

Planning and Environment Act 1987
GREATER GEELONG PLANNING SCHEME
DELEGATED AUTHORITY REPORT
AMENDMENT C325

To: Peter Smith - Coordinator Strategic Implementation
From: Peter Schembri - Senior Strategic Planner
Subject: St Leonards Growth Area 2 Rezoning
File number: Amendment C325

Purpose

This report considers submissions received to Amendment C325 and recommends the submissions be referred to an Independent Planning Panel.

Summary

- The Amendment proposes to rezone the land bounded by Bluff Rd, Leviens Rd, Ibbotson St and to the west of residential properties on Pearl Bay Passage, from the Farming Zone to the General Residential Zone Schedule 1.
- The Amendment includes a Design and Development Overlay (DDO) Schedule to identify specific subdivision requirements relating to the design of the new development.
- 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 being sent to nearby landowners and occupiers.
- Council received 27 submissions; 18 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; opposition to a road connection through 42 Pearl Bay Passage; and concerns about transport management, flood impact and stormwater flows to Swan Bay.
- 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 DDO Schedule are proposed in response to submissions from the proponent and agencies, and further review by Council officers.
- 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

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That Council under delegation resolves to:

- 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 November 2014 St Quentin Consulting on behalf of St Leonards Property Holdings P/L, R & B Robinson and ABC Project Management P/L, lodged a request to amend the Greater Geelong Planning Scheme.

The request incorporates all the land bounded by Ibbotson Street, Murradoc Road, Leviens Road, Bluff Road and established residential properties on the eastern boundary. The site is referred to as 'Growth Area 2' in the St Leonards Structure Plan, March 2015.

It is proposed to rezone the land from the Farming Zone to the General Residential Zone Schedule 1 and apply a Design and Development Overlay to the land being rezoned and to 42 Pearl Bay Passage. Approximately 975 residential lots are expected to be created over the life of the development.

An aerial map of the area is shown at **Appendix 1** and a current zoning map is shown at **Appendix 2**. The proposed rezoning and overlay maps are shown at **Appendices 3** and **4** respectively.

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 C325 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 C325 exhibition, a total of 27 submissions were received – 18 of which object to the Amendment. **Appendix 5** 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 many vacant blocks in the town and no more are needed. Submissions also say that the seaside village charm of St Leonards will be lost.

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 developers 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.

Conversion and development of the site for urban use is not expected to adversely impact on the seaside village feel of St Leonards. Subdivision will occur well away from the foreshore and Town Centre – the main attractions and features that give the town its character. Subdivision design also includes soft, green edges to transition the urban-rural interface.

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 and other services.

Officer response

The Outline Development Plan provides for approximately 967 lots which will be developed over a long period of time. New housing will cater for a mix of permanent residents and holiday makers. The estate will deliver infrastructure identified in the St Leonards Growth Area 2 Shared Infrastructure Funding Plan and contributions towards a future Early Learning Community Centre.

The Cardno Traffic and Transport Assessment supporting the rezoning application concluded that the roads surrounding the site are able to absorb the traffic generated. St Leonards population swells to over 10,000 during the summer holiday period and there are already strains on Town Centre parking

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and access during these periods. The Growth Area provides for pedestrian connectivity to encourage more walking and reduced car use.

The Murradoc Road intersections with Ibbotson Street and Leviens Road will be upgraded to ensure continued safety and functionality. VicRoads as the responsible authority for Murradoc Road supports the Cardno functional design exhibited with the Amendment.

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.

The proposed road link at 42 Pearl Bay Passage is not supported

Eleven submissions objected to the proposed conversion of the vacant residential property at 42 Pearl Bay Passage to a road. Grounds for objections include: traffic increase in Sea Change Estate and associated amenity impacts; creates an unsafe and hazardous intersection; and the street network in Sea Change Estate is not designed to accommodate the increase in traffic.

Officer response

Submitters are correct in saying that the proposed new residential estate includes direction for a road connection to Pearl Bay Passage through the property at 42 Pearl Bay Passage.

This vacant property was purchased some time ago by one of the Growth Area 2 developers at the encouragement of Council officers. The need for this breakthrough was first identified at an Enquiry by Design workshop held during the preliminary planning for the site. The cost of the property and road construction costs are listed as items in the St Leonards Growth Area 2 Shared Infrastructure Funding Plan. The property also forms part of the proposed Design and Development Schedule 39.

The property is in a residential zone and therefore no rezoning has or will occur. The property will be converted to a road reserve and constructed at such time as the land to the immediate west is subdivided. Road reserves are commonly in a residential zone.

The purpose of creating the link (for vehicles and pedestrians) is to better integrate the existing Sea Change Estate with the new development. Otherwise there would be no ability to physically connect the two estates for a distance of 1.2 kilometres. If the link was not created, integration could only occur at Leviens Road and Bluff Road. This would be a very poor planning outcome.

The link will cater for local traffic only but it is acknowledged that over time traffic volumes will increase in Sea Change Estate. The property has a width of 20 metres allowing for an Access Street level design. The link will provide convenient passage to Gilbert Street and Sea Change Way – the primary roads to access Bluff Road and Murradoc Road (via Cole Street or Leviens Road).

In regards to safety concerns at the intersection with Pearl Bay Passage, the detailed design will not be known until the time of subdivision. The design will

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need to accord with Australian Standards and will be inspected by Council engineers prior to use. Council does not envisage any safety issues.

Transport and movement concerns from the Department of Transport

A combined submission was received from the Department of Economic Development, Jobs, Transport and Resources, Public Transport Victoria (PTV) and VicRoads. The Department suggests: (1) a more direct Connector Road alignment with existing roads in the abutting residential areas to the north and south; and (2) a primary east-west street needs to be established, ideally in a continuous alignment with either Sandbar or Anchor/Clyde Streets.

PTV note that Pearl Bay Passage is not a through road and hence cannot be used for any bus operation. PTV say the only option of servicing the area is through Ibbotson Street and Bluff Road.

Vicroads has no objection to the Amendment subject to changes to the Traffic Impact Assessment to include intersection upgrades to Murradoc Rd with Ibbotson Street and Leviens Road (Cardno Plan No. CG140338). VicRoads note that these works will be required as part of the Final Shared Infrastructure Funding Plan.

The Department of Transport also advise that the cross-sections in Appendix A and B of the Cardno Assessment need to be modified to allow for cycling. Also provision of dedicated cycle treatment on Bluff Rd and the primary north-south and east-west roads is required. The 2.5m shared path should be widened to 3m as specified in *Austrroads' Guide to Traffic Engineering Practice, Part 14 - Bicycles*.

Officer response

Council's traffic engineer says the north-south Connector Road should be located as centrally as possible between Ibbotson Street and the eastern boundary and will 'act like a spine' for the estate. The request to align with existing roads does not include means to control these new cross-intersections, nor is any necessary infrastructure costed and included in the Shared Infrastructure Funding Plan. The indicative alignment shown in the DDO39 is considered appropriate.

Council's traffic engineer did not advocate for a primary east-west street, advising that any connection into the existing subdivision must not encourage significant vehicle movements. A primary east-west street is not supported nor considered necessary. Major routes to the Town Centre and foreshore will be on Leviens and Bluff Roads. The proposed connection through 42 Pearl Bay Passage will allow for local vehicle and pedestrian traffic that can conveniently connect to Seachange Way and Gilbert Street. The alternatives suggested by the Department are considered to be inferior and do not account for the fact that private property would need to be acquired to deliver the breakthrough.

The PTV comments are noted however there is no suggestion in the Amendment documents that Pearl Bay Passage should be considered for bus operation. Servicing the estate would be from Leviens Road (not Ibbotson Street), Bluff Road and the north-south Connector Road as identified in the Cardno Traffic Assessment.

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The VicRoads comments are supported and the Cardno Traffic and Transport Assessment will be amended, as will the Shared Infrastructure Funding Plan.

The DDO39 includes design objectives to provide an off-road linear open space network and pathway, and to encourage subdivision design that avoids and minimises the loss of remnant vegetation in abutting roadside reserves. The pavement of both Leviens and Bluff Road will need to be widened which will also support cycling. The future north-south Connector Road is designed as a Level 1 Connector Road in the Cardno Traffic Assessment, which provides for cyclists and buses. Clarification of the cross-section for this road will be sought from the proponent prior to the Panel Hearing.

Widening the shared 2.5m path to 3.0m 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).

Flood impact and stormwater flows to Swan Bay

The Corangamite Catchment Management Authority (CCMA) recommend that given the existing flood risk to the surrounding residential development within St Leonards, the DDO Schedule must to be amended to require the preparation of a flood impact report. The Authority note that Growth Area 1 investigations could impact on the proposed stormwater infrastructure within Growth Area 2.

The Department of Environment, Land, Water and Planning (DELWP) raises concerns about the prospect of increased stormwater flows being directed into the Edwards Point Wildlife Reserve/Swan Bay. DELWP consider the DDO39 does not set an appropriate target and suggest it be informed by a combined ecological and hydrological assessment of the capacity of the receiving environment, of the nature of new stormwater inputs and of the means of managing stormwater flows.

Officer response

The CCMA and DELWP concerns are considered to be best addressed by an updated Stormwater Management Plan submitted prior to the rezoning of the site. It is appropriate that the Stormwater Management Plan – as the strategy that underpins future development – is finalised so that each parcel has the potential to develop independently without being burdened with further investigative/feasibility studies.

Officers will seek a response from St Quentin Consulting to these matters and initiate further discussions between the proponent, Council drainage engineers, DELWP and the CCMA to address the submissions.

Design and Development Overlay Schedule 39

The proposed Design and Development Overlay Schedule 39 exhibited as part of the Amendment was the subject of requests for changes by St Quentin, St Leonards Property Holdings P/L, the Department of Environment, Land, Water and Planning, the Corangamite Catchment Management Authority and the Department of Transport.

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A revised 'Panel Hearing Version' DDO Schedule 39 will be presented at the Panel Hearing generally as outlined in this report.

Environmental Implications

The Ibbotson Street road reserve contains important conservation values which will be protected as the road reserve is proposed to be discontinued and used as a pedestrian and cycle corridor. Native vegetation within the Levens and Bluff Road reserves will require management plans to limit loss and disturbance.

Scattered patches of native vegetation and River Red Gum and Drooping Sheoak mature trees are located in the southern portion of the site, which will require further arboricultural assessment to inform possible retention.

Stormwater flows resulting from the development need to be carefully managed, particularly to Swan Bay, which is a component of the Port Phillip (Western Shoreline and Bellarine Peninsula) Ramsar Site. This will be addressed in the Stormwater Management Plan prepared to support the Amendment.

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 \$2.5 million.

Policy/Legal/Statutory Implications

The proposed rezoning and permit are consistent with a range of State and Local policies as outlined in the Amendment C325 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.

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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.

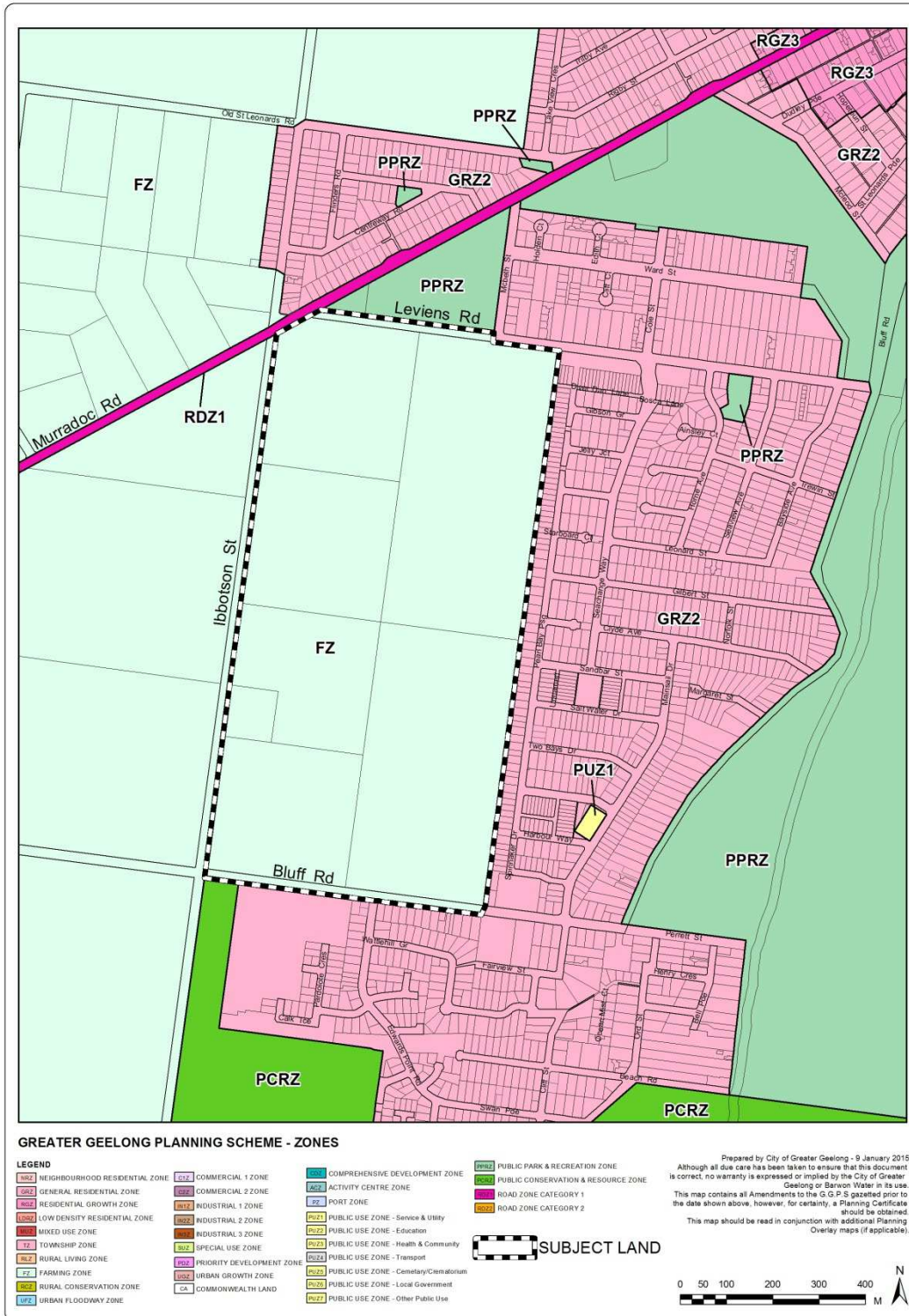
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Appendix 1 - Aerial Map



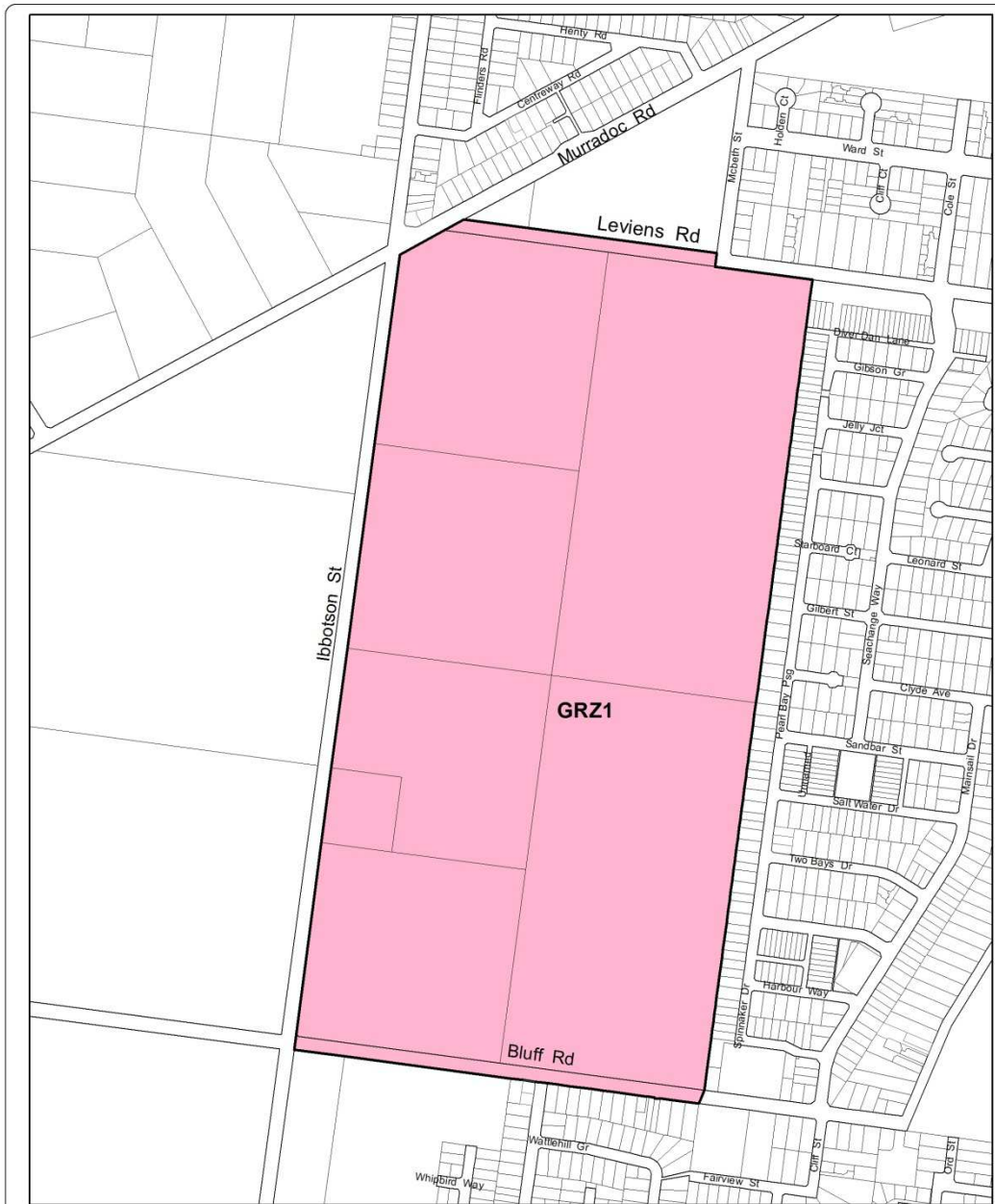
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Appendix 2 - Existing Zoning Map



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Appendix 3 - Proposed Rezoning Map



Part of Planning Scheme Map 62

LEGEND

GRZ1 GENERAL RESIDENTIAL ZONE - SCHEDULE 1

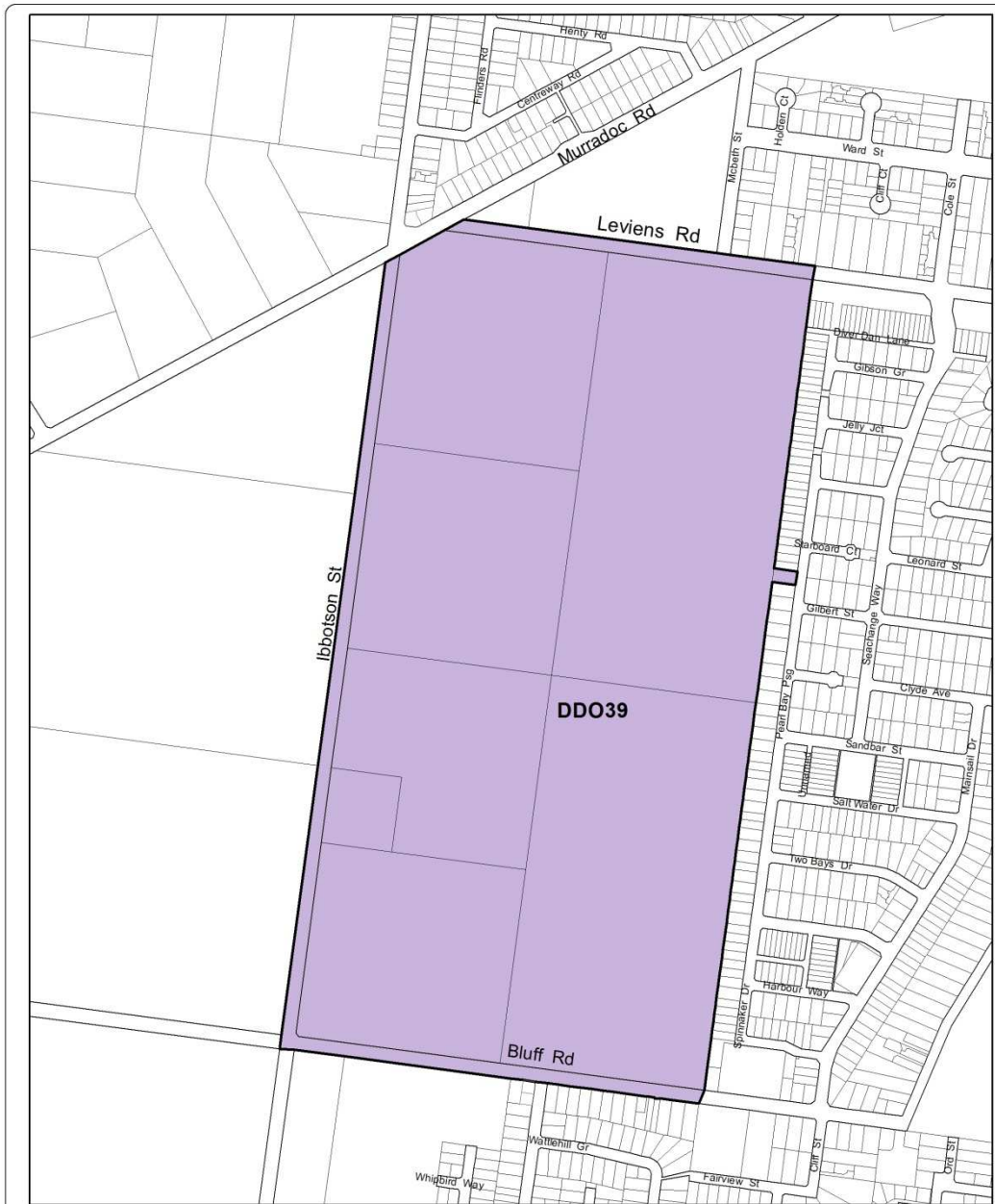
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Prepared by City of Greater Geelong - 9 January 2015
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Appendix 4 - Proposed Design and Development Overlay



Part of Planning Scheme Map 62DDO

LEGEND

DDO39 DESIGN & DEVELOPMENT OVERLAY - SCHEDULE 39

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Appendix 5 - Summary of Submissions and Officer Response

No	Name	Address	Type	Summary of Submission	Officer Response
1	ABC Project Management Pty Ltd	Peter Davey PO Box 403 VIC 3205	Support	<p>ABC act on behalf of the owners of 2-20 Leviens Rd and 541-569 Ibbotson St. ABC strongly supports the Amendment for the following reasons:</p> <ul style="list-style-type: none"> • Opens the market to a range of lot sizes and prices in meeting population growth for this area. • Delivers new infrastructure such as new and upgraded roads, intersections, parks, etc. • Provides funding towards a new Early Learning Community Centre. • Benefits of closure and preservation of Ibbotson St as a conservation and open space corridor. 	The submission is noted.
2	Barwon Water	Peter Morgan Mgr Asset Planning PO Box 659 Geelong VIC 3220	No Objection	<p>Barwon Water raises no objection to the Amendment and outlines its service planning for the area.</p> <p>Barwon Water advise that if there are early works fronting Leviens Rd as part of development, BW will need to install the section main to avoid later disruption.</p>	<p>Noted.</p> <p>Early works should be identified in the DDO39.</p>
3	C & L Brown	Bristows Rd Derrinallum VIC	Objection	<p>Owners of property at 1 Ward Street, St Leonards.</p> <p>Objects to the proposed installation of a footpath along McBeth Street, St Leonards as it will impact on the amenity of the street: village lifestyle with Charles McCarthy Reserve across the unmade road; bird life; feeling of space; privacy and low traffic.</p>	<p>Disagree. The addition of a footpath will improve and encourage residents to walk and there will be no impact on amenity. The footpath will also create an important link from the Growth Area to Murradoc Road.</p> <p>The alternative approaches are not supported. The Charles McCarthy Reserve contains</p>

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No	Name	Address	Type	Summary of Submission	Officer Response
				<p>Suggests two alternative options:</p> <ol style="list-style-type: none"> 1. Construct the path through Charles McCarthy Park. 2. Construct the path along Leviens Rd and join with Cole St intersection where there is an existing path. 	<p>important native vegetation and biodiversity values that should not be disturbed. The path should also be located to gain best use and access – along house frontages.</p> <p>The second alternative has merit and a footpath on the northern side of Leviens Rd should be pursued by Council in the future. There is however a shared path on the south side of Leviens Rd which will link to the Growth Area. Irrespective of this, McBeth St will be a convenient route of choice to access Murradoc Rd and therefore a footpath is warranted.</p>
4	B & K Cayzer	Spinnaker Drive St Leonards	Objection	<p>Chose to build on the west side of Sea Change Estate to take advantage of the surrounding farmland and dam, where there is native trees and birds and migratory birds. The dam is located on the natural low point and should be retained.</p>	<p>The Afflux 2014 Stormwater Mgt Plan positions the Southern Basin to the west of the dam.</p> <p>Retaining the dam and shifting the basin to the eastern boundary, as suggested by the submitter, has been considered by Councils drainage engineer. Engineers advise:</p> <p><i>The best functionality can be achieved if the basin remains where it is shown on the Outline Development Plan. Contour data indicates the south-eastern dam is elevated higher in the catchment than that proposed in the SWMP, therefore is not the most efficient location to place major drainage infrastructure. The major problem facing the SE catchment is the lack of a</i></p>

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No	Name	Address	Type	Summary of Submission	Officer Response
					<p><i>clear overland flow path to convey major flows through the downstream residential area. The Afflux proposal manages this by sizing the basin to retain flows up to the 1% AEP event, with outflows limited to the capacity of the culvert. There is an existing piped crossing of Bluff Road at the SE corner, however being of smaller diameter than the main culvert, the basin size would need to increase accordingly.</i></p> <p>In addition to drainage management, the location of the basin shown on the ODP allows an Access Street to be located at an appropriate distance from the Connector Road.</p>
5	Corangamite Catchment Management Authority	Dr G Taylor Floodplain Statutory Manager PO Box 159 Colac VIC 3250	No Objection	The Authority indicates support for the Amendment. Considers the proposed DDO adequately addresses subdivision requirements for stormwater mgt however given the existing flood risk to surrounding land, recommends inclusion of further requirements relating to floodplain management.	The submission is noted and Council planning and engineering officers will seek to address the CCMA concerns including strengthening the DDO39. Refer to the 'Discussion' section of the report for a response.
6	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.
7	R & B	Pearl Bay Passage	Objection	Objects to the proposed use of 42 Pearl Bay Passage for	Refer to the 'Discussion' section of the report for

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No	Name	Address	Type	Summary of Submission	Officer Response
	Cronkshaw	St Leonards		vehicle and pedestrian access. It will make for a very congested Sea Change Estate. Supports pedestrian access only.	a response.
8	Dept of Environment, Land, Water & Planning	G Brookes Program Mgr Regional Planning & Approvals Barwon SW Region PO Box 103 Geelong VIC 3220	No Objection	<p>DELWPs commentary relates to its policy responsibility for native vegetation matters and to its role as landowner of Crown land to the south of Growth Area 2, comprising the Edwards Point Wildlife Reserve and Swan Bay component of the Port Phillip Heads Marine National Park. This Crown land is managed by Parks Victoria, and the submission incorporates its views.</p> <p>DELWP is satisfied with the treatment of the policy objectives of avoiding and minimising loss of native vegetation through the design process for a subsequent subdivision layout.</p> <p>Future development of Growth Area 2 following rezoning raises the prospect of increased stormwater flows being directed toward or into the Edwards Point Wildlife Reserve and / or Swan Bay. Swan Bay is also a component of the <i>Port Phillip (Western Shoreline and Bellarine Peninsula)</i> Ramsar site. The reference under the heading "<i>Stormwater Management</i>" in Clause 3 of DDO39 is positive but doesn't appear to quite set an appropriate target: e.g. the reference to addressing ecological impacts in Swan Bay is ambiguous as to the standard and performance of outcomes that may be proposed.</p>	<p>The submission is noted and Council planning and engineering officers will seek to address the DELWP concerns regarding stormwater flows including strengthening the DDO39. A Panel Hearing Version of the DDO39 will be prepared for the Hearing.</p> <p>Officers are also reviewing the 'should' and 'must' requirements of the DDO to avoid ambiguity.</p> <p>Refer to the 'Discussion' section of the report a response to stormwater flows to Swan Bay.</p>

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				<p>DELWP suggests that the Schedule require any such stormwater direction and infrastructure developments be informed by a combined ecological and hydrological assessment of the capacity of the receiving environment, of the nature of proposed new stormwater inputs, and of the means of managing stormwater flows such that ecological impacts are avoided first, and if not possible to be avoided, minimised.</p> <p>The submission notes that neither DELWP nor Parks Victoria has endorsed use of Crown land to receive increased volumes of stormwater from Growth Area 2, nor any associated infrastructure.</p> <p>DELWP also notes that DDO39 uses a mix of 'must' and 'should' in relation to delivery of various aspirations. The amendment would benefit from a critical review against Council's mandatory requirements as opposed to preferences or desirables.</p>	
9	Dept of Econmoic Development, Jobs, Transport & Resources	Jozef Vass Transport Coordination Mgr Barwon SW Region PO Box 775 Geelong VIC 3220	No Objection	<p>A coordinated response from DEDJTR, VicRoads and PTV.</p> <p><u>General Comments</u> Would welcome the opportunity to review and comment on a draft internal street network when available. Supports the proposed Connector Rd however prefers a more direct and continuous alignment with existing roads in the abutting residential areas to the</p>	Refer to the 'Discussion' section of the report for a response.

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No	Name	Address	Type	Summary of Submission	Officer Response
				<p>north and south. Says this would assist the development of the future bus network.</p> <p>Also says a primary East-West street needs to be established, ideally in a continuous alignment with either Sandbar St or Anchor/Clyde Sts. This provides connection to the bus service along Seachange Way and onward to the bay / foreshore.</p> <p><u>Public Transport</u> Notes that Pearl Bay Passage is not a through Rd and cannot be used for bus operation. The only option of servicing the area is through Ibbotson St and Bluff Rd.</p> <p><u>VicRoads</u> VicRoads has no objection subject to the Cardno Traffic Impact Assessment being revised to incorporate the exhibited Cardno Plan no. CG140338. Notes that these works will be required as part of the Final Shared Infrastructure Funding Plan.</p> <p><u>Pedestrians and Cyclists</u> Cross-sections in Appendix A and B of the Cardno Assessment need to be modified to allow for cycling. Also provision of dedicated cycle treatment on Bluff Rd and the primary north-south and east-west roads is required. The 2.5m shared path should be widened to 3m as specified in <i>Austrroads' Guide to Traffic Engineering Practice, Part 14 - Bicycles.</i></p>	

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10	B Egan	Grieve Parade Altona VIC	Objection	<p>Submission from the owner of 44 Pearl Bay Passage St Leonards – neighbour of 42 Pearl Bay Passage which is proposed to become a local access road. The owner notes that they purchased the property not expecting it to become a corner lot and have designed their dwelling accordingly.</p> <p>States the following impacts:</p> <ul style="list-style-type: none"> • Ability to build a future garage on the northern boundary will be restricted. • Increased noise and reduced security. • The need to construct a new fence. 	<p>Refer to the ‘Discussion’ section of the report for a response.</p> <p>The submitter has specific concerns given the road link will be located on the adjoining vacant property. It is acknowledged that there was an expectation that a dwelling would be constructed however circumstances have changed and a road link is considered a good planning outcome.</p> <p>Matters relating to a planned future garage will be governed by the Building Regulations.</p>
11	Gee Dee Nominees P/L	G Petsinis Director PO Box 157 Albert Park VIC 3206	Support	<p>Submission on behalf of the owners of 522-570 Ibbotson Street. Believes the development will provide for much needed land supply, missing facilities and population growth within the town.</p> <p>The submission also takes the opportunity to discuss the future growth of the town by identifying land directly adjacent for logical expansion. An overview report prepared by Adept Developments and Roberts Day is provided to support the discussion.</p>	<p>The submission is noted.</p> <p>Future spacial growth of St Leonards would require a change to the established Settlement Boundary. The St Leonards Structure Plan 2015 states that land supply is sufficient to accommodate the long term growth needs of the Township and no additional land has been identified for future growth.</p>
12	E Jenkins	Gilbert Street St Leonards	Objection	<p>Concerned about the absence of footpaths leading to the hub of St Leonards, particularly on Murradoc Road. Urges Council to pressure VicRoads to construct paths.</p>	<p>Council engineers have designed for paths to extend on Murradoc Rd from the Town Centre to Ibbotson Street. This project needs to be coordinated with VicRoads for funding and construction. Council will continue working with VicRoads to realise this project.</p>
13	B Lacy	2 Starboard Court	Objection	<p>Objects to the proposal to rezone 42 pearl Bay Passage</p>	<p>Refer to the ‘Discussion’ section of the report for</p>

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		St Leonards VIC 3222		into a road from the new estate. This will significantly increase traffic.	a response.
14	L Lee-Tet	Spinnaker Drive St Leonards	Objection	<p>Strongly objects to the proposed rezoning for the following reasons:</p> <ul style="list-style-type: none"> • Destruction of the beautiful farmland. • Many blocks of land still not sold at the Swan View Estate, plus many other lots still on the market. • Who will reimburse landowners who now wish to sell and move i.e. loss of value of property. 	<p>Refer to the 'Discussion' section of the report for a response to land supply matters.</p> <p>The 'beautiful farmland' is private land inside the towns Settlement Boundary and identified for rezoning in the GGPS. There is an expectation that this land will be converted for urban use.</p> <p>Property values are generally not considered to be a relevant planning consideration.</p>
15	S Mahony	Starboard Court St Leonards VIC	Objection	Concerned about the rezoning of 42 Pearl Bay Passage for a vehicle link. This will result in increased traffic volumes and four very dangerous intersections.	Refer to the 'Discussion' section of the report for a response.
16	I Maronian	Leviens Road St Leonards	Objection	<p>The development (along with the development of Amendment C317) will cause huge problems including:</p> <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. <p>Raises the following concerns about C325:</p> <ol style="list-style-type: none"> 1. No idea of the internal street design. 2. Destruction of roadside native trees. 3. Hopes that the link to Diver Dan Lan will be for pedestrians only. 4. Questions the need for a footpath on McBeth St. 5. No point in creating a link at 42 Pearl Bay Passage 	<p>Refer to the 'Discussion' section of the report for a response to 42 Pearl Bay Passage, land supply and infrastructure matters.</p> <p>Regarding the specific concerns about C325:</p> <ol style="list-style-type: none"> 1. The internal design will be known following further analysis by developers and the consideration of subdivision permits by Council. 2. Arboricultural assessments will determine the retention value of roadside vegetation and the linear open space trails provide greater scope to protect vegetation. 3. Diver Dan Lane will be a pedestrian link only.

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				<p>as traffic will be directed along narrow roads.</p> <p>6. Supports the Ibbotson St greenway and suggests a similar greenway along the eastern edge of the new estate.</p>	<p>4. A footpath on McBeth St will encourage and support walking between the Growth Area and Murradoc Road.</p> <p>5. The link will help integrate the two communities that would otherwise be physically isolated. The link will cater for local traffic only that can conveniently access Seachange Way and Gilbert Street.</p>
17	J O'Dwyer	Pearl Bay Passage St Leonards	Objection	<p>Questions the need for another subdivision in this quiet seaside village. There is inadequate parking in the shopping precinct especially at peak holiday times.</p> <p>Main objection relates to the proposed road link at 42 Pearl Bay Passage – there was no community consultation with existing residents and the road constitutes a traffic hazard.</p>	Refer to the 'Discussion' section of the report for a response to 42 Pearl Bay Passage, land supply and infrastructure matters.
18	A Puli	Starboard Court St Leonards	Objection	Objects to the proposed link at 42 Pearl Bay Passage as it will add to traffic congestion, cause accidents and encourage hooning.	Refer to the 'Discussion' section of the report for a response.
19	G Puli	Starboard Court St Leonards	Objection	Strongly objects as the development and road link will negatively impact on the town's serenity. Will also increase traffic density, cause health problems and increase hooning.	Refer to the 'Discussion' section of the report for a response to 42 Pearl Bay Passage and infrastructure matters.
20	J Richards	Pearl Bay Passage St Leonards	Objection	Objects to the proposed road link at 42 Pearl Bay Passage. States that there are only three vehicular outlets and the peaceful enjoyment expected by Sea Change Estate residents will be destroyed due to the extra traffic.	Refer to the 'Discussion' section of the report for a response.
21	J Rogozik	Honour Avenue	Objection	Owner of 48 Pearl Bay Passage objects for the following	Refer to the 'Discussion' section of the report for

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		Werribee VIC		<p>reasons:</p> <ul style="list-style-type: none"> • St Leonards does not need further residential development, housing demand is not huge (eg. Bluff Rd Swan Hill Estate). • Developers are buying old homes on large lots and building townhouses. • Town barely copes with the summer swell in population re. amenities. Facilities, car parking. • The area will struggle to cope with the increased traffic. • Water pressure is barely adequate now. • St Leonards will lose its charm as a unique ambient small community on the Bellarine. • Farmland is a major part of the Bellarine providing local produce, wineries and is a tourist attraction. It should not be lost to developers. 	<p>a response to 42 Pearl Bay Passage, land supply and infrastructure matters.</p> <p>Regarding the loss of farmland, the GGPS has long-standing, strong policies for the protection of farming and rural landscapes on the Bellarine. Townships, including St Leonards, identify a clear urban Settlement Boundary to restrict urban uses to within these boundaries.</p>
22	G Sproul	Pearl Bay Passage St Leonards	Objection	<ol style="list-style-type: none"> 1. Objects to the destruction of the amenity of St Leonards. Subdivision will double the population and local infrastructure will not cope. 2. Objects to the proposed link at 42 Pearl Bay Passage as the roads in Pearl Bay Passage were never designed for a doubling of traffic. The amenity of Sea Change Estate may be destroyed. 3. Decrease in property values in Sea Change Estate. 	<p>Refer to the 'Discussion' section of the report for a response to 42 Pearl Bay Passage, land supply and infrastructure matters.</p> <p>Property values are generally not considered to be a relevant planning consideration.</p>
23	St Leonards Property Holdings P/L	R Closter Director PO Box 4298 Geelong VIC 3220	Support	<p>SPH is one of the proponents of Amendment C325 and fully supports the rezoning and DDO. SPH suggest changes to the following DDO39 items:</p> <ol style="list-style-type: none"> 1. Remove traffic requirement: <i>'identifies necessary upgrades of abutting roads and road intersections</i> 	<p>This supportive submission is noted and correctly states that the GGPS does not restrict the timing or prioritise development in St Leonard's two designated growth areas.</p>

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				<p><i>in the vicinity</i>'.</p> <ol style="list-style-type: none"> 2. Introduce the Small Lot Code to areas shown on the ODP for medium density housing so permits are not required for dwellings less the 300 sq m. 3. Amend the Shared Infrastructure Funding Plan requirement by deleting the term '<i>as appropriate</i>'. 4. Amend requirements relating to Leviens Rd reserve vegetation. Not appropriate to keep poor quality vegetation in this urban context. 5. Amend the Outline Development Plan to nominate upgrading the Murradoc/Leviens Rd intersection only. <p>SPH also supports the planned developer contributions via application of S173 agreements.</p> <p>The submission provides background to the developers past projects and pre-application planning for C325. The submission outlines support in the GGPS for the rezoning including anticipation that the two St Leonards growth areas could be developed concurrently without one taking priority over the other.</p>	<p>Response to matters raised in the DDO:</p> <ol style="list-style-type: none"> 1. Supported. 2. The permit trigger to construct a lot on less than 300 sq m is derived from Clause 32.08 General Residential Zone. Councils are unable to amend the Victoria Planning Provisions. It is understood that the Small Lot Housing Code only applies in the UGZ where there is an approved PSP nominating sites. 3. Supported. 4. Not supported. The design objective for roadside reserves is to encourage designs that avoid and minimise loss of remnant vegetation. The 'urban context' of the site is one where the roadsides are known for their biodiversity values, in addition to Charles McCarthy Reserve located opposite. 5. Not supported, retain the 'oval' as shown in the ODP. The Cardno functional design dated 20.02.15 shows the works to be completed to the intersections but does not identify responsibility. The VicRoads submission requires works to Murradoc Rd/Ibbotson St – not just Murradoc/Leviens Rd.
24	St Quentin Consulting for B & R Robinson	C Gray Managing Director PO Box 919 Geelong VIC 3220	Support	The Robinson's own a 19ha property in Growth Area 2: 152-200 Bluff Rd. The submission from St Quentin on behalf of the Robinsons supports the Amendment however raises minor matters with the exhibited DDO39:	<p>Response to matters raised in the DDO:</p> <ol style="list-style-type: none"> 1. Supported. 2. Retain requirement but refine the assessment to 'native trees'. 3. Not supported, retain the 'oval' as shown in

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				<ol style="list-style-type: none"> 1. SIFP: delete the term '<i>as appropriate</i>' from the requirement '<i>Subdivision should implement the requirements of the St Leonards Growth Area 2 Shared Infrastructure Funding Plan as appropriate</i>'. 2. Arboricultural Report: this application requirement is considered excessive. 3. ODP: nominate upgrading the Murradoc/Leviens Rd intersection only. 4. Access to Bluff Rd: strengthen direction for access to property from Bluff Rd. 	<p>the ODP. The Cardno functional design dated 20.02.15 shows the works to be completed to the intersections but does not identify responsibility. The VicRoads submission requires works to Murradoc Rd/Ibbotson St – not just Murradoc/Leviens Rd.</p> <p>4. Not supported. Rather than including another requirement the ODP will be amended to show the arrows as: 'Secondary Access (location indicative)'.</p>
25	B & M Szabo	PO Box 3049 Geelong West VIC 3218	Object	<p>A detailed submission by the owners of 21-23 Pearl Bay Passage. The property (side boundary) is directly opposite the site of the proposed new road link at 42 Pearl Bay Passage.</p> <p>Objects for four main reasons:</p> <ol style="list-style-type: none"> 1. <u>Significant impact on our amenity</u> The proposed road link at 42 Pearl Bay Passage will result in more than 2,000 car movements per day causing noise and air pollution. When we purchased the block and built our home, there was no indication of this road. Rooms are on the western side (facing Pearl Bay Passage). We specifically selected a block in a quiet location away from a main road. There will also be a loss in property value. 2. <u>Dangers to us and our property</u> The proposed intersection at 42 Pearl Bay Passage presents a significantly increased danger that a 	<p>Refer to the 'Discussion' section of the report for a response to 42 Pearl Bay Passage, land supply and infrastructure matters.</p> <p>Similar to the landowner at 44 Pearl Bay Passage, it is acknowledged that there was an expectation that a dwelling would be constructed 42 PBP. However circumstances have changed and a road link is considered a good planning outcome.</p> <p>Property values are generally not considered to be a relevant planning consideration. The new road will be designed in accordance with relevant Australian Standards and there is no evidence of an increase in accidents occurring.</p> <p>The preference for a pedesrian link is understandable however the property has</p>

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				<p>potential accident could come onto our property, resulting in death or injury to us or damage to our home and garden. Would prefer a pedestrian link only (despite our firm objection).</p> <p>3. <u>The impact on the community</u> There appears to be limited need for an Early Learning Community Centre in St Leonards, there are other possible community facilities (to cater for the older demographic). The location is not specified – we object were it located on a vacant block near our property due to traffic.</p> <p>4. <u>The impacts of rezoning</u> It is not the right time to be rezoning and building more houses in St Leonards. There are a large number of vacant blocks in Sea Change Estate and Swan View Estate and around the Bellarine. Putting in additional supply is unnecessary and would devalue our land. It will turn St Leonards into another sprawling suburb not the idyllic semi-rural seaside village lifestyle.</p>	<p>sufficient width to accommodate pedestrians and vehicles. The road is also necessary to connect the local community which would otherwise be separated for 1.2 kms between Leviens Rd and Bluff Road.</p> <p>Regarding the Early Years Learning Centre, the St Leonards Structure Plan lays out a strong case for this facility. The Centre is also identified in Clause 21.14 of the GGPS with the preferred location at 1345 Murradoc Road.</p>
26	S Tuohy & P Gough-Harper	Bluff Rd St Leonards	Object	<p>Local resident with the following concerns about the proposed feeder road adjacent to their home:</p> <ol style="list-style-type: none"> 1. Potential accident zone. 2. Directly opposite main living space thereby resulting in increased noise, light and air pollution, and reduced privacy. 3. Property devaluation and enjoyment. <p>Says that the community would value well designed developments that are sympathetic and enhance the</p>	<p>The DDO39 shows a 'Potential Access' directly opposite the submitters land. The Cardno Traffic Assessment Nov 2014 finds there should be at least 2 access points to Bluff Rd – a Connector Rd and a Level 2 Access St. An Access Street in St Leonards would have low traffic volumes and any increased amenity impacts are considered acceptable.</p> <p>The stormwater basins will be designed to meet</p>

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				<p>local environment. Not the removal of established mature trees along bluff Rd to create the stormwater retarding basin and linear open space. The basin will also be hazardous for children and provide breeding habitat for mosquitoes.</p> <p>Suggests that Ibbotson St could remain as the main collector road and a feeder road adjacent to Edwards Point Rd would be a logical alternative.</p>	<p>best practice guidelines with regards to safety and mosquito breeding.</p> <p>The plan shown on the DDO is considered to be well designed and seeks to protect established roadside vegetation. If Ibbotson St was constructed to a Connector Rd standard as suggested in the submission, this would destroy the biodiversity values in the reserve. Locating the Access Street adjacent to Edwards Point Rd would not result in a superior traffic outcome given its proximity to the Connector Rd.</p> <p>Property values are not a relevant planning consideration.</p>
27	J & R Wursthorn	Bluff Rd St Leonards	Object	<p>Objects on the following grounds:</p> <ul style="list-style-type: none"> • Too many houses already on the market and unable to be sold. • There is not enough infrastructure to support new development. 	Refer to the 'Discussion' section of the report for a response to land supply and infrastructure matters.