist creation of a diverse and integrated network of public open space commensurate with the needs of the community;
-  Clause 11.06-6 Integrated planning - To integrate planning for growth with the provision of infrastructure;
-  Clause 11.06-7 Environmental assets - To manage, protect and enhance the region's land, soil, water and biodiversity;
-  Clause 11.07-1 Planning for growth - To optimise infrastructure and consolidate growth;
-  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 15.01-3 Neighbourhood subdivision design - To ensure the design of subdivisions achieves attractive, liveable, walkable, cyclable, diverse and sustainable neighbourhoods;
-  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;
-  Clause 16.01-4 Housing diversity - To provide for a range of housing types to meet increasingly diverse needs;
-  Clause 19.03-3 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.

**Response:** *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 future residential demands in St Leonards as recommended in the St Leonards Structure Plan. This will result in establishing a more compact residential area within the St Leonards Settlement Boundary close to existing facilities and services.*

The plan of subdivision will create two unique and distinct open space experiences adjoining an established creek system and adjacent to the attractive rural edge of St Leonards. These reserves will be linked via an arterial walking and cycle path for passive walking and active jogging and cycling. In addition there is a substantial reserve area surrounding the creek to facilitate active and passive open space enjoyment. The existing stand of river red gums surrounding the creek will be retained and enhanced by the planting of native vegetation within the riparian zone of the creek, whilst the 20 metre wide linear reserve along the western boundary will be planted with native vegetation to create a natural buffer and appropriate transition to the rural zone to the west.








The proposed subdivision will yield 483 lots with lot sizes ranging from 383m<sup>2</sup> to 652m<sup>2</sup>. The lot yield and lot diversity will encourage the development of a variety of housing types to meet the increasingly diverse housing needs of the community.






A Cultural Heritage Survey was conducted in 2002 and the survey was lodged with AAV. A further investigation has revealed that a mandatory Cultural Heritage Management Plan is not required for this land. Refer to Attachment 12.

The proposed stormwater management system will be sited adjoining the open space reserve to establish a spacious and attractive open landscape that will enhance the attributes and amenity of this reserve. The system will incorporate contemporary WSUD principles to detain and improve water quality entering the creek system and the downstream St Leonards Lakes.

### 9.3. LOCAL PLANNING POLICY FRAMEWORK

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

-  **Clause 21.05-2 Waterways** - To protect, maintain and enhance waterways, rivers, wetlands and groundwater.
-  **Clause 21.05-7 Flooding** - To protect food plains.
-  **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 21.08-3 Development contributions** - To provide development and community infrastructure in an efficient and timely manner.





-  Clause 21.08-4 Open Space - To develop a comprehensive, safe and accessible open space network.
-  Clause 21.08-5 Accessibility - The need to facilitate the development of access opportunities for all members of the community.
-  Clause 21.14-2 St Leonards - Supports the development of Growth Areas 1 and 2 identified on the Structure Plan map.
-  Clause 21.14-3 Implementation - St Leonards – Apply the General Residential Zone Schedule 1 to Growth Areas 1 and 2.
-  Clause 21.14-4 St Leonards Structure Plan map

**Response:** *The proposed rezoning and subdivision will be undertaken within the defined St Leonards Settlement Boundary of the St Leonards Structure Plan Map and will provide a variety of lot sizes to meet the varying housing demands of the St Leonards 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 to and enhance the existing established urban character of St Leonards. The plan of subdivision will create two unique and distinct open space experiences adjoining an established creek system and adjacent to the attractive rural edge of St Leonards. These reserves will be linked via an arterial walking and cycle path for passive walking and active jogging and cycling. In addition there is a substantial reserve area surrounding the creek to facilitate active and passive open space enjoyment.*

*The subject land is considered to be ideally located to facilitate a range of access requirements to local community, educational and recreational facilities.*

#### 9.4. ST LEONARDS STRUCTURE PLAN 2014

The Adopted St Leonards Structure Plan 2014 has been drafted to address a number of key strategic planning issues. These strategic planning issues include establishing the future growth directions of the town and identifying the appropriate planning controls to manage this growth. Some of the key influences relevant to this context include:

-  Protecting and enhancing various sensitive environment and landscape features
-  Enhancing open space and recreational linkages
-  The need to provide facilities to meet community needs and
-  The need to clearly define the growth boundary of the Town.

The St Leonards Structure Plan Map identifies the subject land as Growth Area 1 which is located within the St Leonards Settlement Boundary. This map was recently introduced to the Greater Geelong Planning Scheme via Amendment C312.

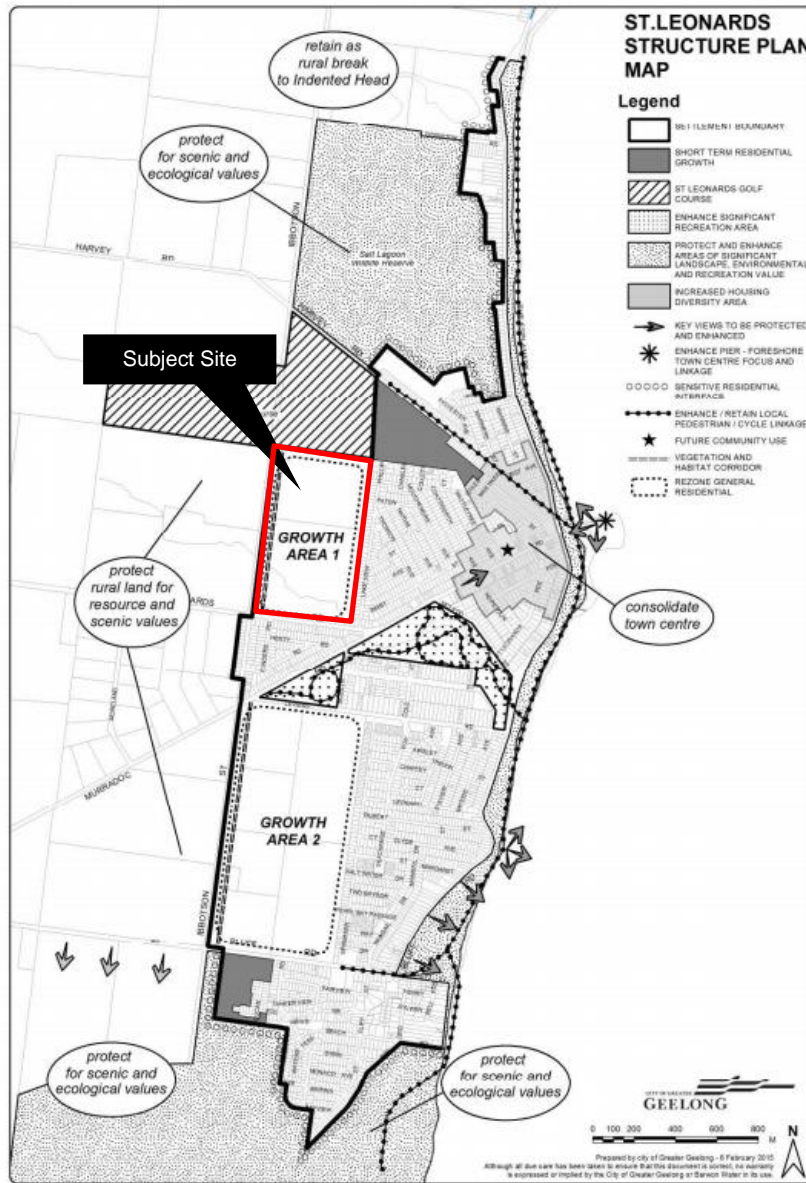


Figure 11: Structure Plan Map

The relevant principles and directions within the St Leonards Structure Plan relating to this land and consistent with this application include:

**Urban Growth:**

- Ensure the 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 the growth areas shown on the accompanying St Leonards Structure Plan Map (page 7).

#### Infrastructure:

- ☞ To encourage the provision of a range of social and community services commensurate with the size and the role of the township.
- ☞ To provide an improved transport and movement network, including pedestrian and cyclists linkages (page 8).

#### Housing:

- ☞ To ensure that future housing development provides for a variety of housing sizes and types and complements the character of St Leonards.
- ☞ Encourage subdivision development to accord with the Subdivision Development Principles identified in the St Leonards Structure Plan (page 9).

#### Natural Environment:

- ☞ Encourage subdivision development which meets the stormwater and landscaping principles outlined in the Subdivision Development Principles;
- ☞ Protect and enhance key vistas and view lines to the coast and environmental features as identified in the attached St Leonards Structure Plan Map;
- ☞ Encourage retention and enhancement of existing vegetation on private land, roadsides and reserves using locally indigenous plantings; (page 10)

**Response:** *The St Leonards Structure Plan supports the rezoning and subdivision of the subject land which is identified in the Structure Plan Map as Growth Area 1. This application is therefore considered to accord with this recommendation and delivers key outcomes and urban design features consistent with the key principles and directions for growth including:*











- ☞ *Locating urban development within the St Leonards Settlement Boundary*
- ☞ *The provision of a variety of lot sizes to meet the broad housing needs of the St Leonards community.*
- ☞ *Improvement to Old St Leonards Road and Ibbotson Street and the establishment of a major off-road shared path along St Leonards Creek through to the western rural interface buffer north to the St Leonards Golf Course. This path will provide a key walking and cycle linkage from St Leonards Lake and surrounding residential areas.*
- ☞ *Improvements to St Leonards Creek through the protection and reinstatement of riparian vegetation.*
- ☞ *Establishment of a stormwater management system that meets WSUD principles.*

### Subdivision Development Principles:

It is recommended that the land identified within the Structure Plan map as areas 1 and 2 be rezoned to a General Residential Zone Schedule 1 (previously Residential 1) with a Development Contributions Plan Overlay and/or 173 Agreement. Council should consider applying a Developer Contributions Plan Overlay and/or using 173 Agreement to provide additional guidance around the delivery of infrastructure.

### Development Plan Overlay - The Development Plan should generally require the following:












An Urban Design Masterplan that includes:

-  A general subdivision layout including streets, drainage reserves, open space for permeability, distribution of land uses and interface treatments with adjoining residential zoned properties.
-  A concept design and layout of Ibbotson Street to include an ecological corridor as identified in the St Leonards Urban Design Framework 2006.
-  New road and pedestrian connections from the new subdivision areas into the adjacent residential and open space areas.
-  The retention of significant vegetation.
-  A staging plan.
-  A concept landscape plan. The concept plan for Area 1 must show the creek bed area connecting with St Leonards Lake Reserve.
-  A Road Network and Traffic Management Plan that investigates:
  - the interface with Murradoc Road, Ibbotson Street, Leviens Road, Old St Leonards Road as well as abutting residential areas.
  - Traffic mitigation measures to improve access adjacent to the growth areas.
  - Permeability and connectivity for pedestrians and cyclists throughout the development and integrated where practicable with existing and proposed landscaped open space and pedestrian/bicycle linkages.
-  Physical infrastructure proposed in the Urban Design Masterplan shall meet Council standards or if not defined, be subject to the approval of Council and be generally in accordance with the following:
  - City of Greater Geelong adopted Infrastructure Development Guidelines (IDG) 2010
  - City of Greater Geelong adopted Infrastructure Design Manual (IDM) 2010
-  A staging plan that identifies the stages by which the development of the land may proceed, identifying the infrastructure required to facilitate development.
-  Site Stormwater Management Plan (SSMP) consisting of:

- Drainage Feasibility Report
- Water Quality Impact

**Response:** *This combined rezoning and subdivision application provides a more detailed and thorough resolution of planning issues relevant to these requirements than that required for a Development Plan.*




*It also provides a more reliable blue print for residential development of the land and demonstrates the lands suitability through the use of refined detailed design and technical expertise. This includes:*

-  *A detailed plan of subdivision and staging plans*
-  *Lot Diversity Plan*
-  *Access Plan*
-  *Landscaping concepts for open space areas*
-  *Transport and Traffic Assessment*
-  *Native Vegetation Assessment and Offset Calculations*
-  *Cultural Heritage Assessment*
-  *Servicing report*
-  *Environmental Assessment*
-  *Stormwater Management Plan*
-  *Clause 56 Assessment*

*We understand that a Section 173 Agreement will be drafted to apply charges for any shared infrastructure required to facilitate the development of this land including a proposed upfront contribution to a proposed Early Learning Centre to be developed in central St Leonards. It is proposed that such upfront costs will be paid at an agreed milestone when the subdivision of the land has been established and funds from the subdivision can be made available to pay these fees.*

## 10. TECHNICAL ASSESSMENTS

The following technical assessments and plans have been developed for the subject land in support of the proposed rezoning and subdivision application:

-  Plan of Subdivision and Overall Development Plans by TGM Group, August 2015
-  Lot Diversity and Building Set Backs Plans by TGM Group, August 2015
-  Stormwater Management Plan by TGM Group, August 2015

-  Servicing Report by TGM Group, August 2015
-  Vegetation Assessment by Mark Trengove Ecological Services, November 2014
-  Landscape Concepts by Mexted Rimmer, August 2015
-  Cultural Heritage Survey by Terra Culture, 2002
-  Transport and Traffic Assessment Report by Cardno, August 2015
-  Site Assessment Report by Environmental Site Assessments, November 2014

## 11. CONCLUSION

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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 St Leonards Structure Plan 2014, State and Local Policies of the Greater Geelong Planning Scheme and Objectives of Planning in Victoria. The General Residential Zone Schedule 1 is considered to be the most appropriate zone to implement the overall strategic policy directions relevant to this location.

The proposed subdivision and supporting technical reports and plans provide 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

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*Proposed Plan of Subdivision , Staging & Services Plan,  
and Access & Walk/Cycle Paths Plan  
(TGM)*

## ATTACHMENT 2

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*Overall Development Plan*

*(TGM)*

## **ATTACHMENT 3**

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*Copy of Title*

## ATTACHMENT 4

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*Lot Diversity Plan*

*(TGM)*

## ATTACHMENT 5

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*Building Set Backs & Semi Permeable Fencing Plan*

*(TGM)*

# ATTACHMENT 6

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*Traffic & Transport Assessment*

*(Cardno)*

# ATTACHMENT 7

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*Creek Landscape Concept Plan*

*(Mexted Rimmer)*

## ATTACHMENT 8

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*Linear Open Space Native Landscape Plan*

*(Mexted Rimmer)*

# ATTACHMENT 9

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*Roadside Vegetation Offset Calculations Report*

*(Mark Trengove)*

# ATTACHMENT 10

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*Clause 56 Assessment*

# ATTACHMENT 11

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*Site Assessment Report*

*(Environmental Site Assessment)*

## ATTACHMENT 12

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*Cultural Heritage Survey*

*(Terra Culture)*

# ATTACHMENT 13

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*Amendment Documents*

# ATTACHMENT 14

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*Feature Survey*

# ATTACHMENT 15

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*Infrastructure Servicing Report*  
(TGM)

# ATTACHMENT 16

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*Stormwater Management Plan*

*(TGM)*