

GREATER GEELONG PLANNING SCHEME

AMENDMENT

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the City of Greater Geelong, who is the planning authority for this Amendment.

The amendment has been made at the request of TGM Group Pty Ltd on behalf of Costa Property Nine Pty Ltd.

Land affected by the amendment

The amendment applies to land at 321-399 Ibbotson Street, St Leonards. The overall area of this land is approximately 38.7 hectares.

What the amendment does

The amendment proposes to rezone land at 321-399 Ibbotson Street, St Leonards from Farming Zone to General Residential Zone Schedule 1. Concurrent with the preparation of the planning scheme amendment, a planning permit application is also made pursuant to Section 96A (i) of the Planning & Environment Act 1987 which proposes a Staged Multi-Lot General Residential Zone subdivision of conventional size lots.

Strategic assessment of the amendment

• Why is the amendment required?

The amendment is required in order to facilitate residential growth in accordance with Clause 21.06-2 Urban Growth, which requires 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.

The St Leonards Structure Plan 2014 identifies the land in the St Leonards Structure Plan Map 2 as Growth Area 1 and recommends that this land be rezoned to General Residential Zone Schedule 1.

• How does the amendment implement the objectives of planning in Victoria?

The amendment is consistent with the objectives of planning in Victoria.

The land is recognised for rezoning to the General Residential Zone Schedule 1 in the St Leonards Structure Plan 2014.

The amendment also seeks to facilitate future residential development in an orderly and fair manner in accordance with approved planning processes and the relevant planning provisions of the Greater Geelong Planning Scheme.

• How does the amendment address the environmental effects and any relevant social and economic effects?

Environmental Effects

The proposed amendment is supported by an Environmental Assessment Report that assesses the land as having low contamination risk. The proposed amendment seeks to retain a stand of remnant vegetation surrounding the creek and seeks to remove a small area of native vegetation along Ibbotson Street to allow road widening. The native vegetation proposed to be removed has

been assessed to be a low risk pathway. The proposed amendment is also supported by a Hydraulic Modelling and Impact Report which demonstrates the capabilities of the land to appropriately manage stormwater flows without detrimental downstream impacts.

Social and Economic Effects

The proposal will add to the supply of residential land within St Leonards and particularly promotes residential development in proximity to the town centre, community and recreation facilities, primary and secondary schools and public transport. The amendment will also result in improved road networks, improved drainage and a financial contribution to the development of an Early Years Learning Facility.

• **Does the amendment address relevant bushfire risk?**

The subject land is not located within a Bushfire Risk Area. The proposed design of the open space buffer along the western edge of the subject land has been designed in accordance with fire prevention requirements.

• **Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The amendment is consistent with the Ministerial Direction regarding the form and content of Planning Schemes under section 7(5) of the Act and Ministerial Direction No. 11 – Strategic Assessment of Amendments. The Amendment is not affected by any other Ministerial Direction.

• **How does the amendment support or implement the State Planning Policy Framework?**

The proposal is consistent with the intent of the State Planning Policy Framework (SPPF) and supports its implementation by:

- **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 15.01-3**
Neighbourhood Subdivision Design – To ensure the design of subdivisions achieves attractive, liveable, walkable, cyclable, diverse and sustainable neighbourhoods;
- **Clause 15.03-2**
Aboriginal Cultural Heritage – To ensure the protection and conservation of Aboriginal cultural heritage significance;
- **Clause 16.01-1**
Integrated Housing - Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns;
- **Clause 16.01-4**
Housing Diversity – To provide a range of housing types to meet increasingly diverse needs; and
- **Clause 19.03**
Stormwater - Managing stormwater from the site through the incorporation of water-sensitive urban design techniques to reduce run-off and peak flows and integrate stormwater treatment into the landscape.

- **How does the amendment support or implement the Local Planning Policy Framework?**

The amendment is consistent with the Local Planning Policy Framework including:

- **Clause 21.05-2**
Waterways – To protect, maintain and enhance waterways, rivers, wetlands and groundwater;
- **Clause 21.05-7**
Flooding – To protect flood 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; and
- **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; and
- **Clause 21.14-2**
St Leonards – To encourage development which respects the coastal landscape setting of St Leonards.

- **Does the amendment make proper use of the Victoria Planning Provisions?**

The amendment does make proper use of the Victorian Planning Provisions as the rezoning of land to the General Residential Zone is considered to be the most appropriate planning tool required to facilitate orderly residential development consistent with the St Leonards Structure Plan 2014.

- **How does the amendment address the views of any relevant agency?**

The proposed amendment accords with the recommendations of the City of Greater Geelong and the St Leonards Structure Plan 2014.

- **Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment is unlikely to have any significant impact on the transport system as defined in Section 3 of the Transport Integration Act 2010.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment is not expected to place any substantial resource or administrative cost burden on the responsible authority as it represents an expected strategic planning outcome for this land.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

Greater Geelong City Council.

Customer Service Centre

Ground Floor, 92-100 Brougham Street, Geelong

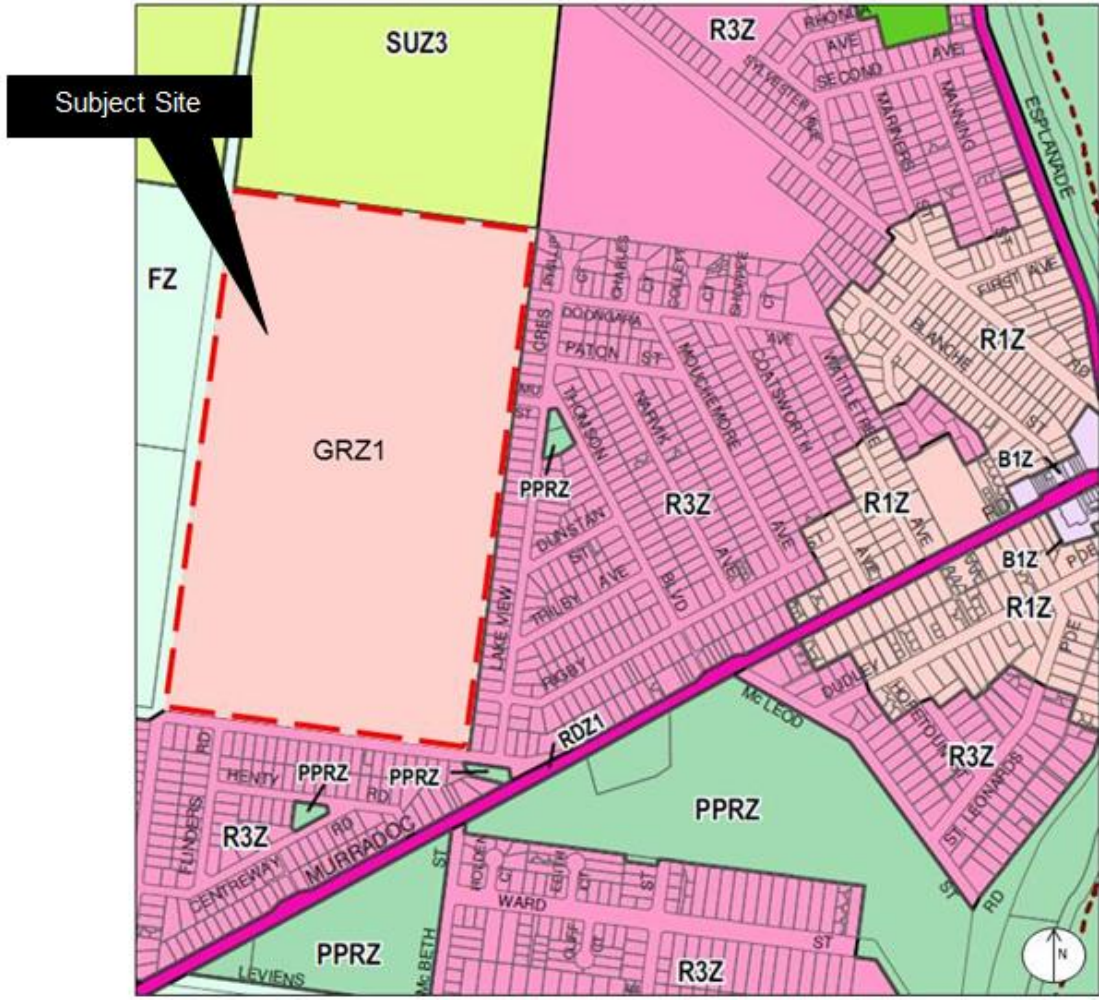
Or online at www.geelongcity.vic.gov.au

The amendment can also be inspected free of charge at the Department of Planning and Community Development website at www.dpcd.vic.gov.au/planning/publicinspection.

Amendment

List of changes to the Greater Geelong Planning Scheme

| Clause / Map Numbers | Change | Comment |
|------------------------------------|---|---|
| PLANNING SCHEME MAP CHANGES | | |
| AMENDING MAPS | | |
| Map No. 62ZN | Planning Scheme Map 62ZN is amended in the manner shown on the attached maps marked "Proposed Zoning Map" | Map changes to land at 321 – 399 Ibbotson Street, St Leonards rezone land to General Residential Zone Schedule 1. |
| LIST OF AMENDMENTS | | |
| List of Amendments | Insert: Amendment in operation from "[date to be inserted by DPCD]", Brief description: "The amendment applies to 321-399 Ibbotson Street, St Leonards" | Updates the list of amendments in the Greater Geelong Planning Scheme. |



Proposed Zoning Map

Planning and Environment Act 1987
GREATER GEELONG PLANNING SCHEME
AMENDMENT
INSTRUCTION SHEET

The planning authority for this amendment is the Geelong City Council.

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 1 attached map sheet.

Zoning Maps

1. Amend Planning Scheme Map No 62ZN ZONES in the manner shown on the one attached map marked "Proposed Zoning Map".

End of document