

GREATER GEELONG PLANNING SCHEME


AMENDMENT C346

RESOLUTION TO REFER SUBMISSIONS TO A PANEL APPOINTED BY THE MINISTER FOR PLANNING

UNDER DELEGATION FROM COUNCIL IT IS HEREBY RESOLVED:

That Council having considered all submissions to Amendment C346 resolves to:

1. Request the Minister for Planning to appoint an Independent Panel under Part 5 of the Planning and Environment Act 1987 to consider submissions relating to the amendment;
2. Refer all submissions to a Panel; and
3. Submit to the Panel its response to the submissions as outlined in this report.

SIGNED:.....

DATE:.....23/3/16.....

**PETER BETTESS
GENERAL MANAGER PLANNING AND DEVELOPMENT**

GREATER GEELONG PLANNING SCHEME

DELEGATED AUTHORITY REPORT

AMENDMENT C346 OCEAN GROVE STRUCTURE PLAN & UDF – CONSIDERATION OF SUBMISSIONS

To: Peter Bettess – General Manager Planning & Development
From: Peter Smith – Coordinator Strategic Implementation
Ian McCartney – Senior Strategic Planner
Subject: Consideration of Submissions under Delegation
File number: C346
Date of Report: 22/3/2016

Purpose

The purpose of this report is to consider submissions (under delegation) as a result of exhibition of Amendment C346 which seeks to include the key strategies and objectives of the new Ocean Grove Structure Plan and Urban Design Framework into the Planning Scheme.

Summary

- Amendment C346 seeks to include the key strategies and objectives of the new Ocean Grove Structure Plan and Urban Design Framework into the Planning Scheme.
- The main changes being introduced by Amendment C346 include a new Clause 21.14 to reflect recommendations of these policy documents and application of new Design and Development Overlays to the town centre and new Grubb Road Activity centre.
- The new Structure Plan was adopted by Council in December 2015 and the Urban Design Framework was adopted in June 2014. Extensive informal consultations including workshops, public meetings, resident surveys and meetings with owners and developers were conducted as part of the preparation of these documents.
- Amendment C346 was exhibited in the normal manner between 4 February 2016 and 4 March 2016.
- Exhibition of the submissions resulted in the receipt of 42 submissions. The breakdown of submissions is: 10 submissions in support, 11 providing comments and 21 objecting submissions as detailed in this report.
- The major issue raised in supporting and objecting submissions result from the proposed removal of the indicative “Long-term boundary beyond 2020” from the Structure Plan map on the east and west sides of Grubb Road and the settlement boundary east of Banks Road.
- Council officers have considered all the submissions in detail and recommend that the amendment continue to be supported as exhibited. As the issues in objecting submissions are unable to be resolved it will be necessary to refer all submissions to an Independent Panel appointed by the Minister for Planning.

Recommendation

That Council having considered all submissions to Amendment C346 resolves to:

- 1) Request the Minister for Planning to appoint an Independent Panel under Part 5 of the Planning and Environment Act 1987 to consider submissions relating to the amendment;**
- 2) Refer all submissions to a Panel; and**
- 3) Submit to the Panel its response to the submissions as outlined in this report.**

Background

Amendment C346 seeks to implement the findings of the following Council adopted documents into the Greater Geelong Planning Scheme:

- the Ocean Grove Structure Plan (December 2015); and
- the Ocean Grove Town Centre Urban Design Framework (June 2014).

The Amendment will:

- Amend Clause 21.14 Bellarine Peninsula to include the key strategies of the Ocean Grove Structure Plan (December 2015) and the updated Ocean Grove Structure Plan Map, and recommendations of the Ocean Grove Town Centre Urban Design Framework Plan (June 2014).
- Insert a new schedule 39 to Clause 43.02 Design and Development Overlay to implement the key urban design recommendations for the Grubb Road activity centre and restricted retail precinct in the north-east growth area.
- Insert a new schedule 40 to Clause 43.02 Design and Development Overlay to implement the key design recommendations of the Ocean Grove Town Centre Urban Design Framework (2014) for the Town Centre.
- Delete Schedule 16 to Clause 43.02 Design and Development Overlay (Presidents Avenue Ocean Grove).
- Delete Schedule 27 to Clause 43.02 Design and Development Overlay (Hodgson Street Mixed Use Precinct).
- Apply Schedule 20 to Clause 43.02 Design and Development Overlay (Industrial 1,2 and 3 zones) to the Industrial 3 Zone land within the north east growth area.
- Amend Planning Scheme Maps 81 DDO and 82 DDO.

Ocean Grove Structure Plan Review 2015

At its meeting on 8 December 2015 the Council considered a detailed report on the findings of the review of the 2007 Structure Plan (amended 2008) and

- Adopted the new draft Structure Plan; and
- Resolved to prepare and exhibit an amendment to include the recommendations of the new Structure Plan into the Planning Scheme.

The draft Structure Plan built on the township vision originally developed as part of the Bellarine Strategic Plan 2006 – 2016 and updated the earlier Plan with changes to the

State and Local Planning Policy Framework as well as Council studies. It contains key directions about urban growth, settlement and housing, infrastructure, natural environment, economic development and employment and rural areas.

Given Ocean Grove's role as an urban growth location, it is under pressure to accommodate further urban development. Analysis of lot supply data for the municipality, the Bellarine and the town revealed that there are sufficient residential land stocks to meet the forecast population growth over the short to medium term. Consequently, from a land supply perspective the new Structure Plan did not need to consider additional growth areas.

Key changes in the new Structure Plan included the deletion of the indicative long-term settlement boundary from the Structure Plan map including the wording "protect long-term growth option" that affects land outside the existing settlement boundary west of Grubb Road; the realignment of the eastern settlement boundary along Banks Road and the proposed implementation and review of planning controls to guide future land use and development, particularly for commercial areas and older parts of the town.

The Structure Plan review commenced in late 2014. Informal stakeholder consultation was undertaken in May 2015 as part of the review process which received a high level of interest and engagement.

The Council report of 8 December 2015 discussed in considerable detail the issues raised during the consultation process and planning considerations resulting in the recommendations of the new Structure Plan.

A copy of the existing 2007 Structure Plan map (which is currently at Clause 21.14 of the Planning Scheme) is in **Appendix 1**. The proposed new Structure Plan map to be introduced into the scheme by Amendment C346 is in **Appendix 2**.

Ocean Grove Town Centre Urban Design Framework 2014

At its meeting on 24 June 2014 the Council considered a detailed report on the preparation of the UDF including consideration of the submissions which were made as part of the extensive informal public consultation process. As a result Council:

- Adopted the UDF document,
- Resolved to prepare an implementation plan for the Hodgson Street/The Parade intersection area; and
- Resolved to prepare and exhibit an amendment to introduce the recommendations of the UDF into the Planning Scheme.

The development of the UDF was underpinned by the input Council received from residents, businesses, community associations, sporting clubs, schools and government agencies through an Enquiry by Design (EbD) workshop. The two day workshop was held in May 2013 and the preferred future outcomes identified at the workshop were encapsulated in the UDF.

The UDF seeks to guide future growth and development, built form outcomes, streetscapes, traffic and pedestrian movements, carparking and land use as well as providing a framework for Council investment in the town centre over the next 10 years. It provides a vision for how the centre should develop, provides design principles and recommends improvements to existing infrastructure and functionality of the town. The UDF will also assist in the assessment of future development proposals.

The UDF was placed on informal consultation for an eight week period from 5 February until 31 March 2014. A community information session was attended by 70 people. A total of 104 submissions were received.

The key concerns raised in the submissions were the need for pedestrian and cycle infrastructure improvements, the impact of building heights on coastal character, the need for a civic hall, development within and around the Ocean Grove Park, the preferred arterial road route and provision of future car parking areas.

The Council report considered these submissions which resulted in changes being made to the final UDF prior to its adoption.

A copy of the UDF Plan 2014 is **Appendix 3**.

Discussion

Amendment C346 was exhibited between 4 February 2016 and 4 March 2016. Letters were sent directly to the 34 submitters to the initial consultation process for the Structure Plan and all owners and occupiers most directly affected by the Structure Plan and UDF recommendations (i.e. west of Grubb Road, east of Banks Road, south side of Bellarine Highway, Ocean Grove town centre, The Terrace etc). Notices were placed in the Geelong Advertiser, Geelong Independent and all local newspapers (The Echo, Bellarine Times, Ocean Grove Voice) and the Government Gazette.

As a result of the exhibition of the amendment a total of 42 submissions have been received. The breakdown of submissions is: 10 submissions in support, 11 providing comments and 21 objecting submissions.

All submissions received have been summarised in **Appendix 4** with key issues/themes identified as follows:

1. Removal of the indicative long term boundary
2. Changes to the settlement boundary east of Banks Road
3. Request to extend the settlement boundary to the Bellarine Highway
4. Grubb Road Neighbourhood Activity Centre - Design & Development Overlay (DDO39)
5. Town Centre Urban Design Framework and DDO40
6. Traffic Issues (Grubb Road/The Terrace)
7. Other Planning Issues
8. Footpath Issues
9. Structure Plan Consultation Process

Discussion of the above issues and Council officer's response is set out in the following section of this report.

1. Removal of the indicative long term boundary

The main issue raised in submissions is the proposed removal of the "Long Term Boundary Beyond 2020" from the current 2007 Structure Plan map. This boundary is shown as a blue dashed line on the map in **Appendix 1** and Map 8 from the 2015 Structure Plan document (below) shows the two boundaries from the 2007 Structure Plan.

***Ocean Grove Structure Plan 2007- Existing and Long term settlement boundaries
(Map 8 from page 97 of Ocean Grove Structure Plan 2015)***



The long term boundary encompasses the north west quadrant of the structure plan area with a small portion east of Grubb Road. The main area west of Grubb Road extends across to Wallington Road, north and west of the Ocean Grove Nature Reserve, north of low density residential areas along Thacker Street and south of the Wallington rural residential estate along Rhinds Road.

Fifteen submissions raise this issue with 9 submitters objecting to the removal of the boundary and 8 submitters supporting its removal. Most of the submitters, both for and against, are landowners in the area. The issues raised are summarised below with a Council officer's response.

Lack of Justification

The objecting submissions to Council's proposed removal of the long term boundary consider the decision to be poorly justified and unfair. A number of objectors have asked for the boundary to be re-instated. Submitter 25 (Morgan and Griffin), the owner (under contract) of the Oakdene vineyard to the west of Grubb Rd, believes the removal will unreasonably restrict the ultimate development potential of the land holding. They submit that the land is located within the next logical growth area for Ocean Grove and request the proposed Structure Plan be updated to include a revised "Ocean Grove Township Growth Boundary".

Submitter 30 submits that a future evidence based land needs assessment and environmental management plan should be provided to support a rezoning of the subject land within the long term settlement boundary. It should be this approach which decides if urban growth is permissible outside the existing settlement boundary, not a plan that has limited economic, environmental or political justification and no discussion of social, community and infrastructure implications

Response

Detailed justification for removing the long term boundary is provided in the Council report of 8 December 2015 and in detail in the 2015 Structure Plan (p.95-96).

The Structure Plan states “given the adequacy of municipal land supply, there is limited merit in retaining the indicative “long term settlement boundary for the period beyond 2021”, as identified in the 2007 Structure Plan” and “Cognisant of state, regional and local planning policy about the need to define a clear coastal settlement boundary and the adequacy of land supply... the identification of an indicative long-term settlement boundary on the Structure Plan map is considered unnecessary. The indicative long-term settlement boundary sets an unclear direction for the town and uncertainty in regards to future development... of land outside the nominated settlement boundary.

Whilst a district town and a designated urban growth location, the extent of planned growth and associated infrastructure and services has largely met this status and role. Building and strengthening the town does not necessarily mean further urban growth”.

Additional reasons for not considering land beyond the nominated settlement boundary at this time include (p.96):

- The nominated coastal settlement boundary for Ocean Grove should be clear and easy to justify.
- There is sufficient land supply within the municipality and in the town over the lifetime of the Structure Plan up to 2030 to accommodate future population growth, which will be predominantly delivered by the north-east growth area.
- There is a need to maintain a non-urban break between Wallington and Ocean Grove with open farmed landscapes.
- It is important to reduce land-use conflict at the urban/rural interface and to safeguard productive agricultural land.
- There is a need to encourage more compact and efficient urban development within the existing coastal settlement boundary.
- Potential for disconnection between this area and the Town Centre and associated community related infrastructure.
- Land north of the Special Use Zone and Low Density Residential Zone on Thacker Street has historically been seen as the northern urban edge of the town due to proximity to environmental constraints.
- The area is within and adjoins bushfire prone land.
- There is a need to protect and manage coastal and environmental values. The environmental qualities of this area are considered significant enough to preclude development at this point in time. This relates to proximity of the land to the Ocean Grove Nature Reserve and the significant flora, fauna and wildlife qualities that exist within the reserve.
- Land fronting Grubb Road along its western boundary provides an important gateway entry to the town and future development could impact upon the attractiveness of this entry.
- The Barwon River Estuary and Lake Victoria environs are of significant environmental and ecological importance and should be protected from development pressures that may result in environmental impacts from stormwater

drainage and runoff. Land north-west of the town drains to the Barwon River Estuary.

- The landscape character of this area provides an important backdrop to the town providing an undeveloped rural character and edge.
- The area contains waterways and drainage lines that require retention to ensure that flows downstream through areas such as the Nature Reserve, Barwon River and Lake Victoria Environs are not adversely impacted upon.

Council officers can understand that some landowners are aggrieved by the proposed change to the Structure Plan, however the ultimate growth of the town is not a question that requires final resolution by the current Structure Plan. In the future, as part of a Structure Plan review, if it is determined that Ocean Grove should grow beyond the settlement boundary, potential growth areas around the town can be investigated in detail (as proposed by submitter 30) and the settlement boundary moved accordingly. This is consistent with Council's approach to the preparation of other structure plans on the Bellarine Peninsula.

Other issues such as land supply/population growth, State Government Practice Note guidance and the G21 Regional Growth Plan are further discussed below.

Land Supply and Population Growth

A number of submitters question Council's land supply and population growth projections as contained in the 2015 Structure Plan. Submitter 3 believes that the process of preparing the long term area for development should be started as further zoned land will be required in Ocean Grove in the short term given the strong demand.

Submitter 25 provides details of current lot supply and demand for Ocean Grove. The submitter believes Council's growth rate predictions of 2.21% are conservative when compared against recent ABS figures which show a growth rate of 4.2%. Submitter 30 (St Quentin Consulting) points out that the review of lot supply by Council within the 2015 Structure Plan Review reveals that lot supply has not fallen to a rate of less than 10 years, therefore a basic review would have been sufficient and to remove the long term settlement boundary is beyond the review criteria. The submitter also questions Council's use of an average per annum, historical dwelling approvals over the past 13 years in Ocean Grove to address future housing demand. They submit that using this historical data to conclude that there is 28 years of growth available in Ocean Grove is an over simplification of population growth, supply, demand, market forces, trends and housing diversity and is not an acceptable demand analysis.

Response

Council officers responded to concerns about the Structure Plan's land supply figures and population projections in the report of 8 December 2015 and this is paraphrased below.

Lot supply is a key consideration as the adopted 2007 Structure Plan required that the take-up of land and redevelopment within the town be monitored regularly and that a basic review of development and lot supply should be undertaken every 5 years. It also stated that should a basic review reveal that lot supply has fallen to a rate of less than 10 years for the town, a full review of the Structure Plan should be undertaken including an investigation of additional growth areas. The G21 Residential Land Supply Monitoring Project for Geelong (June 2015) prepared by Spatial Economics confirms that for the municipality, region and town there is adequate land supply in excess of 10 years.

The State Planning Policy Framework requires municipalities to ensure a sufficient supply of land is available to accommodate a projected population growth over at least a 15 year period and, provide clear direction on locations where growth should occur. Structure planning for towns must consider residential land supply on a municipal basis, rather than a town-by-town basis. This is a key difference between the drafting exercise of the adopted Structure Plan and the draft Structure Plan 2015.

The 8 December Council report makes it clear that there is adequate lot supply across the municipality and states:

“The G21 Residential Land Supply Monitoring Project for Geelong (June 2015) provides a municipal wide analysis, including a township perspective. From a land supply and demand basis, there is no requirement for additional broad hectare (greenfield land) residential stocks across the municipality. There is approximately 24 to 25 years of zoned broadhectare land supply. In terms of future broadhectare land supply stocks (unzoned or precinct structure plan required), there is an additional 13 years of supply to cater for projected demand across the municipality.

On a more localised scale, the Bellarine Peninsula requires no further broadhectare residential land stocks. There is 14 years of zoned broadhectare land supply. In terms of future broadhectare land supply stocks (unzoned), there is an additional 10 years of supply to cater for projected demand across the Bellarine.

Broadhectare residential land stocks within Ocean Grove are approximately 3,193 lots. In addition to existing broadhectare land, there are approximately 423 minor infill lots across the town and 436 future residential lots at the recently rezoned land at Trethowan Avenue/Ocean Grand Drive. The north-east growth area, east of Grubb Road, comprises significant broadhectare land supply in the town.

Notwithstanding Ocean Grove being the principal town on the Bellarine and its status as an urban growth location, the adequacy of land stocks are sufficient for the foreseeable future and importantly, will accommodate the projected population growth over the lifetime of the Structure Plan.”

With regards to population, the 2007 Structure Plan planned for a 4% population growth over the lifetime of the Structure Plan up to 2020. The Plan had two settlement boundaries - an existing settlement boundary and an indicative long-term settlement boundary with the following roles

- A settlement boundary for the lifetime of the Structure Plan to the year 2020 to accommodate a total population of approximately 21,000 and a future residential land supply of at least 10 years.
- A potential (indicative) long-term settlement boundary for the period beyond 2020 or when land supply falls below 10 years to ensure future development and location of services does not result in poor planning outcomes in the long term.

Forecast population growth over the lifetime of the new Structure Plan is expected to result in a township population of approximately 16,105 by 2030 (.id population forecast) - much less than the projected 21,000 population by 2020 predicted when 2007 was prepared. The population growth rate of 4.2% suggested by Submitter 25 based on ABS figures will be further examined in the lead up to the Panel Hearing.

Developer monopoly / lack of competition

Four of the objections to the long term boundary removal are concerned about a single developer having a monopoly over residential development in Ocean Grove. Submitter 3 submits that when the Oakdene land runs out in a few years, Kingston will again

have a monopoly pushing up prices. Submitter 6 is concerned that the majority of future residential development will be with one company and may then create a de-facto monopoly restricting competition and local growth. Submitter 26 (a group of landowners from the west of Grubb Rd) says the decision gives good cause to doubt, as to why some land holders appear to be given preference over others.

Response

The submitters raise a valid issue in relation to the historic lack of competition amongst greenfield land developers in Ocean Grove. The Kingston Estate (and the prior named Kingston Downs Estate) was the main residential estate for some years prior to Morgan and Griffin commencing development of the Oakdene Estate east of Grubb Road. This followed the 2007 Structure Plan and the subsequent rezoning of the broader north east growth area by Amendment C60 in 2010.

The two main conventional residential estates continue to be limited to Oakdene and Kingston with some lower density residential lots available at Yellow Gums / Goandra. However, the recent rezoning of land west of Banks Road (Trethowan Ave area) by Amendment C203 will add to the market diversity.

Certainty of Investment and Financial Impacts

The landowners who object to the removal of the long term boundary are concerned at the potential financial impact and lack of certainty for investment in the area. Submitter 3 cannot understand why Council would want to move backwards from its 2007 position by removing the designations of that Structure Plan. They say that investment in the area since 2007 has been substantial based on the expectation that the land would one day be developed.

Submitter 18 (Oakdene Estate) says the adopted structure plan has guided forward planning. Expansion of agricultural endeavours has been based on off-site rather than on-site investment due to earlier indication that property is 'protected long-term growth option' for urban development. Submitter 26 (a group of 14 investors in a Trust who have invested their savings and superannuation funds) state that the land was seen as a sound, long term investment, given it is located within the Long Term Settlement Boundary of the 2007 Ocean Grove Structure Plan and identified as "Protect long-term growth option".

A number of submitters believe the boundary change will de-value their properties.

Response

Council officers acknowledge that investment and property management decisions have been made based on the indicative long term boundary. It is true that structure plans and planning schemes should provide certainty for investment and decision making. However, the level of weight and certainty given to an element of a structure plan (such as the long term boundary) depends on the context and specific wording provided. The current Structure Plan map which is in the Planning Scheme at Clause 21.14 shows a line described in the legend as "Long Term Boundary Beyond 2020". The "bubble" over the area says "protect long term growth option". The use of the word option means that it is not a certainty for future rezoning and development. Other submitters have different views on the growth directions options for Ocean Grove. For example, Submitter 19 (Spiire for Shell Road Developments) believes the best long term option is land between the north east growth area and Bellarine Highway.

The 2007 Structure Plan report document is a reference document in the planning scheme and should be referred to for more explanation of the elements in the planning

scheme. The Structure Plan provides the following discussion on the long term growth boundary at page A-8 (key words underlined to indicative nature of the boundary):

“The proposed long term (beyond 2020) Settlement Boundary is indicative only and included for consideration of the very long term potential future growth. The boundary seeks to preserve opportunities for town expansion whilst balanced with the appropriate protection of the environmental and landscape features of the land located on the periphery of the town. The land available for urban growth within the long term boundary will be constrained by landscape and environmental factors including the need for a sensitive interface with the Ocean Grove Nature Reserve and significant coastal landscapes limiting growth to small, well planned and interconnected nodes”.

Long term, ongoing expansion of the town beyond a total population of between 25,000 – 30,000 is not advocated as it is considered that this would result in a significant loss of the unique setting and character of the town that makes it popular for residents and tourists alike and runs contrary to coastal planning principles.

Accordingly, a decision will need to be made in a subsequent structure plan as to whether or not it is appropriate for urban development associated with Ocean Grove to expand onto land between these two settlement boundaries involving a major consideration and examination of transport, infrastructure, social and community impacts”.

The Structure Plan also includes as an “Urban Growth – Direction”

“Determine a potential long term Settlement Boundary that identifies the possible ultimate extent to which the town might expand, based on logical and defensible long term planning boundaries.”

State Planning Policy & Guidance - Coastal Settlement Boundary Practice Note, G21 Regional Growth Plan & Bellarine Localised Planning Statement

Submission 25 believes the existing 'long term boundary beyond 2020' is consistent with Planning Practice Note 36: *Implementing a Coastal Settlement Boundary* and quotes the following from the Practice Note “*In some cases, coastal settlement boundaries will already exist in planning schemes. In these instances it is unnecessary to do any additional strategic work*”.

Submission 30 states that Ocean Grove has been identified as a Regional Centre and Sub Regional Employment Centre within the *G21 Regional Growth Plan* April 2013. Regional Centre’s have an estimate population of between 10,000 and 100,000. Removing the long-term settlement boundary may result in the population not reaching beyond 21,000 and may compromise the implementation of infrastructure, educational, transport and community projects from occurring.

Response

Council officers consider that a single, clear settlement boundary is more consistent with the State Government’s Planning Practice Note 36: *Implementing a Coastal Settlement Boundary*. The quote in Submission 25 is incomplete as the Practice Note goes on to say “*Councils should however bring the provisions in line with the structure outlined in this practice note as part of the planning scheme review process.*”

The Practice Note says “*a settlement boundary which is clearly articulated in the planning scheme provides an appropriate level of transparency and necessary statutory weight to help guide decision-making*” and “*A coastal settlement boundary defines the allowable extent of urban use and development for a settlement. It is a fixed outer boundary of urban development and represents the future growth expectations*

for a settlement.” A single clear boundary is considered to be more in keeping with this intent.

The Practice Note also requires that a coastal settlement boundary is established through a strategic planning process which “involves an analysis of land opportunities and constraints with a minimum 10 year planning horizon”. The proposed new Ocean Grove Structure Plan includes a boundary that allows growth for the next ten years and hence meets this requirement without needing to show potential, indicative long term growth which is not based on proper site analysis.

The G21 Regional Growth Plan (2013) is given effect through the State Planning Policy Framework (SPPF) Clause 11-07. The growth plan map identifies Ocean Grove as “Support planning growth and reinforce the role of district towns”.

Importantly, the Growth Plan allows for ‘growth of larger district towns to be contained to existing settlement boundaries as generally identified in Structure Plans. Allowances for minor boundary adjustments should follow a Structure Plan review process.’ The Growth Plan advises that the potential exists to contain a significant proportion of Geelong’s population within existing settlement boundaries and to encourage infill opportunities in key development areas and activity centres.

The Bellarine Peninsula Localised Planning Statement (LPS) is another significant change in planning policy since the preparation of the 2007 Structure plan. VC128 introduced the Statement as a reference document in the SPPF at Clause 11.14-01 in October 2015. The LPS Framework Plan is shown below.

Bellarine Peninsula Localised Planning Statement – Framework Plan



The LPS identifies the key valued attributes of the Bellarine and puts in place objectives and strategies to ensure that they are preserved and enhanced for ongoing use by present and future generations.

The LPS acknowledges the residential and tourist role of Ocean Grove and its status as an urban growth area whilst also acknowledging the importance of maintaining non-urban breaks with open farmed landscapes between settlements.

Ministerial Direction 17 Localised Planning Statements is also relevant - its purpose is to ensure that planning scheme amendments affecting the areas of the Bellarine Peninsula, Macedon Ranges, Mornington Peninsula or Yarra Valley and Dandenong Ranges have regard to the relevant adopted Localised Planning Statement for the area. Council officers believe the proposed new Structure Plan is consistent with the LPS.

Urban Impacts on Rural Areas / Interface

Submitter 17 has a property inside the long term boundary on the east side of Grubb Rd directly north of the Oakdene residential estate and requests the border between the urban development and their rural property be significant and in line with the 2007 Structure Plan as “urban edge treatment”.

Submitter 24 (the owner of Glasshouse Farms) recommends lower density residential lots adjoin the northern settlement boundary with average size of 1,000sqm to create a transition between the growth area and Farming Zone land to the Bellarine Hwy. They submit the proposed interface treatment has the effect of destroying Glasshouse Farms' future plans for expansion. The submitter refers to the approved development plans for the Kingston and Oakdene residential estates which show lower density residential lots adjoining the northern settlement boundary with average size of 1000 sqm. They believe this fails to ensure an appropriate transition between residential and farming and the effect is to require the 300m buffer to be contained within Glasshouse Farms' landholding.

Response

Council has approved development plans for the vast majority of the growth area which show “low density” lots as the buffer treatment between the conventional residential development and Farming zoned land to the north (see plan p13 of the Structure Plan).

The southern boundary of the Submitter 17 land abuts the northern extent of the residential zoned land of the growth area. No development plan has been submitted for the adjoining property at 242-250 Grubb Rd which forms approximately one third of the common boundary. The rear two thirds of this boundary are subject to an approved development plan with approx. half parkland and half low density lots. It is expected that the low density lots would also be applied to the 242-250 Grubb Rd land when a development plan is submitted for approval.

Glasshouse Farms (no.24) development was established as a result of permit 748/2007 (amended 2011) for construction of a glasshouse, sheds etc in association with a horticultural use (lettuce growing). Council's Statutory Planning Unit have considered this use to fall within the definition of “Agriculture” (rather than “Rural Industry” which requires a 300 metres setback from the residential zone boundary pursuant to Clause 52.10).

There is no planning scheme impediment to the development of future glasshouses on the subject site as outlined in this submission as the basis for its inclusion for residential zoning as part of the north east growth area.

Request for Rural Living / Low Density Zoning

Submitter 12, a Hardings Rd landowner, believes providing an option to the landowners of minimal subdivision (e.g. 5 acre lots) with specific environmental controls would be more positive for the environment and the landowners. The submitter understands why Council has advocated against rural living subdivisions however, larger properties require a lot of maintenance. Subdivision of this nature would attract people who are interested in the environment and willing to upkeep it.

The submission from St Quentins (no. 30) says that C346 does not adequately deal with the housing choices for those who do not want conventional (600m² or medium density) lots. They refer to the success of Goandra Estate and believe the long-term settlement boundary should remain so that the land to the north of Goandra Estate, west of Ocean Grove Nature Reserve and east of Wallington Road can then be used for a low density residential housing when community demand and need is justified.

Response

The rezoning of land for low density or rural living is generally not supported by Council. Clause 21.026-2 Urban Growth of the Planning Scheme limits rural living development to existing zoned land in the existing nodes including Wallington. Whilst Council has supported rural living and low density style zones in the past along Thacker Street (Woodlands, Goandra, Belle Vue) it does not support further extension to the north of these estates. Development in this area may cause impacts along the boundary of the environmentally sensitive Nature Reserve and the area is further constrained by bushfire risk and visually sensitive landscapes particularly towards Wallington Road.

Support for removal

A landowner submitter from the Hardings Road area (Submitter 9) supports the removal of the long term boundary as it establishes a definite limit to the future growth of Ocean Grove and it protects a vital rural belt west of Grubb Road which provides:

- A significant environmental area which is habitat for many species of flora and fauna;
- A very important buffer for the Nature Reserve;
- Precious open space and landscape qualities;
- Protection for water courses which run both west and south to Lake Connewarre;
- An area where grass and scrub fire can be directly attacked.

The submitter believes that rural land, west of Grubb Road, should never be developed for housing and that long-term planning needs to be put in place, so that residents are spared the uncertainty of a five-year cycle.

A number of submitters (9, 19, 39) are concerned at overdevelopment of the Bellarine. They support containment and consolidation of the towns and the need to maintain rural breaks. Submitter 19 strongly supports deletion of the long term growth area west of Grubb Road because it is not sustainable to continue to expand Bellarine towns. Submitter 40 supports C346 and containment of expansion east of Grubb Road. They strongly support the rural buffer in the Wallington area for environmental and drainage reasons.

Both the Geelong Field Naturalist Club (No. 22) and the Friends of Ocean Grove Nature Reserve (No.32) make submissions in support of the new Structure Plan particularly in relation to the zoning of lands adjacent to the Ocean Grove Nature

Reserve (OGNR). The Field Naturalists consider it is a significant decision that will allow the OGNR to retain wildlife corridors that will replenish and maintain healthy populations of birds and fauna. They congratulate the planning authorities on this sensible decision. The Friends of Ocean Grove Nature Reserve submit that creating a buffer to the OGNR is the most important single decision that will support the long-term viability of the ecological values of the OGNR. Commends the planners for incorporating this important decision into the OGSP.

Response

Council officers note the strong support for the new Structure Plan provided by the landowner submitters and the two environmental organisations.

2. Changes to the settlement boundary east of Banks Road

The 2007 Structure Plan identifies Farming Zone land at the north east corner of Banks Road and Shell Road as a possible location for an eco-tourist facility given its unique views of the coast, wetlands and proximity to the urban edge. The 2007 Structure Plan map (**Appendix 1**) includes the site within the main Settlement Boundary 2020. The new 2015 Structure Plan being implemented by Amendment C346 removes the site from the settlement boundary which now follows Banks Road.

A submission was received by the landowners of the site (Submission 36) objecting to this change. The owners submit that the need for a complete and thorough investigation of potential medium to longer term growth options for Ocean Grove has not been appropriately addressed in the draft structure plan. They believe the new structure plan fails to provide clear direction for the longer term growth of the town. The owners object to the structure plan showing a buffer area and walking path on the land east of Banks Road, with no longer term growth potential. They believe that growth should be directed to physical boundaries i.e. the escarpment east of Banks Road rather than Banks Road. They refer to Banks Road as a key access into Ocean Grove from the Bellarine Hwy and say it is not logical to have a key access road with urban development on one side, and no development on the other side.

Response

The landowners request for the area to be included in the settlement boundary was considered as part of the initial Structure Plan review process. Council officers believe that the area is not considered suitable for residential development or inclusion in the settlement boundary for this Structure Plan as there is sufficient land supply in the town and the sensitivity of the land and surrounding area. It is considered that Banks Road is a logical town boundary for the north east of Ocean Grove. In addition the Farming Zone now allows more tourism related uses to be considered which means that proposals could be put forward through planning permit applications without the need for rezoning of the area. Any non rural land uses could be considered against the zone provisions and planning policy, including Council's new proposed Tourism Development in Rural Areas policy which is currently on exhibition as part of Amendment C347.

3. Request to extend the settlement boundary to the Bellarine Highway

The submission from Glasshouse Farms (no.24) asks Council to extend the settlement boundary to Bellarine Hwy to include the Farming Zone land as a further extension of the residential area.

Submission 29 from Spiire is made on behalf of Shell Road Developments, the developer of the large Kingston Estate in the north east growth area. This company has acquired a number of sites between the north east settlement boundary and the

Bellarine Hwy. Spiire refers to the current Structure Plan's 'indicative long-term growth boundary' which is proposed to be removed. They submit the most appropriate location for future growth is an extension north of the Kingston and Oakdene Estates. Spiire recommends Council identify land north of Kingston and Oakdene Estates as a 'future logical inclusion, subject to further investigations' on the Structure Plan. A concept plan for the north to the Bellarine Hwy is provided for Council's consideration and is included in **Appendix 5**.

Spiire also refers to their previous submission to the Structure Plan consultation process which included an analysis of the land supply projections that informed the structure plan. Spiire submits the land supply figures are incorrectly averaged due to inclusion of data prior to the commencement of the north east growth area. They believe there is between 14 - 19 years worth of land supply and recommend Council review the Structure Plan's land supply projections and appropriateness of including data that precedes the development of the growth area.

Response

The issues raised in the Spiire submission are similar to the "Removal of Long Term Boundary" issues. Council officers have considered the request to amend the Structure Plan to show the notation as requested by the submitter however the request is not supported. Council officers prefer to a clear single settlement boundary and avoid the uncertainty that the two boundary approach has created in the north west area. If it is determined as part of a future Structure Plan review that the town should expand and the settlement boundary should be extended then the area up to Bellarine Highway would be looked at as an option. The disadvantage of this area is that it would bring urban development up to the Bellarine Highway which Council planning policy has tried to maintain as a green, non-urban / rural corridor.

With regards to the submitter's comments on lot supply, Council officers continue to rely on the data provided by Spatial Economics in 2015 and the population forecast by id. consultants (see the response to *Land Supply and Population Growth* earlier in this report). Council officers will further analyse the land supply issue in the lead up to the Panel Hearing.

4. Grubb Road Neighbourhood Activity Centre - Design & Development Overlay (DDO39)

Submissions on behalf of the owner (29) and proposed developer (8) of the Grubb Road Neighbourhood Activity Centre (NAC) consider the proposed DDO39 may no longer be necessary in view of the recent changes made to the submitted development plan. If the DDO is to be retained, some changes to the exhibited provisions have been requested (also including some changes proposed by VicRoads 38). Changes to update the exhibited Structure Plan referring to the new NAC are also requested.

Submission 25 from the developer of land adjoining to the north expresses concern that DDO39 may conflict with their permit 503/2010 re future collector road planning.

Response

The Grubb Road Activity Centre Framework Plan June 2015 was prepared by Council to facilitate the design and development of the new NAC and adjoining restricted retail precinct. It establishes a set of urban design principles and a concept plan intended to assist Council's Statutory Planning Department assessing future development plans (as required by DPO22) and subsequent permit applications. The Structure Plan (pages 135 – 142) outlines the development of this Plan and the key urban design principles. The Structure Plan recommends these principles provide the basis for the new DDO39 which forms part of this Amendment.

Since the Structure Plan was adopted the developer's consultants have submitted to Council a development plan for approval as requested by DDO22 which encapsulates the vast majority of the urban design principles contained in the proposed DDO39.

Council officers agree that duplication of planning controls need to be avoided. It is, however, important to ensure that the development plan approval and planning permit process will adequately ensure consistency with the Framework Plan's urban design principles, particularly for future stages of development in both the C1 & C2 zones.

At this stage Council officers are unable to agree to the removal of DDO39 as requested. However this issue will be further assessed as part of the consideration of the development plan by Council's Statutory Planning and further discussions held with the owner and developer prior to the panel hearing. The submissions requesting the Structure Plan document be updated to reflect current plans etc are supported.

There is nothing in the current DDO39 proposals or submitted development plan on the Grubb Road NAC site which will impact on the approved local road network in the Oakdene estate (25). Shell Road Developments will be required to connect to the approved Oakdene road system.

5. Town Centre Urban Design Framework and DDO40

Four submissions have been made in response to the UDF recommendations and proposed DDO40 provisions raising the following issues:

- Height limits should be restricted to 10 metres to preserve the town's character (10).
- Upper floor levels in The Terrace are critical for creating a vibrant centre but parking waivers may need to be granted (11).
- Insufficient width at the rear of 76 The Terrace to enable proposed rear laneway to be constructed (35).
- Increase housing diversities around the town centre and Grubb Road NAC are supported and will reduce demand for greenfield sites (32).

Response

The UDF and DDO divides the town centre into 3 separate and unique precincts. These submissions relate to Precinct 1 The Terrace and relate to future development on the south side of The Terrace.

For the most part the recommended maximum height throughout all precincts in the town centre is 10.5 metres; however on the south side of The Terrace developers will have the ability to construct buildings up to 13.5 metres with the upper floors being required to comply with significant building setbacks. These provisions will minimise the prominence of the upper floors, reduce the prospect of overshadowing and reduce the visual impact of new buildings from key viewing locations.

These design guidelines are aimed at ensuring that new developments complement the coastal character of Ocean Grove whilst providing an opportunity to promote economic development and diversity of business and housing opportunities in the town centre.

These proposals have been very widely canvassed and accepted by property owners and the wider community as reflected in the receipt of only one submission raising a concern about the proposed 13.5 height limit.

The issue of parking waivers is one which would be considered at the permit application stage of the planning approval process. The rear laneway will offer access

to ground level and potentially basement car parking and the UDF identifies sites in streets where additional parking could be funded by developers to offset a lack of parking on site.

The rear laneway connection south of The Terrace provides an opportunity to remove unnecessary loading and unloading from The Terrace and provides redevelopment opportunities for Dare Street and The Terrace properties with rear loaded garages.

The existing 6 metres between the building and the rear boundary of 76 The Terrace provides sufficient width to enable the proposed laneway to be constructed through this property.

6. Traffic Issues (Grubb Road / The Terrace)

One submission (18) supports and three submissions (4, 23 & 42) oppose the proposed duplication of Grubb Road because of the likely loss of established trees and impact on the vegetated rural entrance to the town. Two of these submissions consider traffic from the growth area should be directed to the Bellarine Highway, while three submissions (6, 17, 34) express concern about being able to access their Grubb Road properties because of the increased traffic and the roads ability to cater for growth area traffic. One submitter (6) believes Council has failed to consider the Devlins Road access to Bellarine Highway as an alternative.

Three submissions (21, 31 & 38) oppose the designation of The Terrace as the town's future through arterial road and one submission (1) supports the designation.

One submission (20) proposes the use of Thacker Street (& new Barwon River crossing) as the long-term arterial road and one submission (9) opposes any increase in traffic on Thacker Street.

Response

The Structure Plan map contains the notation "support duplication of Grubb Road including provision of pedestrian and cycle paths". Section 5.2 (page 111) of the Structure Plan outlines VicRoads' proposals for the long-term duplication of the road. Reference to its proposed widening is referred to in the 1993 and 2007 Structure Plans, it forms a requirement of DPO22 and was been provided for in the approved growth area development plans.

Every effort has been made to protect the significant roadside vegetation and a VPO applies along the Grubb Road reservation. Some trees have been removed (with a permit) to enable the construction of the Grubb Road/Oakdene Boulevard intersection and further losses can be expected when the new Kingston Downs intersection and Grubb Road NAC accesses are constructed. It is hoped that remaining roadside vegetation on the east side of Grubb Road could be incorporated into the median strip when the road is eventually duplicated. It is acknowledged that access to and from the submitter's properties on to Grubb Road is becoming more difficult with increased traffic. Future duplication of the road should improve safety issues.

Council planning has never contemplated urban development extending to the Bellarine Highway and has consequently not permitted traffic generated within the growth area to travel through this area using the existing Devlin Road reservation.

The Structure Plan map designates the "Preferred arterial route via The Terrace" as the long-term arterial route intended to replace The Parade being the existing route. The prospect of changing the arterial road from The Parade to The Terrace has been raised in both the 1993 and 2007 Structure Plans and the Council-owned land which would form the connection between Tuckfield Street and The Terrace is already zoned Road Zone Category 1.

The UDF considered the road network within the Town Centre. The arterial road network was found to be a significant barrier to pedestrian amenity and safety. Whilst it found that conversion of the arterial road to The Terrace was currently not achievable because of the high construction costs, it remained a long-term option (requiring VicRoads' support).

VicRoads has expressed its willingness to continue to work with Council to improve safety and amenity of the town centre precinct for all users, particularly pedestrians.

The Structure Plan has no proposals which would result in any change to the status of Thacker Street. The submission that it should become a major arterial road through the town and connect across the River to Barwon Heads (20) would need to result from a major traffic/environmental/economic feasibility study outside the scope of the current Structure Plan review.

7. Other Planning Issues

Submission 16 requests additional planning controls be applied to the bush garden area bounded by Bell, Blackwell, Mann and Newcomb Streets and Wallington Road identified on the Structure Plan map as an area to "investigate opportunities to preserve landscape/neighbourhood character". Submission 32 supports all of the proposals to review SLO7 native vegetation protection controls contained on Page 19 of the Structure Plan.

Submissions 28, 33 & 37 are seeking the provision of more soccer fields particularly within the Ocean Grove growth corridor.

Submission 29 in part expresses concern at the designation of a potential school site location within the Grubb Road NAC. It acknowledges the need for a primary school in the growth area but considers superior options are available.

Submission 2 from Barwon Water advises it is able to service the future growth area. Submission 18 refers to the need to remove the unsightly abandoned Barwon Water reservoir in Grubb Road and the future use of the land planned for.

Response

The area referred to in Submission 16 falls within the area subject of the Strategic Planning Unit's "Ocean Grove Significant Tree Project" which is currently being finalised prior to public consultation. The comments contained in this submission will be considered as part of this Project. All of the items referred to in submission 32 will also be addressed as part of this Project.

The Structure Plan indicates that in the north east growth corridor developers are required to provide a regional public open space site (8ha) comprising two multi-use ovals, sports pavilion and other informal park facilities (page 125). One of these ovals, in the Oakdene estate, has reached an advanced stage of construction. Council will have the ability to accommodate additional soccer pitches within this regional park facility as the need arises in the future.

The Structure Plan map contains the notation "investigate primary school site in north east growth area" and pages 123 – 124 of the Structure Plan outlines the planning process to date in designating a site for a new school. The plan in the Structure Plan is indicative only and has no official status; it simply demonstrates the desirability of choosing a site having regard to strategic planning considerations.

The Council has continued to work closely with Barwon Water to ensure delivery of reticulated water supply and sewerage services to the growth area in a timely manner. The Structure Plan makes reference (p36) of the need to investigate alternative rural uses for the redundant Barwon Water land on the west side of Grubb Road. This is the site of a water supply holding basin which is no longer used (the town's water

supply is distributed from an adjoining covered tank site). As the land is zoned Public Use 1 zone it will need to be subject to a separate planning scheme amendment prior to its sale by Barwon Water.

8. Footpath Issues

Four submissions (4, 7, 13, 14) have raised detailed issues about footpaths (e.g. sealing in their neighbourhood, bicycle/vehicle separation etc).

Response

At the same time as Amendment C346 has been exhibited, the Council has also undertaken a separate comprehensive consultation process for its Ocean Grove Principal Pedestrian Network (PPN) project which included direct notification to every householder in Ocean Grove.

The Town Centre UDF identified the need for a Strategic and coordinated approach to developing a comprehensive footpath network for all of Ocean Grove and recommended a Principal Pedestrian Network be prepared for the town.

The Structure Plan discusses the overall pedestrian and bicycle networks and their need for improvement (pages 115-120). The level of detail raised in these submissions was not dealt with in the Structure Plan but will be addressed as part of the PPN project.

The PPN project will identify:

- the strategic routes where footpaths and shared paths are required to create the network; and
- investigate options for how the identified network of paths can be delivered in a timeframe that balances Council and community expectations.

These submissions will be referred to Council's Strategic Planning Unit for response as part of the PPN process.

9. Structure Plan Consultation Process

Two submitters (3, 34) have expressed concern at the process leading to Council's adoption of the Structure Plan, unwillingness to consider inputs received and failure to directly consult with property owners. Similar concerns had previously been made by Spiire acting on behalf of Shell Road Developments but have not been included in their formal submission (29).

The Ocean Grove Community Association (15) indicated it participated in the consultation processes for both the Structure Plan and UDF and made submissions to both documents.

Response

The public community consultation process undertaken as part of the Structure Plan preparation is set out in detail in the Council report of 8 December 2015 which recommended the Structure Plan be adopted. In summary the process was subject to extensive newspaper notices and articles, social media information, public meetings and numerous meetings with the key landowners. At that stage individual landowners were not notified.

The Council considered all issues raised in the 34 submissions received as a result of the consultation process prior to adopting the Structure Plan.

Council's reply to the earlier concerns raised by Spiire (**Appendix 6**) responds to these issues in further details.

Environmental Implications

Environmental implications were considered as part of the Structure Plan review. Key environmental features within and around the town have been reviewed and considered in terms of future land use and development and associated impacts. Further investigation work is also supported by the Structure Plan including assessing vegetation in older parts of the town that contribute to the overall landscape and neighbourhood character. The current growth direction for the town focuses on the north-east growth area. The 1993 and 2007 Structure Plans directed growth away from the environmentally sensitive areas such as the coastline, Barwon Estuary and Lake Victoria environs, also the Ocean Grove Nature Reserve. The draft Structure Plan continues to support this key land use direction.

The Town Centre UDF project does not have direct environmental impacts. It encourages pedestrian connectivity to the centre and higher density sustainable built form for new development.

Financial Implications

The planning scheme amendment process has no significant financial implications for Council. Implementation of the various projects identified in the UDF will be subject to future Council budget consideration as described in the 24 June 2014 Council report.

Policy/Legal/Statutory Implications

The new Structure Plan has been prepared having regard to existing relevant State, regional and local planning policies as described in some detail in the Explanatory Report accompanying the exhibited amendment.

The existing Clause 21.14 of the Planning Scheme acknowledges the need for additional planning work to be undertaken for the town centre in the form of an UDF. This work has now been completed and is also subject to this amendment.

Alignment to City Plan

Both the Structure Plan and the UDF, the subject of Amendment C346, align with the directions of the Sustainable, Built and Natural Environment and Growing our Economy strategic directions in City Plan.

Officer Direct or Indirect Interest

No Council officers involved in the preparation of this Amendment, the development of the new Structure Plan and UDF and the preparation of this report have any direct or indirect interest, in accordance with Section 80 (c) of the Local Government Act, to which this report relates.

Risk Assessment

There are no risks associated with processing a planning scheme amendment as recommended by this report.

Social Considerations

A whole range of social considerations have been taken into account in the preparation of the Structure Plan including community needs for housing, employment and provision of a range of commercial and community services.

The UDF includes proposals that will deliver significant long term social benefits to the Ocean Grove community. These include better use of existing commercial land, increased diversity of housing types, improved streetscapes, better pedestrian connections between the town's key assets – the beach, the Town Centre and the park, slower traffic speeds and better pedestrian safety and amenity throughout the Town Centre. The UDF will create a new town square to become a focus for social interaction within the Terrace.

Human Rights Charter

The Amendment will not impact on any basic rights, freedoms and responsibilities as set out in the Charter. Both the Structure Plan and UDF have been subject to extensive community consultation as part of their preparation.

Consultation and Communication

Amendment C346 has been exhibited in accordance with the provisions of the Planning and Environment Act and all persons who lodged a submissions will have an opportunity to be heard before an Independent Panel appointed by the Minister for Planning.

This report has also outlined the extensive informal consultation processes undertaken in the preparation of both the Structure Plan and the UDF.

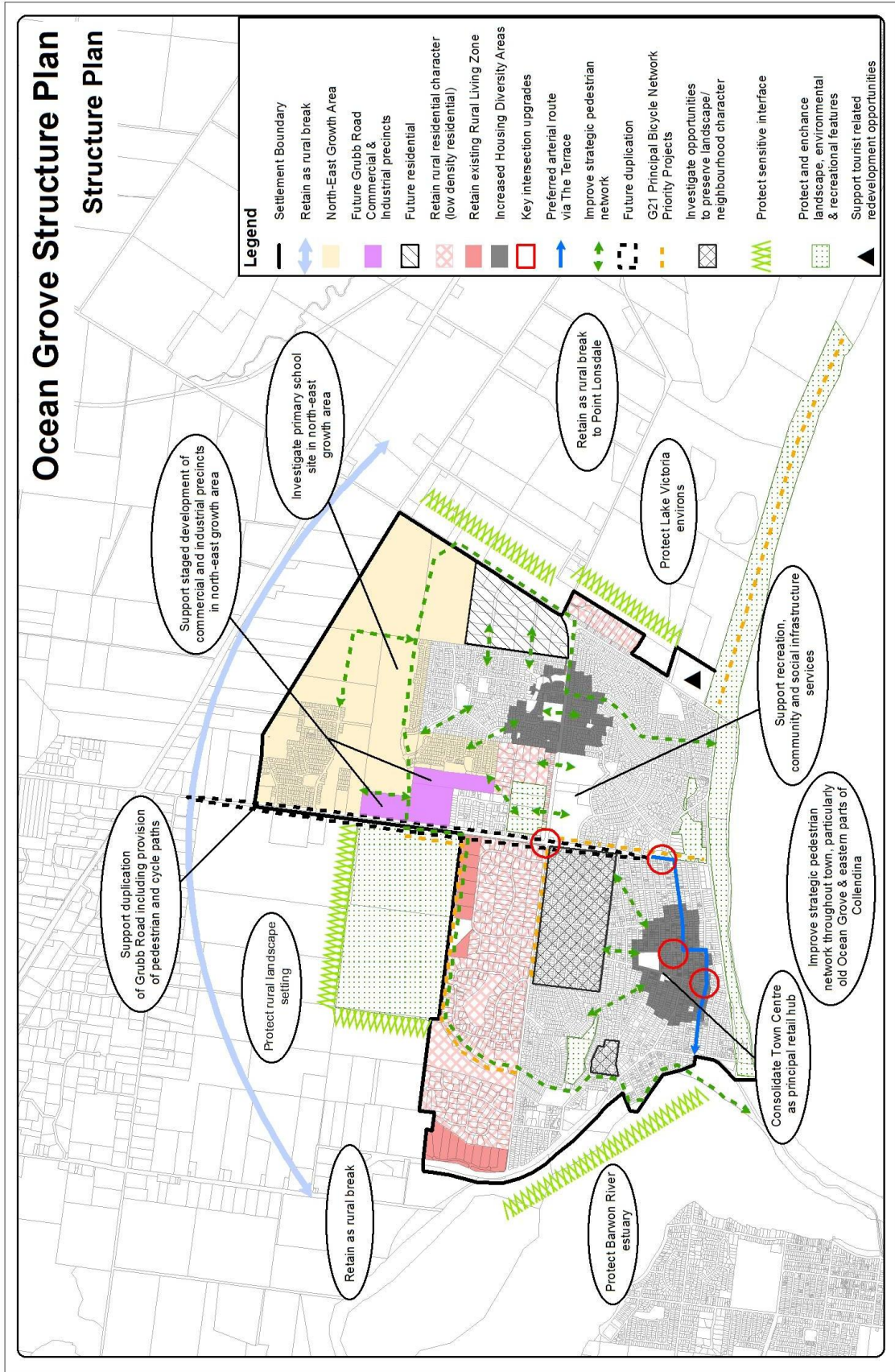
Appendix 1 – Current Ocean Grove Structure Plan map (2007)

figure 2:

ocean grove
 structure plan



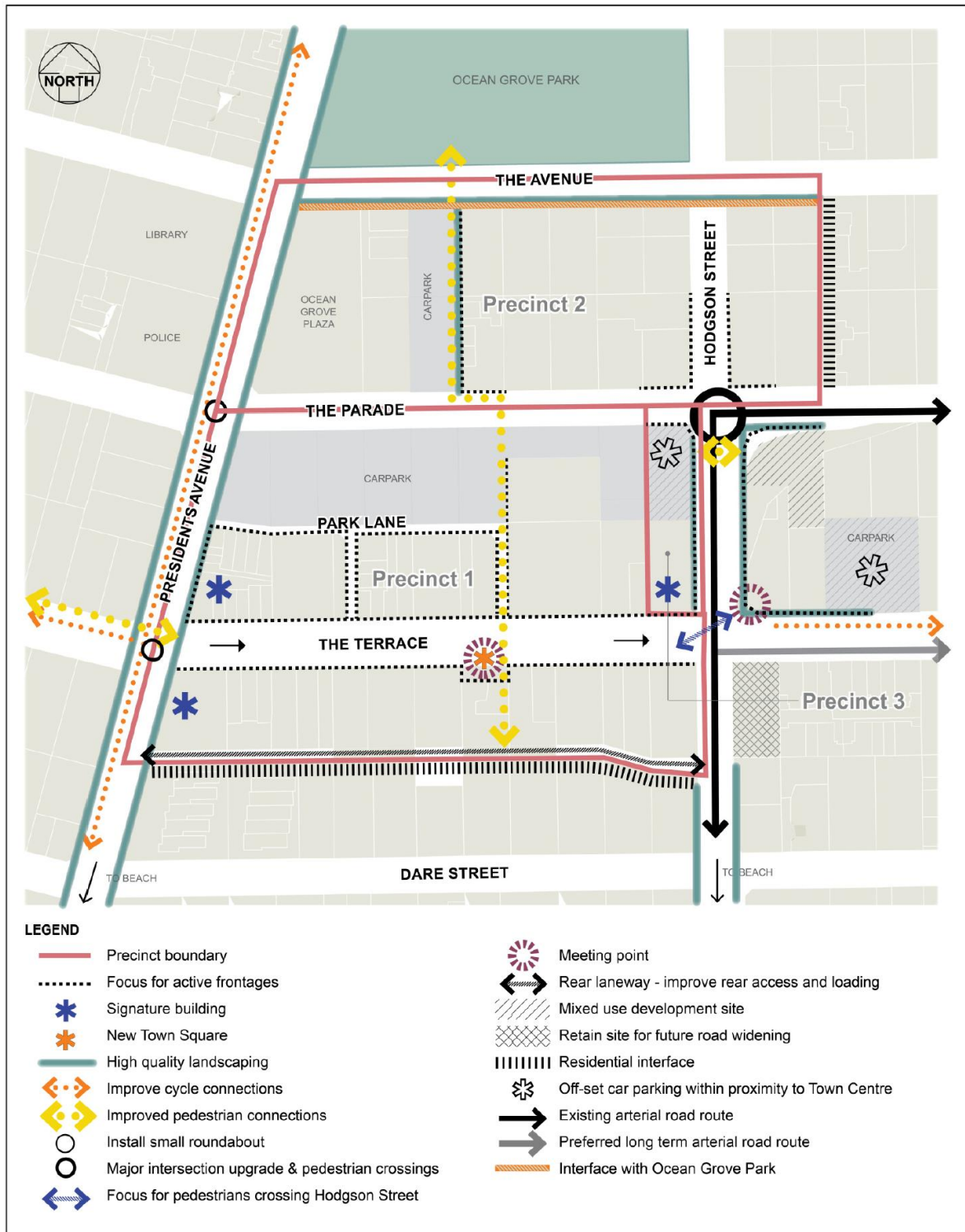
Appendix 2 – Proposed Ocean Grove Structure Plan map (2015)



Map No.4

Prepared by City of Greater Geelong - August 2015
 Although all due care has been taken to ensure that this document is correct, no warranty is expressed or implied by the City of Greater Geelong or Barwon Water in its use.

Appendix 3 – Town Centre Urban Design Framework Plan (2014)



Appendix 4 – Summary of Submissions

No.	Name	Address	Type	Summary of Submission	Key issues / Themes
1.	Warren Allan	Bayview Terrace Ascot Vale	Support	Supports The Terrace become a long-term arterial road option (preferred since 1990's). The Terrace has a wider road reserve and will enable the dangerous intersection near the post office to be removed.	The Terrace as long term arterial route
2.	Barwon Water Rhys Bennett	PO Box 659 Geelong	Comment	No objection. Barwon Water has provided advice to Council in the preparation of the Structure Plan and can provide services to cater for all future growth in the designated north-east growth area.	Servicing growth
3.	Peter Billings	Sproules Road Wallington	Objection	<p>Owner of land west of Grubb Road within "long term boundary beyond 2020" Structure Plan (2007).</p> <p>Group of landholders (OWLOG) have been advised by property consultants, planners and developers, that the land meets all the criteria for residential development and is the best area available. Question is: When should the process of preparing for development be started? Advice is clear regarding land supply - further zoned land will be required in Ocean Grove in the short term given the strong demand.</p> <p>When Oakdene land runs out in a few years, Kingston will again have a monopoly pushing up prices.</p> <p>Incomprehensible to everyone in the group that Council would want to move backwards from its 2007 position by removing the designations of that Structure Plan,</p> <p>Investment in the area since 2007 has been substantial, based on expectation that land would one day be developed.</p> <p>Process leading to the adoption by Council of the draft OGSP (2015) has been unsatisfactory. At both council officer and councillor levels there has been an evident unwillingness to consider the numerous inputs made by developers, consultants and landowners</p> <p>Ocean Grove Structure Plan (2015) is fundamentally flawed and should be amended to re-instate the land to the west of Grubb Road within the "long term boundary beyond 2020".</p>	<p>Removal of long term boundary</p> <ul style="list-style-type: none"> - Land supply <p>Developer monopoly / lack of competition</p> <p>Removal of long term boundary</p> <ul style="list-style-type: none"> - Certainty of Investment <p>Concern with consultation process</p>

No.	Name	Address	Type	Summary of Submission	Key issues / Themes
4.	John Bowman	Orton St Ocean Grove	Objection	Opposes duplication and widening of Grubb Road & retention of wildlife corridor. Need to retain rural entrance to Ocean Grove otherwise it will look like any other suburb. Widening will not assist roundabout congestion. Separate bicycle track would be good.	Grubb Road Duplication Concerns
5.	Ben Chudoschnik	The Terrace Ocean Grove	Comment	Reversing the one-way traffic flow through The Terrace would assist in overcoming many of the existing traffic issues in the town and provides cheap solution to resolution of the issue.	The Terrace as long term arterial route
6.	Neil Cusworth Cusworth Family Trust Pty Ltd	Grubb Road Wallington	Objection	<p>Owner of 270 Grubb Rd (on east side of Grubb Rd). Objections to C346 include:</p> <p>No justification for changing the settlement boundary from that shown in the 2007 Structure Plan other than that a forecast of 10 years ago, got the population growth forecast 50% wrong.</p> <p>Creates a potential financial loss for us. (this would breach the Structure Plan's objective of providing "certainty of Investment" – paragraph 2 p.96.)</p> <p>Leaving the settlement boundary at the 2007 location causes no planning problems, conflicts or costs, and preserves the future growth plan for Ocean Grove as it was developed and many people planned their lives and investments around.</p> <p>Until the redevelopment of Grubb Road is sanctioned, any change to the settlement boundary cannot be rationally assessed or changed.</p> <p>No prior consultation with attempted to understand submitter's views.</p> <p>Concerns at traffic load on Grubb Rd - no forecast or any traffic management plans provided. Grubb Rd will become grid locked if residents leaving the North East housing areas get priority, and no other traffic management plan is developed.</p> <p>Fails to address future of Devlin Road which is in a declared easement - could feed traffic from the growth area to Bellarine Hwy taking pressure off Grubb Rd.</p> <p>Majority of future residential development will be with one company - may then create a de-facto monopoly restricting competition and local growth.</p>	<p>Removal of long term boundary - Lack of justification</p> <p>Removal of long term boundary - Certainty of Investment</p> <p>Concern at consultation process</p> <p>Grubb Road traffic concerns</p> <p>Devlins Road</p> <p>Removal of long term boundary - Developer monopoly / lack of competition</p>
7.	Brian Daly	Sunset Strip Ocean Grove	Comment	Footpath not required along this section of Sunset Strip to the beach. Should remain as grassed area, concrete paths are not attractive. Not C346 Submission	Footpath submissions

No.	Name	Address	Type	Summary of Submission	Key issues / Themes
8.	Debra Butcher Consulting	P O Box 417 Albert Park	Objection	<p>Lascorp is keen to ensure new planning controls do not impact on new Grubb Road NAC.</p> <p>Supports the "Key Influences" relevant to the proposed new NAC in Section 2 of the Structure Plan.</p> <p>Requests Figure 3 Indicative Urban Design Concept of the new NAC (page 31) and Figure 23 (page 141) be updated to reflect recent plans submitted for approval.</p> <p>Seeks removal of reference to "future" NAC in C346 documents because planning approval has commenced.</p> <p>Supports majority of Directions (page 34) for the new NAC apart from application of new DDO.</p> <p>Supports generally design recommendations (Table 19, page 136) and requests the word "must" be replaced with "should" to provide greater design flexibility.</p> <p>Requests wording change re arterial road interface requirements.</p> <p>The NAC is already subject to DPO22 with a development plan having been submitted to Council for approval.</p> <p>Submits DDO39 is unnecessary as there are already sufficient planning controls in place and also permit application for Stage 1 has been made. Requests removal of DDO39 from Am C346.</p>	Grubb Road NAC DDO
9.	Wendy Duncan	Hardings Road Wallington	Support	<p>Strongly supports C346 for the following reasons:</p> <ul style="list-style-type: none"> • It establishes a definite limit to the future growth of Ocean Grove; • It protects a vital rural belt west of Grubb Road which provides: <ul style="list-style-type: none"> - A significant environmental area which is habitat for many species of flora and fauna; - A very important buffer for the Nature Reserve; - Precious open space and landscape qualities; - Protection for water courses which run both west and south to Lake 	Removal of long term boundary - Support

No.	Name	Address	Type	Summary of Submission	Key issues / Themes
				<p>Connewarre;</p> <ul style="list-style-type: none"> - An area where grass and scrub fire can be directly attacked. <p>Rural land, west of Grubb Road, should never be developed for housing. Long-term planning needs to be put in place, so that residents are spared the uncertainty of a five-year cycle.</p> <p>Overdevelopment of the Bellarine is ruining the beauty and amenity of a unique place. It is an enormous relief to see that Greater Geelong Council is recognizing, and beginning to address this issue.</p> <p>Does not support proposed funnelling of traffic along Thacker St to Wallington Rd. Rather than increasing that traffic flow, it needs to be reduced. Wallington Rd needs a decent shoulder to safely accommodate cyclists travelling north-south.</p>	Concern at Thacker St traffic increase
10.	Peter Field	Powell Street Ocean Grove	Objection	Buildings in all precincts in the town centre should be limited to 10.5 metres to preserve existing character. Need to manage growth to compliment town's natural beauty. Lot sizes should be limited to a minimum of 400 sq m to maintain village atmosphere. Reduce reliance on cars by promoting public transport.	Town Centre development controls
11.	Ian Friend	Email	Comment	<p>Believes the upper floor development is critical for creating a vibrant town centre but concerned that inadequate attention has been paid to difficulty of ensuring adequate parking for retail components. Council may need to consider waiving parking requirements to enable such developments to proceed.</p> <p>Queries how new RGZ3 height provisions will sit with existing Overlay height considerations</p>	Town Centre development controls
12.	Sally Friend	Hardings Road Wallington	Comment	Notes with interest proposed changes to the Structure Plan for her street. Values the environment however finds that the changes do not reasonably reflect the end goals the council is trying to achieve. Understands Council is wanting to preserve area as not only a green belt but one which reflects the environment as it once was. Farming means the landscape while aesthetically pleasing does not reflect the environment before settlement. As a landowner with a "farming" zone in place cannot find an agricultural operation that could successfully run with a 10 acre lot. When land was purchased it was envisaged at a later date to be able to subdivide into two 5 acre lots. Believes providing an option to the landowners of minimal subdivision with specific environmental overlays would be more positive for the environment and the landowners. Understands why Council have advocated against rural living	Request for Rural Living / Low Density zoning

No.	Name	Address	Type	Summary of Submission	Key issues / Themes
				subdivisions however, larger properties require a lot of maintenance. Subdivision of this nature would attract people who are interested in the environment and willing to upkeep it.	
13.	Beverley Gamble	Edgar Street Brighton	Comment	Objects to the sealing of the footpath in Orton Street which is not in keeping with the rural natural surroundings.	Footpath submission
14.	Frances Hamblin		Comment	Must have a pedestrian/cycle paths separated from roads on main thoroughfares. Need paths along coastal routes to Point Lonsdale. Agree green belts must be retained around Ocean Grove. Viability of caravan parks important for the family holidays.	Cycling / pedestrian paths
15.	Michael Harbour Ocean Grove Community Association	Tuckfield Street Ocean Grove	Support	The Association participated in both the UDF and Structure Plan preparation & made submissions to both documents. Their inclusion in the Planning Scheme is fully supported by the Association	Overall Support
16.	Brian Head	Lupin Street Blackburn North	Support	Supports Structure Plan & Am C346. Requests bush garden area bounded by Bell Street, Blackwell St, Mann St, Newcomb St & Wallington Rd be subject to additional planning controls to protect existing vegetation and neighbourhood character. Concerned about recent development which is not respectful of existing character.	Overall Support Support for Native Vegetation Protection Controls
17.	B & J Henry	Grubb Road Wallington	Objection	<p>Owners of 252-260 Grubb Road since 2004.</p> <p>Can see no fair or justified reason why their property has been removed from the 2007 Ocean Grove long term settlement boundary beyond 2020, or any valid reason why the long term boundary (which was then clearly indicated) has been entirely removed.</p> <p>Respectfully requests the long term settlement boundary be kept as per the 2007 Structure Plan.</p> <p>Requests the border between the urban development and their rural property be significant and in line with the 2007 Structure Plan as "urban edge treatment".</p> <p>Questions Council's projected forecast of population change.</p> <p>Concerns at trying to exit property North onto Grubb Road - extremely difficult and</p>	<p>Removal of long term boundary - Lack of justification</p> <p>Urban Impacts on Rural Areas / Interface</p> <p>Population growth rates and forecasts</p>

No.	Name	Address	Type	Summary of Submission	Key issues / Themes
				<p>time consuming - will be more difficult when the new road leading onto Grubb Road, the proposed Shopping Complex and additional housing are completed.</p> <p>2015 Plan has been developed with no consultation with the land-owners or neighbours.</p>	<p>Grubb Road traffic concerns</p> <p>Concern at consultation process</p>
18.	Bernard Hooley Oakdene Estate	Grubb Road Wallington	Objection	<p>Owner/ business operator of 255 Grubb Road including wine grape farming, cropping, beef cattle grazing, restaurant, café, olive oil production, cellar door wine sales and timber plantation harvest.</p> <p>Adopted structure plan has guided forward planning. Expansion of agricultural endeavours has been based on off-site rather than on-site investment due to earlier indication that property is 'protected long-term growth option' for urban development.</p> <p>Concerned about the following quotes provided by Council during the current review: "As the growth rates are significantly lower than planned for in the existing Structure Plan, the relevance of the indicative "long term settlement boundary for the period beyond 2021" is limited."</p> <p>Restaurant, café, wine sales etc are clustered on a small part of the property. Keen to see these retained in commercial zoning in time. Structure plan has a tourist node to the north east the site – would be better positioned at current cluster of buildings.</p> <p>Agricultural use will be challenged by ongoing urbanisation - land is better suited to development</p> <p>Grubb Rd duplication is key piece of infrastructure for Ocean Grove. Urbanisation of site is more likely to support acceleration of this rather than ongoing agricultural use</p> <p>Abandoned Barwon Water reservoir is an unsightly feature, needs to be removed and area reinstated and planned for.</p> <p>As the north-east growth area develops planning should be advanced for further east-west road connections for the long term settlement area. This will assist with design of the Grubb Rd duplication.</p>	<p>Removal of long term boundary - Certainty of Investment</p> <p>Removal of long term boundary - Lack of justification</p> <p>Importance of Grubb Road</p> <p>Barwon Water surplus basin</p>
19.	Rowan Klingberg	Currango Way Ocean Grove	Support	<p>Strongly supports deletion of long term growth area west of Grubb Road because it is not sustainable to continue to expand Bellarine towns. Need to maintain rural breaks and consolidate towns with more efficient land use.</p>	<p>Removal of long term boundary - Support</p>

No.	Name	Address	Type	Summary of Submission	Key issues / Themes
				Supports The Terrace as a long term arterial road through the town, protection of vegetation in older parts of town, delivery of footpath network and continuation of a free shuttle bus.	The Terrace as long term arterial route
20.	David Lean	Drysdale	Objection	Objects to arterial road through Ocean Grove township which cuts off pedestrian access to the beach and reflects poor short term planning. Need to take longer term view and use Thacker Street, linking to Barwon Heads - Geelong Road and also bypassing Barwon Heads town centre.	The Terrace as long term arterial route
21.	John Lind	Donald Street Brunswick	Objection	The Structure Plan & Am C346 should remove reference to retaining The Terrace as the preferred long-term arterial road through the town. Considers a comprehensive traffic study should be undertaken before reaching conclusion made in the UDF which misrepresents comments in the 2007 Structure Plan. Residents and property owners will be adversely affected by adopting The Terrace as the preferred arterial road.	The Terrace as long term arterial route
22.	Barry Lingham Geelong Field Naturalists Club Inc	email	Support	Endorses the directions and aims noted in the Ocean Grove Structure Plan related to the zoning of lands adjacent to the Ocean Grove Nature Reserve (OGNR). As the largest remaining stand of native vegetation on the Bellarine Peninsula, the habitat value of the OGNR is highly significant. It contains a range of indigenous plants, including 16 orchid species; fauna including wallabies, echidnas and many reptile species; plus a significant population of birds with over 150 species seen there in the past 50 years. The Structure Plan notes that the current farmland zoning of lands to the west and north of the OGNR should remain, with no residential zoning planned. This is a significant decision that will allow the OGNR to retain wildlife corridors that will replenish and maintain healthy populations of birds and fauna. Congratulates the planning authorities on this sensible decision.	Removal of long term boundary - Support
23.	Susan Meyer	Barrands Lane Drysdale	Objection	Disturbed about proposed widening of Grubb Road which will destroy wildlife corridor and rural entry to Ocean Grove. Oakdene and Kingston estates should have direct access to Bellarine Highway. VicRoads disregards trees. Important to retain traditional rural entrance to the town.	Grubb Road Duplication Concerns
24.	Michael Mifsud Glasshouse Farms	Bellarine Highway Marcus Hill	Objection	Concerned at detrimental effects the 2015 Structure Plan / C346 will have on Glasshouse Farms' operations at 1662-1710 Bellarine Highway, Marcus Hill. Structure Plan recommends lower density residential lots adjoin the northern	

No.	Name	Address	Type	Summary of Submission	Key issues / Themes
				<p>settlement boundary with average size of 1,000sqm to create a transition between the growth area and Farming Zone land to the Bellarine Hwy.</p> <p>Proposed interface treatment has the effect of destroying Glasshouse Farms' future plans for expansion.</p> <p>Produces over one million hydroponic lettuces per year from 1662-1710 Bellarine Hwy which includes an ancillary farm gate shop and cropped areas. Dominant supplier of hydroponic lettuces to Coles supermarkets in Victoria.</p> <p>Rationale for site purchase was to continue to expand operations for domestic and export markets. Estimated \$35 million investment proposed with further 5 hectares of glasshouses and a packaging facility.</p> <p>Decision to purchase site in 2007 informed by due diligence including Council's planning department confirmation that Ocean Grove's urban area would not create an interface issue for proposed operations.</p> <p>Proposed Stage 1 expansion falls within the definition of "rural industry". Section 1 use in Farming Zone but must be minimum of 300m from land (not a road) which is in a residential zone.</p> <p>Approved development plan for the Kingston Estate and Oakdene Estate shows lower density residential lots adjoining the northern settlement boundary with average size of 1000 sqm. This fails to ensure an appropriate transition between residential and farming. Effect is to require the 300m buffer to be contained within Glasshouse Farms' landholding.</p> <p>Council should revise the Structure Plan to either: a) Retract the northern boundary of the Growth Area so the 300 metre buffer is outside of Glasshouse Farms' site. b) Extend the settlement boundary to Bellarine Hwy to include the Farming Zone land as a further extension of the residential area.</p> <p>Option B is preferred given that Option A may not ameliorate future residential complaints regarding amenity impacts of Glasshouse Farms' operations.</p>	<p>Urban Impacts on Rural Areas / Interface</p> <p>Extension of settlement boundary to Bellarine Hwy</p>

No.	Name	Address	Type	Summary of Submission	Key issues / Themes
25.	Morgan & Griffin Con Alevras	P O Box 16057 Collins St West Vic	Objection	<p>Submission by developer of Oakdene estate on the eastern side of Grubb Road and owner under contract of Oakdene Vineyard on the western side. Submission is in 3 parts:</p> <p><u>Part A: Oakdene Vineyard- Growth Boundary</u> Objects to changes to Clause 21.14 and the removal of Long Term Growth Boundary which includes 231-299 Grubb Road. Will unreasonably restrict the ultimate development potential of the land holding. Land is located within the next logical growth area for Ocean Grove. Proposed Structure Plan should be updated to include a revised "Ocean Grove Township Growth Boundary".</p> <p>Submits the existing 'long term boundary beyond 2020' in the Ocean Grove Structure Plan 2007 is consistent with Planning Practice Note 36: Implementing a Coastal Settlement Boundary. Quotes the Practice Note: <i>"In some cases, coastal settlement boundaries will already exist in planning schemes. In these instances it is unnecessary to do any additional strategic work"</i>.</p> <p>Provides details of current lot supply and demand for Ocean Grove. Believes Council's growth rate predictions of 2.21% are conservative when compared against recent ABS figures which show a growth rate of 4.2%.</p> <p>Structure Plan should allow for staged development north of the town which would:</p> <ul style="list-style-type: none"> • Promote housing affordability; • Result in increased market competition; • Benefit from excellent main road access; • Result in upgrades to existing utility services and community infrastructure; • Retain a boundary around the township and the associated rural transition area; and • Help preserve environmental values of other areas. <p><u>Part B: Oakdene Estate- Rural Living Lot</u> Objects to deletion of the long term boundary which currently encapsulates the Part B land (120-146 Grubb Road).</p> <p>Removal of the long term boundary removes a development expectation that has been identified as part of Planning Permit 503/2010; prevents future rezoning consistent with the sites "lifestyle lot" designation; and results in the Part B land being partly in and partly outside the boundary. Council has not justified the change to the boundary</p>	<p>Removal of long term boundary</p> <p>Removal of long term boundary - Coastal Settlement Boundary Practice Note</p> <p>Removal of long term boundary - Land supply / population</p> <p>Removal of long term boundary</p>

No.	Name	Address	Type	Summary of Submission	Key issues / Themes
				<p><u>Part C: Oakdene Estate- Cheviot Terrace</u> Submits DDO39 over the Grubb Road Activity Centre will promote a conflict between the Planning Permit 503/2010 for the subdivision of Oakdene Estate and the adjoining commercial land. Objection to Cheviot Terrace being identified as a Collector Road as part of the future access and movement network for the Activity Centre.</p>	DDO39
26.	Geoff Nicol Sproules Investments Pty Ltd	Rhinds Road Wallington	Objection	<p>Submission for Sproules Investments Pty Ltd as Trustee for the Sproules Investment Trust (SIT) of 140 Rhinds Road, Wallington. SIT formed in 2013 by a group of Wallington residents to purchase 41-99 Sproules Road. Land was seen as a sound, long term investment, given it is located within the Long Term Settlement Boundary of the 2007 Ocean Grove Structure Plan and identified as “Protect long-term growth option”. 14 investors in SIT, who have invested their savings and superannuation funds. Land is deemed by CoGG as “not viable for farming” and therefore pay rates on a Residential basis.</p> <p>CoGG promoted 2007 Structure Plan as a strategic framework for the future growth and development of the town and to articulate the preferred future directions for growth.</p> <p>The OGSP 2015 identifies land as “Protect rural landscape setting” and promotes re-zoning of rural land to residential, which is located outside and to the north of the Long term settlement boundary on the east side of Grubb Road. What logical reason is there for this change? Did COGG wrongly identify this land in 2007? Is COGG telling the community, investors and developers not to take their planning strategies seriously, because they may change at any time without good reason?</p> <p>Strongly oppose any amendment to the Long term settlement boundary and re-zoning of land to the north of the existing long term settlement boundary on the east side of Grubb Road on the grounds that this would;</p> <ul style="list-style-type: none"> • Create a monopoly for one developer, who has been progressively acquiring the subject land. • Decrease competition in future supply of Residential Land and therefore impact on affordability. • De-value land holding. • Effect the credibility of the Geelong region as a good place to invest, based on sound Council policy. • Give good cause to doubt, as to why some land holders appear to be given preference over others. 	<p>Removal of long term boundary - Certainty of Investment</p> <p>Removal of long term boundary - Financial impacts</p> <p>Removal of long term boundary - Viability of agriculture</p> <p>Removal of long term boundary - Lack of justification</p> <p>Removal of long term boundary - Developer monopoly / lack of competition</p> <p>Removal of long term boundary - Land supply</p>

No.	Name	Address	Type	Summary of Submission	Key issues / Themes
27.	Jim Robson	Austin Street Hawthorn	Objection	Requests review of removal of long-term growth option west of Grubb Road. Reasons are debatable and will have adverse economic and emotional impact on affected property owners. The area is physically very suitable for development and can be screened from public view. Creates uncertainty about the town's future growth.	Removal of long term boundary - Lack of justification Removal of long term boundary - Certainty of Investment
28.	Cath Sattler	Alderbrook Drive Ocean Grove	Comment	Oakdene & Kingston development plans show additional ovals. It would be good to see more soccer fields reflecting the continuing growth of the sport.	Request for soccer ovals
29.	Spiire Glenn Skoien	P O Box 16084 Melbourne	Objection	<p>Submission on behalf of Shell Road Development Pty Ltd owner of the 220ha Kingston Estate development in the Ocean Grown North Eastern Growth Area (NEGA).</p> <p><u>Land Supply</u> Refers to Spiire's previous submission to the Structure Plan consultation process which included an analysis of the land supply projections that informed the structure plan. Submits the land supply figures are incorrectly averaged due to inclusion of data prior to the commencement of the NEGA. Submits there is between 14 - 19 years worth of land supply. Recommends Council review the Structure Plan's land supply projections and appropriateness of including data that precedes the NEGA.</p> <p><u>Future Growth Locations</u> Refers to the current Structure Plan's 'indicative long-term growth boundary' which is proposed to be removed. Submits the most appropriate location for future growth is extension north of the Kingston and Oakdene Estates. Recommends Council identify land north of Kingston and Oakdene Estates as a 'future logical inclusion, subject to further investigations' on the Structure Plan.</p> <p><u>Location of Proposed School Site</u> Concerned at the status of 'Figure 21' (Section 5.3 of the 2015 Structure Plan) which shows a 'potential school site' location within the Grubb Road NAC. Appreciates that Ocean Grove will need additional school sites in the future, submits that there are superior options available rather than 'jury rigging' a school site in a subpar location. Refers to a concept plan for an expanded NEGA that was submitted to Council by Spiire during the Structure Plan consultation process. Recommends figure 21 be deleted and the Structure Plan and Clause 21.14 should be amended to support investigating a school site within land north of the Kingston and Oakdene Estates.</p>	<p>Land supply</p> <p>Extension of settlement boundary to Bellarine Hwy</p> <p>School site</p>

No.	Name	Address	Type	Summary of Submission	Key issues / Themes
				<p><u>Design and Development Overlay (DDO39) for Grubb Road NAC</u> No strategic basis or need for a DDO. In January 2016 an amended Development Plan for the NAC was submitted which incorporates urban design guidance. Structure Plan omits discussion of the Development Plan, recommendation for a DDO is based on obsolete information. Submits that development guidance is satisfactorily contained within a Development Plan to be approved under the DPO22. Recommends Council delete DDO39. A tracked changes DDO39 is included if it is to proceed.</p>	DDO 39
30.	St Quentin Consulting Brendan O'Loan	Po Box 919 Geelong	Objection	<p>Long-term settlement boundary should remain as an example of excellent long-term planning best practice;</p> <p>Refers to 2007 Structure Plan that called for a review in five years to assess development and lot supply. The Structure Plan advised that should lot supply fall to a rate less than 10 years, a full review of the Structure Plan should be undertaken. Review of lot supply by Council within the 2015 Structure Plan Review reveals that lot supply has not fallen to a rate of less than 10 years, therefore a basic review would have been sufficient and to remove the long term settlement boundary is beyond the OGSP07 review criteria. Council has used an average per annum, historical dwelling approvals over the past 13 years in Ocean Grove to address future housing demand. Using this historical data to conclude that there is 28 years of growth available in Ocean Grove is an over simplification of population growth, supply, demand, market forces, trends and housing diversity and is not an acceptable demand analysis.</p> <p>Submits that Ocean Grove has been identified as a Regional Centre and Sub Regional Employment Centre within the <i>G21 Regional Growth Plan April 2013</i> (G21). Regional Centre's have an estimate population of between 10,000 and 100,000.</p> <p>Removing the long-term settlement boundary may result in the population not reaching beyond 21,000 and may compromise the implementation of some of the infrastructure, educational, transport and community projects from occurring.</p> <p>C346 does not adequately deal with the housing choices for those who do not want conventional (600m² or medium density) lots. Refers to success of Goandra Estate. Long-term settlement boundary should remain so that the land to the north of Goandra Estate, west of Ocean Grove Nature Reserve and East of Wallington Road can then be used for a low density residential housing when community demand and need is justified.</p>	<p>Removal of long term boundary</p> <p>Removal of long term boundary - Land supply</p> <p>Removal of long term boundary - G21 Regional Growth Plan</p> <p>Request for Rural Living / Low Density zoning</p>

No.	Name	Address	Type	Summary of Submission	Key issues / Themes
				<p>A future evidence based land needs assessment and environmental management plan should be provided to support a rezoning of the subject land within the long term settlement boundary. It should be this approach which decides if urban growth is permissible outside the existing settlement boundary, not a plan that has limited economic, environmental or political justification and no discussion of social, community and infrastructure implications.</p>	<p>Removal of long term boundary - Lack of site investigations</p>
31.	Anthony Street	The Terrace Ocean Grove	Objection	<p>Objects to The Terrace being used as town's arterial route because of additional traffic noise and disruption. Can see no cost-benefit of such option, expensive to implement and result in traffic congestion at The Parade/Tuckfield Street Intersection.</p>	<p>The Terrace as long term arterial route</p>
32.	Peter Sullivan Friends of the Ocean Grove Nature Reserve	Po Box 313 Ocean Grove	Support	<p>In general, endorses the aims and outcomes of the Ocean Grove Structure Plan (OGSP).</p> <p>Strongly support the areas currently zoned as farmland to the west and north of the Ocean Grove Nature Reserve (OGNR) to remain zoned as farmland. Creating a buffer to the OGNR is the most important single decision that will support the long-term viability of the ecological values of the OGNR. Commends the planners for incorporating this important decision into the OGSP.</p> <p>Provides detailed information on the history of the OGNR, its values and threats.</p> <p>Supports following aspects of the Structure Plan.</p> <ul style="list-style-type: none"> • use of zoning and planning overlays to encourage increased housing density near the town centre and Marketplace (p16) - will help reduce demand for the development of new greenfield sites. • continued development of the Goandra Estate as a low density living zone with retention of natural vegetation and provision of an open space retaining Bellarine Yellow Gums (p16) - Goandra provides a degree of buffer protection to the OGNR and a vegetation link from the large Goandra Bellarine Yellow Gum reserve and the OGNR. <p>Supports Structure Plan concepts (p19) that will help create more vegetation and habitat that will be used by the birdlife, based at the OGNR:</p> <ul style="list-style-type: none"> • Amend the existing Significant Landscape Overlay – Schedule 7 provisions to ensure they better reflect the identified objectives of the overlay control and provide clearer guidance to the community, Council and applicants. • Ensure subdivision within the areas currently covered by SLO7 has regard to 	<p>Removal of long term boundary - Support</p> <p>Support for increased housing density at town centre</p>

No.	Name	Address	Type	Summary of Submission	Key issues / Themes
				<p>the ability of lots to be developed in a manner which enables building site coverage and opportunities for vegetation retention or establishment in a manner consistent with the prevailing building site coverage and landscape character of the area.</p> <ul style="list-style-type: none"> • Encourage development that provides for additional planting, protection of significant vegetation around buildings and, minimal impacts on roadside vegetation. • Establish the landscape character of new residential subdivisions by implementing early planting of street trees. This can be achieved through the use of respective Street Tree Planting Strategies reflective of native/indigenous species in Ocean Grove. <p>Endorses the following aim from the Natural Environment Principles (p27) “<i>To ensure environmentally sensitive areas including the coast, Buckley Park Foreshore Reserve, Goandra Estate, Ocean Grove Nature Reserve, Barwon River / Lake Connewarre and the Lake Victoria environs are protected from development pressures</i>”.</p>	<p>Support for Review of SLO7 Native Vegetation Protection Controls</p>
33.	Surfside Waves Soccer Club	Po Box 249 Ocean Grove	Comment	<p>Requests Council to consider replacing one of the planned ovals in the Kingston Estate with 2 soccer fields. There has been major growth in player numbers in the town which cannot be sustained with only 2 pitches with lighting to enable players to train.</p>	<p>Request for soccer ovals</p>
34.	Paul Tierney	Grubb Rd Wallington	Objection	<p>Objection to the C346 & 2007 Ocean Grove Structure Plan. Requests Council to reconsider its decision to remove the long term 2020 Boundary for the following reasons.</p> <ul style="list-style-type: none"> • submitter was not consulted at any time to determine how this amendment would impact their lives and way of living. • financially disadvantaged if the long term boundary were removed. • future development would be compromised land remaining would be controlled by one developer and could lead to “Opportunistic Sales”. • originally moved to property 22 years ago and enjoyed lifestyle, made decision in 2007 when the original Structure Plan was released to remain at the property as it was in the long term boundary. Made decision in the knowledge that existing lifestyle would be compromised by urban development. Prepared to make this sacrifice in the knowledge that we would be financially compensated in the future. Removal of this boundary will devalue property. • development has led to traffic congestion along Grubb Road, to the point where is it quite often dangerous to enter and exit the property. 	<p>Concern at consultation process</p> <p>Removal of long term boundary</p> <ul style="list-style-type: none"> - Financial impacts - Certainty of Investment - Developer monopoly / lack of competition <p>Urban Impacts on Rural Areas / Interface</p> <p>Grubb Road traffic concerns</p>

No.	Name	Address	Type	Summary of Submission	Key issues / Themes
35.	Philip Tuttle Tuttle Holdings Pty Ltd	Derry Street Aberfeldie	Objection	Owns 1/76a and 2/76A The Terrace occupied by a pharmacy and apartment above. Believes there is insufficient width at the rear of the premises to enable the laneway as proposed in the UDF to be constructed. It will also exacerbate traffic problems and result in loss of parking for their business.	UDF proposals
36.	Lauris Tyrell Tyrell Brothers Share Farming	Banks Road Marcus Hill	Objection	<p>Submission from group of landowners north of Shell Road and east of Banks Road who also made a submission to initial structure plan consultation process. Submits that the need for a complete and thorough investigation of potential medium to longer term growth options for Ocean Grove has not been appropriately addressed in the draft structure plan.</p> <p>Believes the new structure plan fails to provide clear direction for the longer term growth of the town. At odds with responsible planning approach for Ocean Grove - a key growth town for the Bellarine Peninsula, City of Greater Geelong and the G21 region.</p> <p>Growth of the town is in limited developer control, which mitigates against competition. 2007 structure plan identified potential long-term growth, with new plan indicating that it will be dealt with at a later date. Lack of direction from council as the policy maker. Specifically the recommended approach for land east of Banks Road. Need to undertake detailed investigation of long-term growth options.</p> <p>Objects to approach of a buffer area and walking path on the land east of Banks Road, with no longer term growth potential. Accepted planning is that growth should be directed to physical boundaries not aligned to roads or the like. Growth should be supported in the longer term east of Banks Road to the escarpment.</p> <p>No recognition of the logical provision of reticulated services e.g. sewerage to this area. No recognition of the challenges of farming given that residential development will abut the holdings.</p> <p>Use of Banks Road as a key access into Ocean Grove from the Bellarine Hwy is ignored within the structure plan. Lack of recognition of the need for widening and upgrade to this Road to accommodate existing and anticipated traffic volumes. Not logical to have a key access road with urban development on one side, and no development on the other side.</p>	<p>Removal of long term boundary - Lack of justification</p> <p>Removal of long term boundary - Lack of site investigations</p> <p>Removal of long term boundary - Developer monopoly / lack of competition</p> <p>Urban Impacts on Rural Areas / Interface</p> <p>Role of Banks Road</p>
37.	Jacob Van Eggelen	Rhinds Road Wallington	Comment	Requests more soccer pitches be included in Ocean Grove future plans - his club is growing rapidly and will require additional facilities in the future.	Request for soccer ovals

No.	Name	Address	Type	Summary of Submission	Key issues / Themes
38.	VicRoads Christine Delaney	P O Box 775 Geelong	Comment	<p>Recommends minor changes to the proposed DDO39 re access to be provided to Grubb Road from the proposed new Activity Centre.</p> <p>Supports Council's efforts to reinvestigate the Ocean Grove town centre and improve safety for all users, particularly pedestrians.</p> <p>Does not support relocation of the arterial road through the town to The Terrace but willing to work with Council and Stakeholders in future design options.</p>	<p>DDO39</p> <p>UDF proposals</p> <p>The Terrace as long term arterial route</p>
39.	Heidi Wane	Hardings Road Wallington	Support	<p>Support in principle the majority of intentions contained in the key policy directions.</p> <p>Favours strict containment to enforce the restriction of urban development. It is important to retain all rural breaks to stop further subdivision and development of land as this erodes the much loved country feel to the Bellarine Peninsula.</p> <p>Lives in Hardings Road Wallington and vehemently oppose any more subdivisions. Support the proposed limit to the growth of Ocean Grove and the overall Geelong structure plan.</p>	<p>Removal of long term boundary - Support</p>
40.	Richard Weatherly	Hardings Road Wallington	Support	<p>Supports current amendments to Ocean Grove Structure Plan, particularly:</p> <ul style="list-style-type: none"> • Containment of expansion east of Grubb Road • Removal of long term development boundary west of Grubb Road. <p>Strongly support rural buffer in Wallington area for environmental and drainage reasons.</p>	<p>Removal of long term boundary - Support</p>
41.	Colin White	Rhinds Road Wallington	Support	<p>Supports Structure Plan, in particular growth to previously identified North-East Growth Area and removal of indicative long-term development boundary west of Grubb Road. These changes will protect the important rural aspect between Wallington and Ocean Grove for future generations.</p>	<p>Removal of long term boundary - Support</p>
42.	Wendy & John Wilkins	Wallington Road Ocean Grove	Objection	<p>Opposes duplication and widening of Grubb Road which is a natural wild life corridor. Vehicles from Oakdene & Kingston Estates should be directed to Bellarine Highway.</p> <p>Rural entrance with trees along Grubb Road should be retained otherwise Ocean Grove will look like any other suburb.</p> <p>VicRoads is not interested in retaining trees, requests Council to respect flora & fauna.</p>	<p>Grubb Road Duplication Concerns</p>

Appendix 5 – Concept Plan from Spiire Submission (No.29)



LEGEND

- Indicative Commercial Residential Lots
- Indicative Rural Living Lots (Rural residential with rural lifestyle character fronted service road. Generally aligned to existing 10% boundaries)
- Low Density Residential Interim Use Lots
- Possible Sports Site
- Possible NAC Recreation
- Indicative Drainage Reserve
- Indicative Open Space/Conservation Reserve
- Existing Community Facility
- Existing Commercial Sites
- Building Use Setback
- Proposed T1 Interim Residential Sublot to Vic Roads Approval
- Main Connector Roads
- Mainroad and Entrance to Green Corridor and/or Bypass Hwy
- Future Burwood White Sewer Pump Station Location TBC

Land Budget

Standard Residential	72 Ha.	34.5%
Low Density Residential	18 Ha.	8.5%
Rural Living Lots	43 Ha.	20.3%
Community Facility	2 Ha.	1.0%
Community Facility	4 Ha.	2%
Existing Commercial	8 Ha.	4%
Roads	39 Ha.	18.5%
Total Area	209 Ha.	100%



SCHEMATIC DESIGN PLAN
OCEAN GROVE STRUCTURE PLAN | TOWN BOUNDARY STUDY

03/03/01883D000 Structure Plan/OC Structure Plan 16/16



KINGSTON
OCEAN GROVE

1:5000 @ A1
CNO NO. 30185.L0801
REV. A
DATE 28/02/2015
DES. JW
AUTH. MP

Appendix 6 – Response to Spiire letter regarding Structure Plan Review process

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19 February 2016

Direct Ph: (03) 5272 4983

email: matthew.payne@spiire.com.au

Dear Matthew,

Re: Ocean Grove Structure Plan Review 2015

I acknowledge receipt of your correspondence dated 18 January, 2016 setting out your client's (Shell Road Development Pty Ltd) concerns regarding the recent review of the Ocean Grove Structure Plan.

Council rejects any allegations that it 'pre-determined' any outcome in conducting the review. Council conducted, and continues to conduct, its affairs in accordance with good governance practice and has no reservations about its ability to demonstrate good governance practice in the Ocean Grove Structure Plan Review.

Your client is one of many stakeholders who was given an opportunity to participate in the community consultation process which is an integral part of the Structure Plan Review process, which included attendance at the public consultation event held at the Boorai Centre. I note your client also had numerous additional meetings with Council staff regarding growth opportunities and the future activities centre on Grubb Road.

The Structure Plan review process was conducted in accordance with all relevant legal requirements and otherwise in a manner consistent with good governance practice. Your client participated extensively in the consultation process (either personally or through your office) and was afforded the same opportunities as all other community members who chose to participate in the review.

Council values and takes seriously feedback from all stakeholders. I confirm that all feedback provided by your office on behalf of your client during the consultation was included in the information and material that informed the preparation of the report to Council.

I trust the above address the concerns set out in your correspondence.

Yours sincerely



PETER BETTESS
GENERAL MANAGER
PLANNING & DEVELOPMENT