

Town Planning Report

Combined Planning Permit and Planning Scheme
Amendment Request under Section 96A of the
Planning and Environment Act 1987

1 Henry Street, Belmont

Prepared by Tract Consultants
for Belmont Projects Pty Ltd

0314-0385 PR01_25 November 2016

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Executive Summary

Background

Applicant/Owner	Belmont Projects Pty Ltd
Address	1 Henry Street, Belmont

Relevant Planning Controls

State Planning Policy Framework	<ul style="list-style-type: none"> Clause 9 – Plan Melbourne Clause 10 – Operation of the State Planning Policy Framework Clause 11 – Settlement Clause 13 – Environmental Risks Clause 15 – Built Environment and Heritage Clause 16 – Housing Clause 17 – Economic Development Clause 18 – Transport
Local Planning Policy Framework	<ul style="list-style-type: none"> Clause 21.10-3 – Key planning issues Clause 21.02 – Urban Growth Clause 21.02-3 – Liveability Clause 21.07-1 – Residential development Clause 21.07-2 – Housing Diversity Clause 21.08-1 – Economic Growth Clause 21.08-2 – Activity Centres
Strategic Planning Documents	Greater Geelong Housing Strategy

Application Details

Description of proposal	Rezoning of land from Commonwealth Land to General Residential Zone, and the application of the Development Plan Overlay and the Environmental Audit Overlay, staged subdivision and construction of 2 or more dwellings on a lot.
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Quality Assurance - Report Record

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Prepared By	Rachel Butler
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Approved By	Luke Chamberlain
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Description of Revision

Prepared By	Jess Noonan
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Pages Revised	All
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1 INTRODUCTION

1.1 Background

This report has been prepared on behalf of Belmont Projects Pty Ltd in relation to 1 Henry Street, Belmont, also known as Lot 1 on Title Plan 531517 (**Site**). The site is formally recognised as Volume 07067 Folio 272.

The report supports a combined planning scheme amendment and planning permit application made under Section 96a of the *Planning and Environment Act 1987* for:

- The rezoning of the Site to General Residential Zone – Schedule 1;
- The application of the Development Plan Overlay to the Site; and,
- The construction of two or more dwellings on a lot, staged subdivision of land and removal of native vegetation.

Council officers have agreed to consider this application, as well as considering the Development Plan prepared under the overlay.

The Site is located in Belmont, within Greater Geelong. It is a single lot of approximately 6.20 hectares and is largely rectangular in shape. The Site has previously been used as the CSIRO Materials and Fibre Engineering laboratory. It is now surplus to the CSIRO needs and thus is under a contract of sale. The Site is unique in its large land holding size and presents a significant opportunity for more intensive development.

The planning process for this Site commenced in 2011 with the proposed planning scheme amendment C251 which proposed to apply the Residential 1 Zone to the Site. The planning scheme amendment was supported, however the amendment was later abandoned as it was not able to proceed whilst the land remained in the ownership of the Commonwealth. A sale by tender process was therefore initiated for the Site to facilitate the sale of the land. This process included concept design and extensive background research and analysis.

1.2 Report Structure

This report describes the Site and its context, analyses its opportunities and constraints and details the planning scheme amendment

A separate report is provided to assess the proposed planning permit application for Stage 1. Clause 55 and Clause 56 assessments are included as appendices to this report.

The reports also identify the relevant provisions of the Greater Geelong Planning Scheme and how the planning scheme amendment and planning permit application complies with it.

2 URBAN CONTEXT REVIEW

2.1 The Site

2.1.1 Locality and Features

The Site has historically been used by the CSIRO for Textile & Fibre Technology purposes.

The site comprises a single land parcel, formally identified as Lot 1 on Title Plan 531517, Volume 07067 Folio 272.

As shown in **Figure 1 – Context Plan**, the Site is located in Belmont, in close proximity to the Geelong CBD, adjacent to Corio-Waurn Ponds Road.

The Site consists of one land parcel with a total area of 62,259 square metres. The site is generally rectangular in shape, with the exception of the eastern most corner which is irregularly shaped due to the alignment of Corio-Waurn Ponds Road.

The Site has an extensive frontage to the Corio-Waurn Ponds Road, which allows for good exposure to passing traffic.

Access to the Site is currently provided via a number of existing crossovers to Henry Street and one existing crossover to Corio-Waurn Ponds Road.

For full site details refer to **Appendix 1 – Certificate of Title**.

2.1.2 Interfaces

The Site is situated between Corio-Waurn Ponds Road and Reynolds Road.

The Site's immediate surrounds can be summarised as follows:

- **North** – The northern boundary to the Site interfaces to Henry Street, a 15 metre wide residential access street which runs east west between Reynolds Road and Corio-Waurn Ponds Road. On the opposite side of Henry Street are low density houses.
- **East** – The eastern boundary of the Site is to Corio-Waurn Ponds Road (formerly recognised as the Princes Highway) provides access north-east to South Geelong and further to the Geelong CBD, and south to Grovedale and the new alignment of the Princes Highway.
- **South** – The Site shares a southern boundary with the rear boundaries of residential properties which front Marjorie Avenue.
- **West** – The western boundary of the Site is to Reynolds Road, which runs generally north-south. On the opposite side of the road to the subject Site is the Clairvaux Catholic School. Adjacent to the School to the north-west of the Site is McDonald Reserve, a large open space reserve with two large football/cricket ovals, two netball courts and children's playground.

Refer to **Figure 2 – Aerial Plan**.

2.1.3 Landscape and Vegetation

The Site currently has a number of existing trees and other existing vegetation on Site. All of this existing vegetation will be removed as part of the remediation of the site. Any offsets required for the vegetation will be provided as required.

2.1.4 Topography and Views

The Site falls from west to east, with a fall of 12 metres from the boundary at Reynolds Road to the Corio-Waurn Ponds Road boundary at the east of the Site. The Site does not currently enjoy any significant views.

2.1.5 Easements and Encumbrances

The Site is not affected by any easements.

2.2 Local Context

The Site is located adjacent to Corio-Waurn Ponds Road.

The Site is approximately:

- 4km south-west of the City Centre of Geelong
- 2.5km from Marshall Station on the Warrnambool - Geelong train line
- 1.8km from Waurn Ponds Shopping Centre
- 2.2km from Epworth Geelong facility (due to open mid-2016)
- 3km from the Deakin University Waurn Ponds Campus

Belmont is identified as a sub-regional Centre, which provides extensive employment opportunities as well as higher order retail services including the 24-Hour Kmart and the Belmont Village retail facilities.

The Site is well serviced by arterial roads with direct frontage to the Corio-Waurn Ponds Road. The Corio-Waurn Ponds Road was formerly known as the Princes Highway or High Street in this location

The Site is largely surrounded by conventional density residential lots to the north, south and west. The residential built form in the surrounding area is primarily characterised by one and two storey detached dwellings on lots averaging approximately 650sqm.

Many of the surrounding local streets feature mature trees with the majority of dwellings set back from primary road frontages.

The western boundary of the site is opposite to the Clairvaux Catholic School and the McDonald Reserve, providing a substantial area of open space for residents within the vicinity of the area.

Refer to **Figure 2 – Context Plan**.



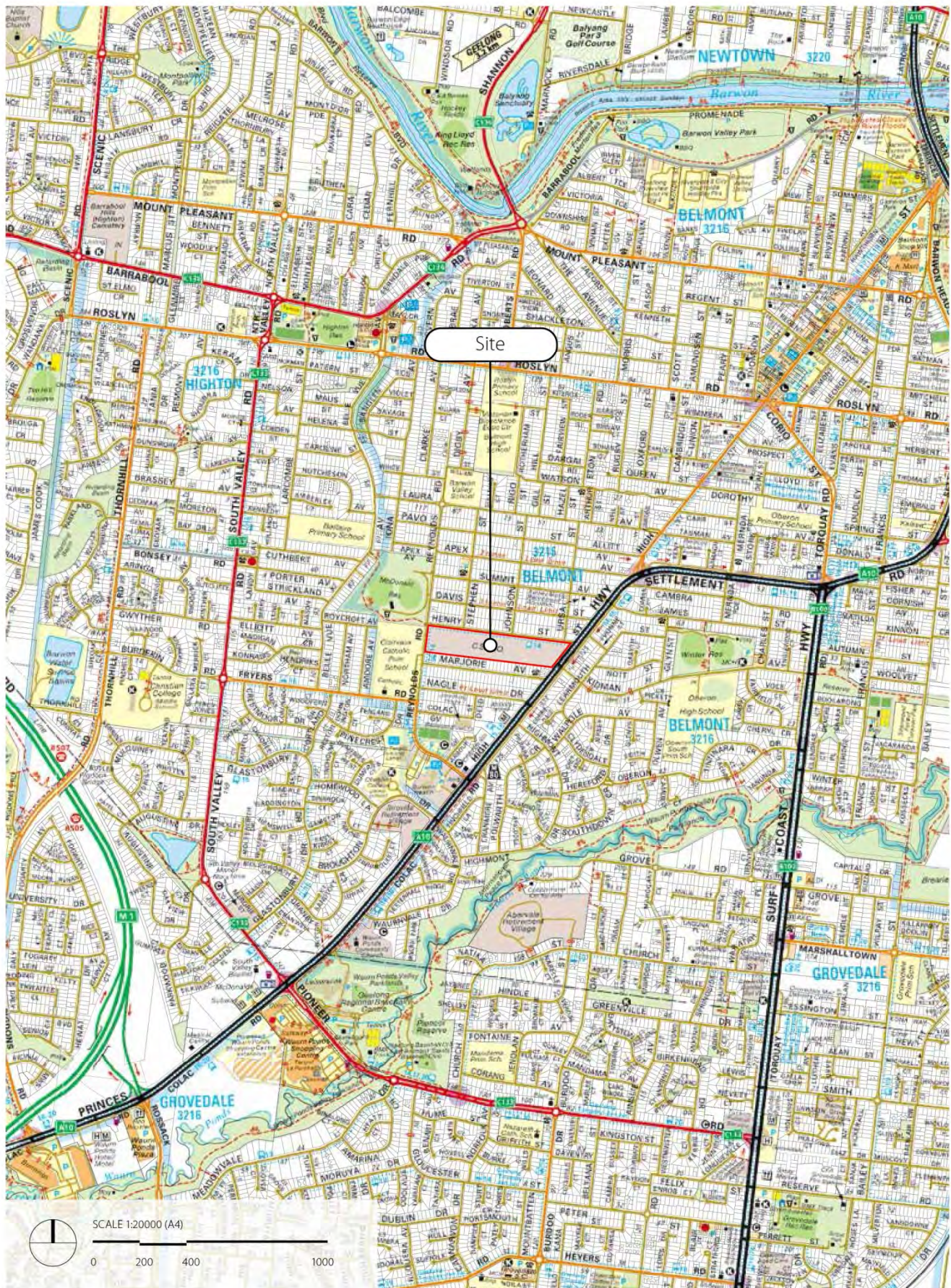
Aerial Plan

1 Henry Street Belmont

PROJ_DRG NO 0314-0385-00 D002 REV 00 DRWN SV CHKD RB DATE 11.12.2015



Figure 1 – Aerial Plan



Locality Plan

1 Henry Street Belmont

PROJ_DRG NO 0314-0385-00 D003 REV 00 DRWN SV CHKD RB DATE 11.12.2015



Figure 2 – Locality Plan

3 THE PROPOSAL

3.1 Summary

This Planning Scheme Amendment seeks to rezone the land, to apply the General Residential Zone to facilitate residential development of the site and apply the Development Plan Overlay and the Environmental Audit Overlay. The proposed rezoning will enable a transition of use and form appropriate to this locality.

3.2 Rezoning

The site is not currently zoned as it is in the possession of the Commonwealth Government, therefore this amendment seeks to apply the General Residential Zone – Schedule 1 (GRZ1) which seeks:

- *"To encourage development that respects the neighbourhood character of the area.*
- *To implement neighbourhood character policy and adopted neighbourhood character guidelines.*
- *To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations."*

The General Residential zone allows for a number of uses 'as-of-right', including Dwelling and Residential aged care facility. There are a number of Section 2 – permit required uses in this zone which may be permitted subject to conditions.

The application of the General Residential Zone – Schedule 1 is appropriate to this Site facilitate the intended future built form. Schedule 1 to the General Residential Zone is titled 'General Residential Area', and makes no variations to the requirements of Clause 54 and 55 (Rescode).

Given the transition of the land from commonwealth ownership to private ownership (Up Property), this rezoning will allow for future development of the site that appropriately reflects the strategic characteristics of the site. The context of the site located within an existing residential area is such that the existing research and technological uses are no longer representative of the potential for the site, or reflective of the envisaged future character for the area.

The application of this zone is consistent with strategic directions identified within the Greater Geelong Planning Scheme. The rezoning will facilitate development of this site that is appropriate within the locality, appropriately responding to both the existing and envisaged future built form of the area. The Site is situated in close proximity to the Belmont Activity Centre, which is recognised as a subregional centre within Greater Geelong.

3.3 Proposed Overlays

A Development Plan Overlay (DPO) and the Environmental Audit Overlay (EAO) are proposed to be applied to the Site.

3.3.1 Development Plan Overlay

The DPO will provide guidance for the future development of the Site, and provide certainty about the type of development that will be supported at this location.

The purpose of the Development Plan Overlay is:

- *“To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.”*
- *“To exempt an application from notice and review if it is generally in accordance with a development plan”*

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.

A permit granted must:

- *“Be generally in accordance with the development plan.”*
- *“Include any conditions or requirements specified in a schedule to this overlay.”*

The Development Plan for this Site has been prepared and is submitted to Council as part of this application.

3.3.2 Environmental Audit Overlay

An EAO is proposed to be applied to the site and will ensure that the Site is appropriately remediated prior to any sensitive uses occurring on Site.

The purpose of the Environmental Audit Overlay is:

- *“To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.”*



Figure 3 – Proposed GRZ1



Figure 4 – Proposed EAO



Figure 5 – Proposed DPO

4 PLANNING FRAMEWORK

4.1 Ministerial Directions

A Planning Scheme Amendment must respond to any relevant Ministerial Direction. The following Ministerial Directions are relevant to this amendment:

- Ministerial Direction No. 1 – Potentially Contaminated Land
- Ministerial Direction No. 9 – Metropolitan Strategy
- Ministerial Direction No. 11 – Strategic Assessment of Amendments

4.1.1 Ministerial Direction No.1 – Potentially Contaminated Land

Ministerial Direction No.1 requires that during the preparation of an amendment which would have the effect of allowing potentially contaminated land for a sensitive use, a planning authority must satisfy itself that the environmental conditions of the land are or will be suitable for that use.

4.1.2 Ministerial Direction No. 9 – Metropolitan Strategy

Ministerial Direction No. 9 seeks to ensure that all planning scheme amendments have regard to the Metropolitan Strategy, which in this direction refers to *'Plan Melbourne: Metropolitan Planning Strategy'*.

4.1.3 Ministerial Direction No. 11 – Strategic Assessment of Amendments

The purpose of this direction is to ensure a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces is undertaken.

A range of strategic considerations are outlined as forming a part of the evaluation criteria. An assessment of the proposal against the requirements of this direction is provided within **Section 5** of this report.

4.2 State Planning Policy Framework

To ensure planning schemes further the objectives of planning in Victoria, planning authorities must take into account and give effect to the general principles and specific policies contained in the State Planning Policy Framework (SPPF).

The SPPF clauses that are most relevant to this proposed amendment are detailed below with responses indented.

- **Clause 10 'Operation of the State Planning Policy Framework'** encourages land use and development planning policies and practices which *'integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development'*. This application will provide for increased direct employment opportunities and further direct, industrial and consumption effects estimated to increase by \$58 million (REMPAN Impact Report, 2015).
- **Clause 11.02-1 'Supply of Urban Land'** seeks to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

- **Clause 13 'Noise and Air'** seeks to control noise effects on sensitive land uses and protect and improve air quality.
- **Clause 15.01 'Urban Environment'** encourages the development of urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.
- **Clause 15.01-1 'Urban Design'** aims to create safe and functional urban environments which are good quality and which display a sense of place and cultural identity.
- **Clause 15.01-4 'Design for safety'** aims to improve safety and encourage neighbourhood design that makes people feel safe.
- **Clause 15.02-1 'Energy and Resource Efficiency'** encourages efficient land use and development which minimizes greenhouse gas emissions.
- **Clause 16 'Housing'** seeks to encourage new housing to locate in or close to activity centres and employment corridors, to meet the community's needs in terms of housing, identify strategic development sites for large residential development in Metropolitan Melbourne and to provide a range of housing types to meet the diverse needs of the community.
- **Clause 17 'Commercial'** seeks to encourage development which meet the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.
- **Clause 18 'Transport'** seeks to promote an integrated transport system by way of land use and transport whilst also promoting sustainable personal transport, such as walking and cycling. Further to this, the Clauses that sit within this policy recognise the purpose of car parking and seek to ensure that an adequate supply of car parking is available.

4.3 Local Planning Policy Framework

The LPPF clauses that are most relevant to this proposed amendment are detailed below with responses indented.

- **Clause 21.02 'City of Greater Geelong Sustainable Growth Framework'** sets out *"key principles for ensuring that all actions and development undertaken in the City of Greater Geelong meets the needs of the present community without compromising the ability of future generations to meet their own needs. The key elements to the framework include: managing urban growth, building sustainable infrastructure, encouraging diversity in industry, and reducing greenhouse gas emissions"*
- **Clause 21.04 'Municipal Framework Plan'** identifies key urban features of Geelong, including the sub-regional centre of 'Belmont' and the nearby sub-regional centre of 'Grovedale'.
- **Clause 21.06-1 'Settlement and housing'** describes the demographics of Geelong as an ageing population through the in-migration of retirees and ageing-in-place of existing residents. It is therefore equally important that the City continues to provide an environment that attracts and supports children, young people and families. It also highlights that the demand for smaller dwelling types is expected to escalate and therefore provision of a range of housing typologies including units/townhouses/apartments should be encouraged.
- **Clause 21.06-2 'Urban Growth'** reinforces the importance of limiting urban sprawl by directing urban growth to designated urban growth areas and maintaining appropriate urban land supplies.
- **Clause 21.06-3 'Urban Consolidation'** seeks to provide for the consolidation of existing urban areas in a "managed" way, encourage a range of development densities whilst improving accessibility to urban services.
- **Clause 21.06-4 'Neighbourhood character'** encourages development that respects the existing neighbourhood character and which limits the impact of urban change on existing neighbourhoods.
- **Clause 22.01 'Discretionary Uses in Residential Areas'** aims to protect the amenity of the City's existing residential areas by seeking a balance between the need for goods and services that serve local residents and works and the potential for negative impacts on residential amenity.

4.4 Particular Provisions

Although not relevant to the rezoning application, any future development application may need to have regard to the following particular provisions:

- **Clause 52.01 'Public Open Space Contribution and Subdivision'** requires a public open space contribution be made to Greater Geelong City Council if the land is to be subdivided. The schedule to Clause 52.01 specifies that for the subdivision of land zoned for residential purposes where the subdivision is for 10 or more lots on land zoned for residential purposed after 31 August 2007 is 10%. This can be provided using a combination of land and cash contributions.
- **Clause 52.02 'Easements, Restrictions and Reserves'** enables the removal and variation of an easement to enable a use or development that complies with the planning scheme after the interests of affected people are considered.
- **Clause 52.06 'Car parking'** seeks to ensure the provision of an appropriate number of car spaces having regard to the activities on the land and the nature of the locality.
- **Clause 52.29 'Land adjacent to a Road Zone, Category 1'** seeks to ensure appropriate access to identified roads and ensure appropriate subdivision of land adjacent to such roads. A permit is required to create or alter access to a road in a Road Zone Category 1, or to subdivide land adjacent to a road in a Road Zone, Category 1.
- **Clause 52.34 'Bicycle Facilities'** seeks to encourage cycling as an alternative form of transport. This clause specifies the number of bicycle parking spaces that must be provided for each land use.
- **Clause 52.36 'Integrated Public Transport Planning'** seeks to ensure that development supports public transport usage and that the new development can easily access a safe, attractive network and that new development does not adversely affect the efficiency of the existing network.
- **Clause 55 'Two or More dwellings on a lot and residential buildings'** applies to an application to construct a residential building.
- **Clause 56 'Residential Subdivision'** applies to an application to subdivide land in a residential zone that provides for residential development.

4.5 Other key Planning Considerations

4.5.1 Housing Diversity Strategy (City of Greater Geelong, September 2008)

The housing diversity strategy aims to:

- *Provide for the development of a range of housing types and densities in the City of Greater Geelong, to meet the City's existing and future housing needs;*
- *Provide certainty to the existing and future community with regards to where different housing types and densities will be generally supported or discouraged by Council; and*
- *Provide for the development of a sustainable overall urban structure in the City of Greater Geelong.'*

The strategy recognises a range of housing types that generally fall into the following categories:

- **Conventional housing** *Single detached dwellings on lots generally ranging between 500 and 1,000 square metres (sqm). The development of an area for conventional housing generally results in a gross residential density¹ of 10 – 15 dwellings per hectare²*
- **Medium density housing** *The provision of two or more detached or attached dwellings, townhouses or apartments on a site below four stories. The development of an area for medium density housing generally results in a gross residential density of 20 – 40 dwellings per hectare.*
- **Higher Density housing** *Attached townhouses or apartments, usually more than 3 storeys in height. The development of an area for high density housing generally results in a gross residential density of more than 40 dwellings per hectare.*

The strategy highlights the growing population of Greater Geelong and the need to accommodate this growth. The City's aging population is highlighted as a key group that need to be accommodated now and in the future.

There is an emphasis on reducing urban sprawl by encouraging development in existing urban areas, particularly areas that are well serviced by infrastructure and facilities. Ultimately this leads to less pollution, less environmental degradation, better accessibility to services and healthier communities.

4.6 Practice Notes

4.6.1 PPN30 – Potentially Contaminated Land General Practice Note, June 2005

This practice note provides guidance on managing land that is contaminated. It defines contaminated land and how it is considered in the planning scheme. The practice note also examines how potentially contaminated land is identified, what land uses or activities might indicate potential contamination, and what level of assessment is required.

There is a history of industrial land uses on this site, and as such an Environmental Audit Overlay will be applied to the Site to ensure a more rigorous assessment is carried out prior to the commencement of any sensitive uses.

4.6.2 PPN46 – Strategic Assessment Guidelines, June 2015

Minister’s Direction No. 11 Strategic Assessment Guidelines requires a planning authority to evaluate and discuss how an amendment addresses a number of strategic considerations. This planning practice note explains what should be considered as part of the direction. A full assessment of the Planning Scheme Amendment against Ministerial Direction No. 11 is contained within **Section 5.1**.

4.6.3 PPN78 – Applying the Residential Zones, June 2015

This planning practice note provides information and guidance to councils about the purposes and features of the residential zones, how to apply the residential zones and the schedules to the residential zones.

The practice note specifies that applying the residential zones should be underpinned by clearly expressed planning policies in the planning scheme. The State Planning Policy Framework (SPPF) and Local Planning Policy Framework (LPPF) in the planning scheme should be the starting point for deciding whether the council’s strategic objectives are still valid and sound, or whether new strategic work is required. Alternatively, a council may have undertaken relevant strategic planning for their residential areas.

Table 1 of PN78 has been prepared to assist Councils implementation of new residential zones when preparing a planning scheme amendment. Excerpts from Table 1 – those parts relevant to the Mixed Use Zone – are reproduced below:

Residential Zone			Principles in Applying Zones
Zone	Purpose	Likely Application	Principles can be deduced from the purposes of Zones (and should be considered together)*
GRZ	Respects and preserves neighbourhood character while allowing moderate housing growth and diversity	In most residential areas where moderate growth and diversity of housing that is consistent with existing neighbourhood character is to be provided	<ul style="list-style-type: none"> ■ Areas with a diversity of housing stock, diversity of lot sizes and a more varied neighbourhood character. ■ Areas where moderate housing growth and housing diversity is encouraged.

*Other principles and criteria may be required by councils to suit local circumstances.

The application of the GRZ on this site accords with the principles for applying this zone.

5 PLANNING ASSESSMENT

5.1 Strategic Assessment

This section of the planning report has been prepared in response to Section 3.1 of Ministerial Direction No. 11 under Section 12 (2)(a) of the *Planning and Environment Act 1987*. The purpose of the Strategic Assessment Guidelines is to provide a consistent framework for the evaluation of a proposed planning scheme amendment and the outcomes it produces. An assessment of the Planning Scheme Amendment against the Strategic Assessment Guidelines is provided below.

5.1.1 Why is an amendment required?

The Amendment is required to facilitate the redevelopment of the land for residential and other land uses. The existing controls applying to the land do not accurately reflect the development potential of the site. This amendment will allow the site to better integrate with the existing urban context and to provide a more coordinated land use planning solution for the area.

The amendment is informed by the Greater Geelong Planning Scheme and associated strategic planning documents and proposes to redevelop the land for residential purposes.

The Site is an isolated Commonwealth land area that is situated adjacent to land zoned General Residential Zone and also bordered by land in a Road Zone, Category 1. The former CSIRO use has now ceased, and as such the absence of zoning on the land no longer accurately reflects the intended future use of the Site.

It is proposed to rezone the Site to the Residential Growth Zone, which will facilitate future development of the Site for residential purposes, which will include a variety of residential densities and built forms, and areas of open space. The proposed zone will also allow the Site to be developed and used in a manner which is consistent with the Greater Geelong Planning Policy, and that fulfills the objectives of the Greater Geelong Housing Diversity Strategy.

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

The amendment implements the objectives of planning in Victoria, contained in Section 4 of the *Planning and Environment Act 1987*, in the following ways:

- Objective A: the amendment provides for the fair, orderly, economic and sustainable use and development of land as it facilitates a coordinated development in a strategically identified location and in a responsible manner through the implementation of an appropriate zone.
- Objective B: the amendment facilitates an efficient use of resources within an established area. This naturally reduces pressure on fringe development.
- Objective C: the amendment will secure and provide a pleasant and safe living environment.
- Objective D: the amendment does not modify any areas of existing heritage.
- Objective F: the amendment will enable appropriate consolidation of the Site in accordance with state planning policy for activity centre development.

- Objective G: the amendment seeks to balance the present and future interests of all Victorians by facilitating capital investment in the Greater Geelong region and facilitating a high quality residential development.

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

The amendment will generate positive social and economic benefits through significant job creation in the construction industry. The total output for this development is estimated at \$73 million dollars, from which total output, including all direct, industrial and consumption effects is estimated to increase by up to \$178 million.

The amendment provides for development which better meets community needs and demands for housing and associated uses.

It provides for residential land use which is consistent with the surrounding residential land use of the locality. The General Residential Zoning will also allow for other possible future uses including retail at the interface of Corio-Waurn Ponds Road. The focus on development of land near activity centres helps to make the best use of state and local infrastructure, and to improve access and equity to services. The amendment will facilitate the provision of housing in close proximity to employment opportunities and the Principal Public Transport Network which will reduce the reliance on personal motor vehicle trips.

The amendment ensures the environmental condition of the land is properly investigated and managed in accordance with the *Environmental Protection Act 1970*.

5.1.4 Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the *Planning and Environment Act 1987*. It also meets the requirements of the following relevant Ministerial Directions, in the following ways:

- **Ministerial Direction No.1 – Potentially Contaminated Land** by applying an Environmental Audit Overlay on the site.
- **Ministerial Direction No. 11 – Strategic Assessment of Amendments** The purpose of this direction is to ensure a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces. This assessment meets the requirements of this Direction.
- **Ministerial Direction No. 15 – The Planning Scheme Amendment Process** The purpose of this Direction is to set times for completing steps in the planning scheme amendment process. It applies to the Minister for Planning, the Secretary to the Department, Panels appointed under Part 8 of the Planning and Environment Act 1987 (Act), and all planning authorities in Victoria. The Minister may grant an exemption from the need to comply with one or more of the requirements of the Direction in relation to a particular amendment.
- **Ministerial Direction No. 16 – Residential Zones** The purpose of this Direction is to direct planning authorities about applying the Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone through a planning scheme amendment.

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

The amendment upholds the principles and objectives of the State Planning Policy Framework. It has the potential to enhance the offering of residential accommodation within Greater Geelong in a location that is well suited to residential development.

In particular, the amendment implements key policy directions of the SPPF by:

- Achieving settlement objectives with the removal or existing conflict of land uses;
- Urban consolidation to promote population growth in close proximity to established services and facilities;
- Opportunities for good quality, energy efficient urban design;
- Providing for employment opportunities;
- Providing for added value in this location;
- More efficient use of existing infrastructure;

- Enhancing the noise and air quality of the neighbourhood by converting an industrial site into a residential site;
- Facilitating development within an existing urban area rather than on the fringe;
- Identifying a strategic redevelopment site;
- Facilitating higher density residential development within close proximity to an activity centre to maximise the significant investment that has already been made in existing infrastructure and services;
- Reducing the cost of living by increasing housing supply near services and public transport;
- Facilitating the supply of housing that is affordable; and
- Not impacting upon places of Aboriginal cultural heritage significance.

5.1.6 Does the amendment support or implement the LPPF? If not, how is the LPPF proposed to change?

The amendment upholds the objectives and strategies of the Local Planning Policy Framework. No changes are required to the LPPF to facilitate the redevelopment of the Site for residential purposes.

In particular, the amendment implements key policy directions of the LPPF by:

- Addressing rapid population growth within the municipality and addressing housing diversity, liveability, transport and urban design issues through the more appropriate zoning of a key strategic site.
- Minimising the risk for land use conflicts between the existing residential and industrial/technology areas.
- Allowing for residential development that increase housing diversity and reflects the overall community needs within the well serviced, established Belmont area.
- Providing infill development which is of high design quality and responds to the locality.
- Providing the opportunity to develop the site for a diversity of housing styles and designs.
- Managing population growth by 'unlocking' underutilised land in close proximity to an activity centre that is fit and ready for residential development.
- Protecting environmentally significant areas of the municipality by directing population growth to a site that is relatively unconstrained and ripe for redevelopment.
- Protecting the quality and character of the urban environment through the appropriate overlay controls to guide built form.

5.1.7 Does the amendment make proper use of the Victoria Planning Provisions?

The Amendment makes proper use of the VPPs through the implementation of the General Residential Zone (DPO), Environmental Audit Overlay (EAO) and the Development Plan Overlay (DPO).

The application of the General Residential Zone will provide an appropriate framework for the future use and development of the site.

The application of the Development Plan Overlay will ensure that buildings and works are in accordance with the overall vision and intended design outcomes for the site, and provide for a coordinated approach to development.

Applications for buildings and/or works which are in accordance with the provisions of the DPO will be exempt from notice requirements. This approach is reasonable given the certainty as to built form outcomes provided by the format and content of the controls.

The proposed combination of planning controls provides an appropriate level of certainty for Council and the community as to the use and development outcomes that can be expected on the site.

5.1.8 How does the amendment address the views of any relevant agency?

The amendment is consistent with the overriding objectives of the Department of Environment, Land, Water and Planning in relation to Plan Melbourne and sustainable urban development. The views of relevant agencies will be sought and considered through the preparation of the planning scheme amendment.

The exhibition of this amendment will provide a formal opportunity for all relevant stakeholders to provide comment on the proposal.

5.1.9 Does the amendment address the requirements of the Transport Integration Act 2010?

The Transport Integration Act 2010 establishes a framework for the provision of an integrated and sustainable transport system in Victoria. The Act provides for a system in which all transport activities and modes work together and recognises the interdependency of transport and land use.

The amendment complies with the relevant requirements of the Transport Integration Act, specifically Part 2, Division 2, 11 – Integration of transport and land use.

The amendment will facilitate development which integrates with and promotes a sustainable transport system to better address transport accessibility, housing affordability and sustainable communities. This integration will ensure that the transport system is able to support the land use outcomes as foreshadowed by this amendment and similarly that the proposed land use patterns support the use of an integrated transport system.

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

Consideration of a planning permit application will place some additional demand on the responsible authority, although there will not be any unreasonable ongoing demands.

6 CONCLUSION

This report has detailed a planning scheme amendment application to the Greater Geelong Planning Scheme.

The proposed rezoning is underpinned by state and local planning policy. It represents well-considered urban consolidation that will reduce pressure on fringe development and areas not fit and ready for increased density.

The Site is strategically located in close proximity to the existing Belmont sub-regional activity centre. The Site is well placed to support the proposed residential development, particularly in regards to the existing residential areas that surround the Site.

Council is respectfully requested to forward this rezoning request to the Minister for Planning pursuant to section 8A (2) of the *Planning and Environment Act 1987* to seek authorisation to formally prepare and exhibit the amendment.