

AMENDMENT C325

St Leonards Growth Area 2- Rezoning

The St Leonards Growth Area 2 is approximately 70 hectares and sits at the south-western edge of the St Leonards Township. The land is currently in the Farming Zone.

This land is identified in the adopted St Leonards Structure Plan March 2015 for future residential development opportunity.

Three landowners in the area, St Leonards Property Holdings Pty Ltd, R & B Robinson and ABC Project Management Pty Ltd, are seeking a rezoning of their land and other properties in the growth area, to a residential zone, known as Amendment C325.

On 10 August 2015, Council under delegation resolved to support the public exhibition of Amendment C325 to the Greater Geelong Planning Scheme.

What land is affected?

The land to be rezoned is:

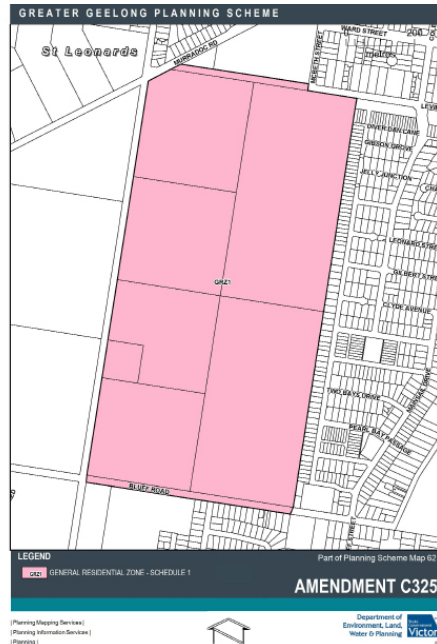
- 2-20 and 22-40 Leviens Road;
- 152-200 Bluff Road; and
- 481-505, 511-529, 531-539 & 541-569 Ibbotson Street.

42 Pearl Bay Passage will be applied with a Design and Development Overlay (DDO) only.



What is Amendment C325?

Amendment C325 proposes to rezone the affected land from Farming Zone to General Residential Zone (Schedule 1) as shown on the map below.



The amendment will also place a development control on the affected land (called a Design and Development Overlay- DDO). This will guide the subdivision and development of the land.

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

What is likely to be developed?

The rezoning of the land for residential purposes will provide for:

- Housing.
- Public open space in a linear reserve along the eastern boundary, which will include a shared pedestrian/bicycle path. This will discontinue Ibbotson Street.
- Two separate 1 hectare size local parks.
- Vehicle connection into Pearl Bay Passage.
- Three stormwater retarding basins.
- New collector road between Bluff

Road and Leviens Road.

This is shown on a draft outline development plan on the following page.

What happens after the land is rezoned?

After the land is rezoned, Council can consider and issue planning permits for subdivision. The land can then be developed as a residential estate. Approximately 975 residential lots are expected to be created over the life of the development.

Can I make a submission to C325?

Yes. Submissions to Amendment C325 should be received by: **Monday 19 October 2015** and addressed to:

The Coordinator
Strategic Implementation
City of Greater Geelong

Either by:

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

Where can I go for more information?

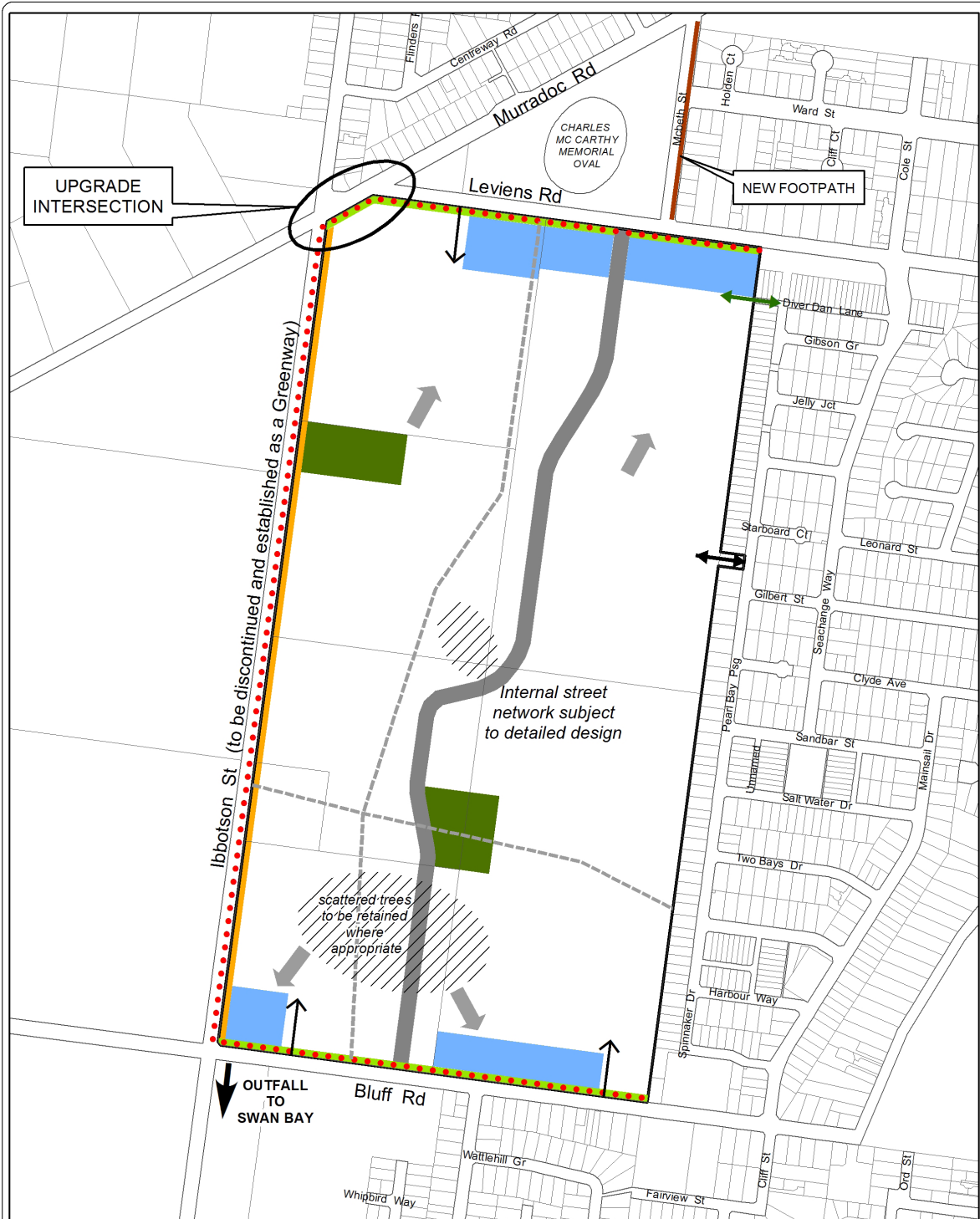
The amendment is available for viewing at the following centres:

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

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

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

St Leonards Growth Area 2- Outline Development Plan



LEGEND

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|--------------------------------------|-------------------|---------------------|
| STORMWATER RETARDING BASIN | BUFFER OPEN SPACE | POTENTIAL ACCESS |
| CONNECTOR ROAD (location indicative) | VEHICLE LINK | EXISTING CATCHMENTS |
| 1 HECTARE PARK | PEDESTRIAN LINK | STORMWATER FLOW |
| LINEAR OPEN SPACE | SHARED PATH | SUBJECT LAND |

Prepared by City of Greater Geelong - 31 July 2015
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