

21. AMENDMENT C327 – ‘OLIVE GROVE’ AREA, PORTARLINGTON – CONSIDERATION OF PANEL REPORT AND ADOPTION

Source: Planning & Development – Strategic Implementation
Acting Director: Geoff Lawler
Index Reference: Amendment C327

Purpose

To consider the Independent Panel Report and to adopt Amendment C327.

Background

Amendment C327 proposes the rezoning of five lots in Portarlington with a total area of approximately 27 ha from Farming Zone to General Residential Zone Schedule 1. The Amendment also proposes to apply Design and Development Overlay Schedule 14 (DDO 14) and a Development Plan Overlay (DPO) to the land.

The Amendment was exhibited between 17 November and 19 December 2016. 21 submissions were received, including 12 objections. A Panel Hearing was held on 5 and 6 April 2017. The Panel Report was received on 31 May 2017 (executive summary at attachment 7).

Amendment C352, seeking to implement the Portarlington Structure Plan (2016) and Indented Head Structure Plan (2016), was exhibited concurrently with this Amendment. It was also considered at the same Panel Hearing. Council adopted Amendment C352 at its meeting of 25 July 2017.

Key Issues

- Issues raised in the 12 objecting submissions included land supply and demand, interface with and impact on adjacent residents of rural land, visual impact on landscape values and the Bellarine Hills, loss of agricultural land, impact on adjacent agricultural use and the density of residential development.
- The Panel conclusions included: the Amendment is supported by and implements the State and Local Planning Policy Framework; the Amendment is well founded and strategically justified; the Amendment is supported by residential land demand and supply forecasts; that the future residential/rural interface is unlikely to adversely affect adjoining rural landowners or result in unacceptable impacts on adjoining agricultural land use; and the Amendment is unlikely to adversely impact on the visual landscape quality or backdrop of Portarlington.
- The Panel's recommended changes to the DPO Schedule reflect Council officers' recommendations and are supported. One additional change to the DPO Schedule is recommended so that a condition may require a Section 173 Agreement to address drainage infrastructure and staging and community infrastructure contributions, as it is understood that the owners of one of the five lots do not intend to sign the Section 173 Agreement exhibited with the Amendment.

L Gardner moved, P Dorling seconded -

That Council:

- 1) Adopts Amendment C327 in the form outlined in Attachment 5 of this report;**
- 2) Submits the adopted Amendment together with the prescribed information to the Minister for Planning requesting approval; and**
- 3) Signs and seals the Section 173 Agreements accompanying this Amendment to formalise development contributions arrangements (a model Agreement is in Attachment 6 of this report).**

Carried.

Attachment 1

Discussion

Exhibition and submissions

The subject land is shown in the location plan at Attachment 2. The zoning of the subject and surrounding land is shown at Attachment 3.

The Amendment was exhibited between 17 November and 19 December 2016. 21 submissions were received. Of these 12 were objections, including an objection from owners of one lot within the Amendment area. Five government agencies provided comment, with two requesting a change to the DPO Schedule. Two landowner submissions provided comment but did not object; another submission expressed no objection. A submission from the applicant supported the Amendment.

A wide range of issues were raised in objecting submissions; key issues raised included:

- the need for the rezoning given land supply and demand;
- the interface with and impact on adjacent residents of rural land;
- visual impact of development on landscape values and the Bellarine Hills;
- loss of agricultural land;
- impact on adjacent agricultural use; and
- the density of residential development.

On 31 January 2017, Council resolved under delegated authority to refer submissions to a Panel.

Panel Hearing

At the Panel Hearing on 5 and 6 April 2017, Council officers indicated that the Amendment is strategically justified, is consistent with both the 2008 and 2016 Portarlington Structure Plans and that none of the issues raised in submissions warranted abandonment of the Amendment or changes to the proposed zoning or extent of the DDO 14 and DPO Schedules. Council officers expressed support for the Amendment subject to minor changes to the exhibited DPO Schedule to address issues raised in submissions.

Panel Report

The Panel Report, received on 31 May 2017, recommends the Amendment be adopted subject to minor changes to the DPO Schedule proposed/agreed by Council. The Executive Summary of the Panel Report is at Attachment 7.

The Panel's conclusions included:

- Amendment C327 is supported by, and implements, the relevant sections of the State and Local Planning Policy Framework; is consistent with the relevant Ministerial Directions and Planning Practice Notes; is well founded and strategically justified; and is supported by residential land demand and supply forecasts.
- The future residential/rural interface resulting from the future development of the Amendment land is unlikely to adversely impact adjoining rural landholders.
- The proposed rezoning will not result in unacceptable loss of agricultural land as it has been long identified as future residential land that is located within the Portarlington settlement boundary.

- The residential use and development of the land arising from rezoning will not result in unacceptable impacts on adjacent agricultural land use.
- Council's post-exhibition changes to the DPO Schedule relating to interface treatment would help manage this matter.
- The Amendment is unlikely to adversely impact on the visual landscape quality or backdrop of Portarlington.
- The future development density envisaged by the Amendment is appropriate for the site and Portarlington.
- The Amendment appropriately responds to stormwater runoff, local wildlife and potential land contamination.
- The Amendment would enable development that appropriately manages traffic and infrastructure matters.
- Amendment C327 appropriately responds to planning matters; however the Panel agrees with Council's post-exhibition changes which respond to issues, clarify intent and improve the operation of planning provisions.

An Appendix to the Panel Report provided the Panel's recommended wording of the DPO Schedule. These reflect the changes recommended by Council in its Panel Submission, along with a further clerical change.

Officer response:

The Panel's conclusions and recommendations are supported, as is the Panel's recommended wording of the DPO Schedule, with one additional change discussed below under the heading Section 173 Agreements. The revised DPO Schedule, recommended for adoption, is shown in track changes format in Attachment 4 and included in Attachment 5.

The substantive changes made to the exhibited DPO Schedule are:

- in Point 2.0, specifying that conditions of a permit may include a condition requiring a Section 173 Agreement to facilitate delivery of local infrastructure identified in the Staging and Infrastructure Delivery Plan and to provide a contribution to community infrastructure;
- in Point 3.0, requiring the Urban Design Masterplan to show a general subdivision layout and interface treatment with dwellings on lots abutting Batman and Allens Roads generally fronting those roads;
- in Point 3.0, requiring the Urban Design Masterplan to include a subdivision design that ensures:
 - no new intersections with Geelong-Portarlington Road;
 - no direct vehicular access from any lot to Geelong-Portarlington Road;
 - a 3.0 m wide vegetation reserve along Geelong-Portarlington Road; and
 - residences address Geelong-Portarlington Road by use of service roads or internal roads to enable dwellings to front that road but with no direct access to it;
- in Point 3.0, requiring the Urban Design Masterplan to include provision for public open space such that public open space includes the highest (south-western) point of the site adjacent to the Batman and Allens Roads intersection to help ensure built development does not intrude on the nearby ridgeline as viewed from the Point Richards area;

- in Point 3.0, including specific reference to the Drooping Sheoke, which is of Regional Conservation Significance and has been recorded on the site, in vegetation to be retained on the Landscape Master Plan;
- in Point 3.0, requiring that a concept plan for all areas that interface with adjoining road reserves, with landscaping to soften the interface between new residential development and existing rural areas, also specify that the siting and species used do not substantially impede coastal views from existing dwellings on adjacent rural land; and
- in Point 3.0, deleting a Road Network and Traffic Management Plan requirement that has now been included in the Urban Design Masterplan requirements.

Some changes to formatting and wording have also been made to comply with the April 2017 Ministerial Direction on the Form and Content of Planning Schemes.

Section 173 Agreements

A draft Section 173 Agreement relating to development contributions for community infrastructure was exhibited with the Amendment. Landowners were to agree to a contribution of \$2670 per residential lot (or dwelling, if subdivision does not take place), indexed to inflation, to be spent by Council for the purpose of providing community facilities within Portarlington or for providing sub-regional facilities in a nearby town.

Owners of four of the five lots have signed the Section 173 Agreement (a model Section 173 Agreement, with individual landowner details removed, is at Attachment 6). At the time of writing, it is understood that the owners of the remaining lot, who lodged an objection to the Amendment, do not intend to sign the Agreement to allow for this eventuality, the amendment has been adjusted to allow for an agreement to be entered when a subdivision permit is applied for. This would enable the dissenting owners to, or a future owner of the land to participate at a later date.

Financial Implications

Section 173 Agreements relating to development contributions will assist in the funding of community facilities within the catchment of the proposed development.

Stakeholder Consultation and Communication

The Amendment was exhibited in accordance with the provisions of the *Planning and Environment Act 1987* to provide for full public comment. Surrounding landowners and occupiers, government and service authorities were notified and invited to comment.

The Independent Panel report has been publicly released with a copy made available to submitters.

Policy/Legal/Statutory Implications

The Amendment is consistent with the State Planning Policy Framework (Clauses 11.02-1, 11.05-1, 11.05-2, 11.09-2 and 11.09-3) and the Local Planning Policy Framework (Clauses 21.06-2, 21.14-2 and 21.14-5) in the Greater Geelong Planning Scheme.

Alignment to City Plan

The Amendment supports both the Growing Our Economy and Sustainable Built and Natural Environment strategic directions of City Plan, particularly as it facilitates sustainable development in accordance with an adopted township structure plan.

Conflict of Interest

No Council Officers involved in the preparation of this report have any direct or indirect interest, in accordance with Section 80C of the Local Government Act.

Risk Assessment

There are no notable risks associated with implementing the recommendation contained in this report.

Environmental Implications

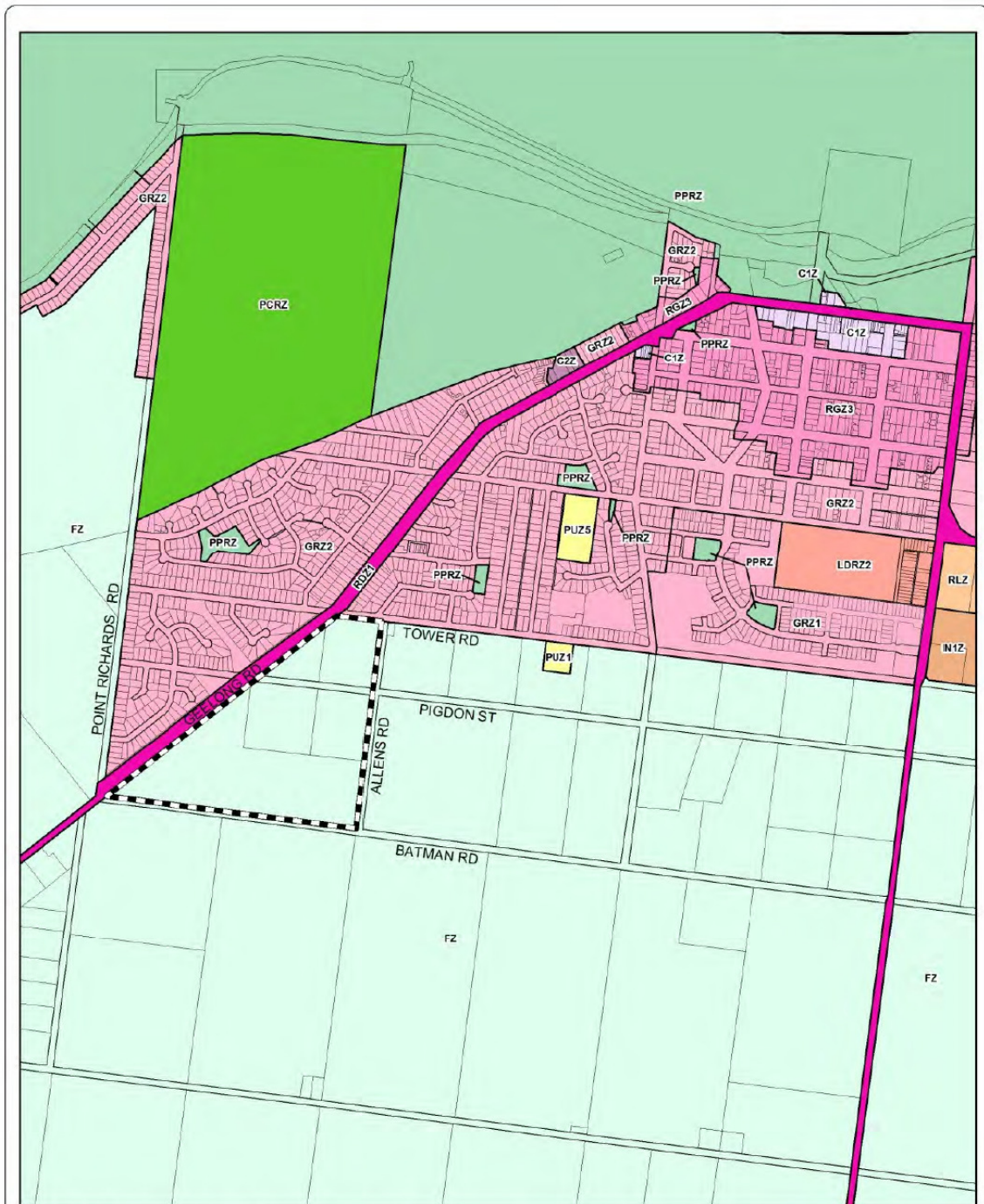
The subject land is almost entirely cleared of native vegetation and has been used for rural and rural residential purposes for many decades. There is a small area of scattered native vegetation (sheokes) on one lot. A biodiversity assessment will be required as part of the Development Plan.

A detailed requirement of the Development Plan will be an ecological assessment of the cumulative impact of stormwater drainage from the site on wetlands in and adjacent to the Point Richards Flora and Fauna Reserve that demonstrates that there will be no unacceptable impact on those wetlands.

Attachment 2 - Location Plan



Attachment 3 - Current zoning

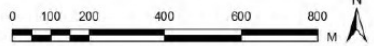


GREATER GEELONG PLANNING SCHEME - ZONES

LEGEND			
NEIGHBOURHOOD RESIDENTIAL ZONE	COMMERCIAL 1 ZONE	COMPREHENSIVE DEVELOPMENT ZONE	PUBLIC PARK & RECREATION ZONE
GENERAL RESIDENTIAL ZONE	COMMERCIAL 2 ZONE	ACTIVITY CENTRE ZONE	PUBLIC CONSERVATION & RESOURCE ZONE
RESIDENTIAL GROWTH ZONE	INDUSTRIAL 1 ZONE	RURAL ZONE	ROAD ZONE CATEGORY 1
LOW DENSITY RESIDENTIAL ZONE	INDUSTRIAL 2 ZONE	PUBLIC USE ZONE - Service & Utility	ROAD ZONE CATEGORY 2
MIXED USE ZONE	INDUSTRIAL 3 ZONE	PUBLIC USE ZONE - Recreation	
TOWNSHIP ZONE	SPECIAL USE ZONE	PUBLIC USE ZONE - Health & Community	
RURAL LIVING ZONE	PRIORITY DEVELOPMENT ZONE	PUBLIC USE ZONE - Transport	
FARMING ZONE	URBAN GROWTH ZONE	PUBLIC USE ZONE - Cemetery/Crematorium	
RURAL CONSERVATION ZONE	COMMONWEALTH LAND	PUBLIC USE ZONE - Local Government	
URBAN FLOODWAY ZONE		PUBLIC USE ZONE - Other Public Use	

SUBJECT LAND

Prepared by City of Greater Geelong - 27 June 2016
 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.
 This map contains all Amendments to the G.G.P.S. gazetted prior to the date shown above, however, for certainty, a Planning Certificate should be obtained.
 This map should be read in conjunction with additional Planning Overlay maps (if applicable).



Attachment 4 – Changes to exhibited DPO Schedule (track changes format)

GREATER GEELONG PLANNING SCHEME

DD/MM/YYYY
C327

~~SCHEDULE 356 TO CLAUSE 43.04~~ THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as ~~DPO 356~~

**LAND BOUNDED BY GEELONG-PORTARLINGTON ROAD, BATMAN ROAD,
ALLENS ROAD & TOWER ROAD, PORTARLINGTON**

~~This schedule applies to land bounded by Geelong-Portarlington, Batman, Allens and Tower Roads, Portarlington. A Development Plan is required to guide use and development of the area. The objective of this Schedule is to provide for the fully integrated and properly coordinated and planned residential development of the area.~~

1.0

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C327

Requirements before a permit is granted

Prior to the approval of a Development Plan, the responsible authority may grant a permit for the following:

- The construction of one dwelling and associated outbuildings on an existing lot, provided it is the only dwelling on the lot.
- Agriculture and any buildings or works in association with the use of the land for agricultural purposes.
- Extensions or alterations to existing buildings and associated works.

2.0

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C327

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- Except for a permit issued under Clause 1.0, a permit must contain conditions or requirements which give effect to the provisions and requirements of the approved Development Plan. This may include a condition requiring a Section 173 Agreement to facilitate delivery of local infrastructure identified in the Staging and Infrastructure Delivery Plan and to provide a contribution to community infrastructure.

3.0

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C327

Requirements for development plan

The Development Plan must be prepared for the whole of the area covered by this Schedule, and must include the following requirements:

An **Urban Design Masterplan** that includes:

- Slope analysis including land contours at 0.5 metre intervals.
- A general subdivision layout including streets, drainage reserves, open space, distribution of land uses, landscaping of streets and reserves, and interface treatment with adjoining roads, with dwellings on lots abutting Batman and Allens Roads generally fronting those roads.
- A subdivision design that ensures that:
 - There are no new intersections with Geelong-Portarlington Road and no direct vehicular access from any lot to Geelong-Portarlington Road.

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- [A 3.0 metre wide vegetation reserve abutting Geelong-Portarlington Road is provided along the frontage of the development.](#)
- [Residential development addresses Geelong-Portarlington Road by use of service roads or internal roads to enable dwellings to front Geelong-Portarlington Road, but with no direct access from any lot to Geelong-Portarlington Road.](#)
- Lot layout which incorporates a variety of lot sizes to encourage a range of housing types, maximises solar access, responds to the topography of the land and generally provides larger lots on higher portions of the land to minimise visual impact of development.
- Provision for public open space of not less than 10% of the development area, within walking distance (400 metres) of each household. Encumbered land shall not be credited as ~~p~~Public ~~o~~Open ~~s~~Space, including land required for drainage basins. Open space is to be located and designed to maximise casual surveillance including lots that positively address adjoining public open space reserves. [Public open space is to include the highest point of the site, adjacent to the intersection of Batman and Allens Roads, to help ensure that built development does not intrude on the nearby ridgeline as viewed from the Point Richards area.](#)
- Details of the interface treatment applied to the Geelong-Portarlington Road frontage, with residential development to address Geelong-Portarlington Road.
- Physical infrastructure proposed in the **Urban Design Masterplan** must meet Council standards or if not defined, be subject to the approval of Council and be generally in accordance with the following:
 - City of Greater Geelong Infrastructure Development Guidelines (IDG) 2010.
 - City of Greater Geelong adopted Infrastructure Design Manual (IDM) 2010.

A **Visual Assessment**, based on the development that would ensue from the general subdivision layout in the Urban Design Masterplan, that:

- Demonstrates the protection of the ridgeline to the south of the area from the visual intrusion of development, as viewed from the Point Richards area.
- Shows that the development will not have any greater visual impact than the existing development on the foothills surrounding the town.

A **Staging and Infrastructure Delivery Plan** that shows the indicative staging of development and timing and delivery of key infrastructure including drainage, open space, road upgrades and intersection treatments.

A **Landscape Master Plan**, including:

- Predominantly indigenous and native landscape species that are suitable for planting in a residential area.
- The location of trees to be removed.
- Retention of significant vegetation, [including Drooping Sheoke \(*Allocasuarina verticillata*\), which is of Regional Conservation Significance and has been recorded on the site.](#)
- Street trees in keeping with the size and scale of each street, passive solar orientation and integration with adjoining and surrounding street networks.

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- Use of existing olive trees in streets and public open space, where their condition warrants retention and where compatible with utilities, infrastructure and open space layout.
- A concept plan for landscaping of the proposed open space areas.
- A landscape boulevard along Geelong-Portarlington Road.
- A concept plan for all areas that interface with adjoining road reserves, with landscaping to soften the interface between new residential development and existing rural areas, while specifying that the siting and species used do not substantially impede coastal views from existing dwellings on adjacent rural land.
- The location and design of entry treatments adjacent to Geelong-Portarlington Road to provide an attractive gateway/entrance to Portarlington.

A Road Network and Traffic Management Plan that includes:

- An internal road network that provides a high level of access and connectivity within the development and to adjoining residential areas for all vehicular traffic and non-vehicular traffic. This shall include:
 - Road reserve widths.
 - Cross-sections, including where relevant, verge widths, nature strips, kerb and channel, pavement widths and pathways.
 - An overall plan which facilitates ease of movement for all forms of transport (walking, cycling and vehicular), provides good pedestrian access to bus stops on Geelong-Portarlington Road and provides for footpaths in streets in accordance with Council requirements.
- ~~A subdivision design that ensures that residential development addresses Geelong-Portarlington Road by use of service roads or internal roads to enable dwellings to front Geelong-Portarlington Road, but with no direct access from any lot to Geelong-Portarlington Road.~~
- The construction of perimeter roads to an appropriate standard as required.
- A concept design road safety audit for the section of Geelong-Portarlington Road abutting the site, including the proposed intersection layouts and internal road network.
- Upgrading of the three intersections with Geelong-Portarlington Road (being Batman and Tower Roads and Pigdon Street) to the satisfaction of VicRoads.
- Proposed locations of pedestrian crossings on Geelong-Portarlington Road.
- Investigation of potential construction of a 1.5 metre wide pedestrian pathway on one side of Geelong-Portarlington Road between Tower Road and Smythe Street.

An Integrated Water Management Plan that takes an integrated approach to flooding, stormwater and drainage management, is designed with reference to the whole of the catchment and includes:

- Provision for the collection, treatment and disposal of stormwater runoff in an environmentally acceptable manner within the subdivision layout, consistent with applicable guidelines and standards and including the implementation of best practice water quality measures.
- Reference to:
 - Australian Rainfall and Runoff;
 - WSUD Engineering Procedures: Stormwater, CSIRO Publishing, 2005.

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- Clause 56.07 of the Greater Geelong Planning Scheme.
- City of Greater Geelong Stormwater Management Plan 2002.
- The Infrastructure Design Manual and associated Design Notes.
- Ecological assessment of the impacts of increased cumulative stormwater runoff on wetlands within the Point Richards Flora and Fauna Reserve and west of Point Richards Road, undertaken by or with the participation of a suitably qualified and experienced aquatic ecologist, to the satisfaction of the responsible authority and the Department of Environment, Land, Water and Planning that:
 - Incorporates baseline monitoring of Growling Grass Frog population parameters including disease and pest monitoring and selected ecological parameters (e.g. terrestrial habitat availability surveys).
 - Has regard to the impacts on significant fauna species present in the Point Richards Flora and Fauna Reserve, including the Growling Grass Frog.
 - Informs the stormwater quality treatment measures to be undertaken on-site to ensure the water quality being discharged does not impact on threatened species including the Growling Grass Frog.
 - Demonstrates that there will be no unacceptable impact on the wetlands.
- A Drainage Strategy and design report that:
 - Outlines design objectives including a requirement to limit downstream flows to existing predevelopment flow rates and overall flow volumes or provide for developer contributions to upgrade downstream stormwater infrastructure to the satisfaction of the responsible authority.
 - Identifies all land to be set aside for drainage purposes, detailing the approximate size and location of all drainage reserves and system components, including retarding basins to meet peak discharge limits and WSUD features to meet Urban Stormwater – Best-Practice Management Guidelines.
 - Incorporates on-site stormwater drainage design and management to alleviate the potential to transfer disease (including Chytridomycosis) and invasive fauna and flora species downstream.
 - Provides details of short and long term maintenance requirements and responsibilities for the wetlands, detention basins and any aesthetic lakes.
 - Provides for safe overflow paths for the critical 1% AEP event and considers the impact of the >1% AEP event.
 - Considers the management of stormwater during the construction phase, particularly sediment control, and details contingency measures for floodwater treatment where any flooding occurs prior to the connection of all infrastructure.
 - Identifies measures to treat stormwater to meet best practice pollutant removal targets before it is discharged downstream including the removal of nutrients, litter, hydrocarbons and sediment.

A **Biodiversity Assessment** that includes the application requirements of Clause 52.17 and the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* (Department of Environment and Primary Industries, September 2013).

A **Site Investigation Assessment** that:

- Takes into account the *Preliminary Site Investigation, 27 Hectare Parcel of Land at Pigdon Street, Portarlington, Victoria, Peter J Ramsay & Associates, October 2004*, and provides updated information where appropriate.
- Assesses the potential level and nature of contamination on the land.
- Provides clear advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or

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part, of the land is recommended having regard to the *Potentially Contaminated Land General Practice Note June 2005, DSE*.

- Recommends remediation actions for any contaminated land.

Attachment 5 - Amendment C327 to be adopted

Planning and Environment Act 1987

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AMENDMENT C327

INSTRUCTION SHEET

The planning authority for this amendment is Greater Geelong Planning Scheme

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 3 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map Nos. 42 and 43 in the manner shown on the 1 attached map marked "Greater Geelong Planning Scheme, Amendment C327".

Overlay Maps

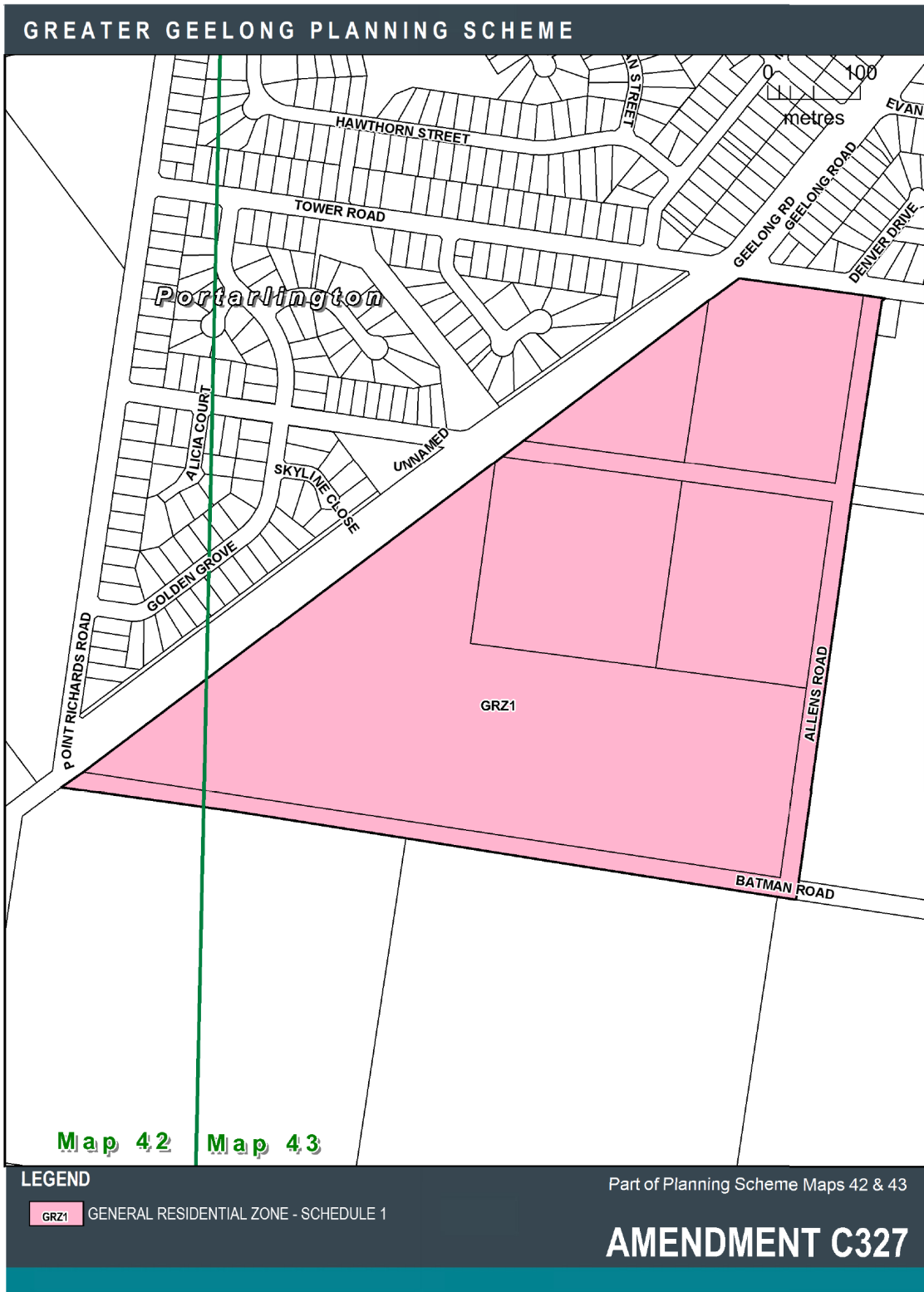
2. Amend Planning Scheme Map Nos. 42DDO14 and 43DDO14 in the manner shown on the 1 attached map marked "Greater Geelong Planning Scheme, Amendment C327".
3. Amend Planning Scheme Map No. 43DPO and insert new Planning Scheme Map No. 42DPO in the manner shown on the 1 attached map marked "Greater Geelong Planning Scheme, Amendment C327".

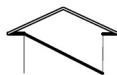
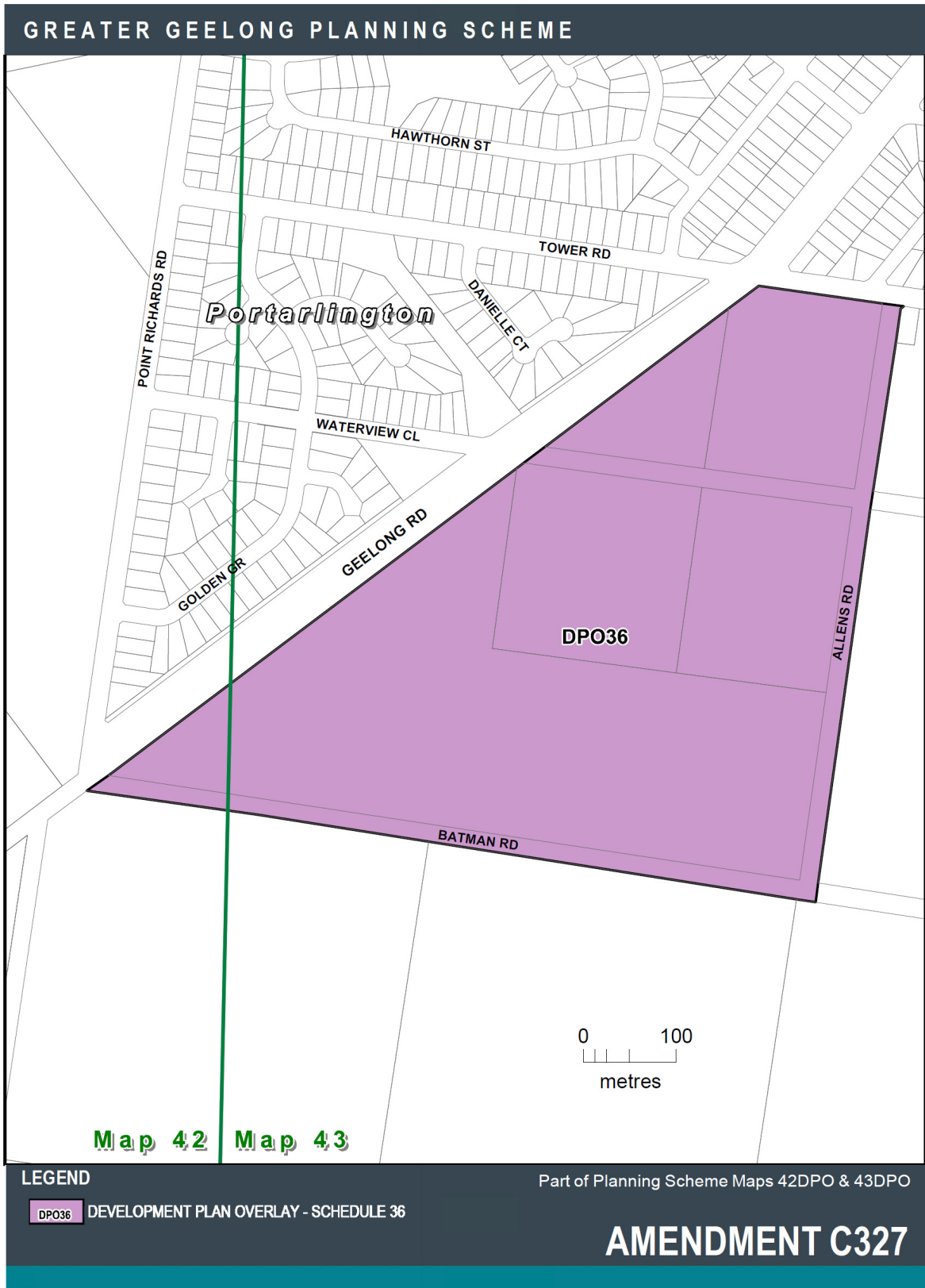
Planning Scheme Ordinance

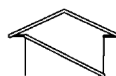
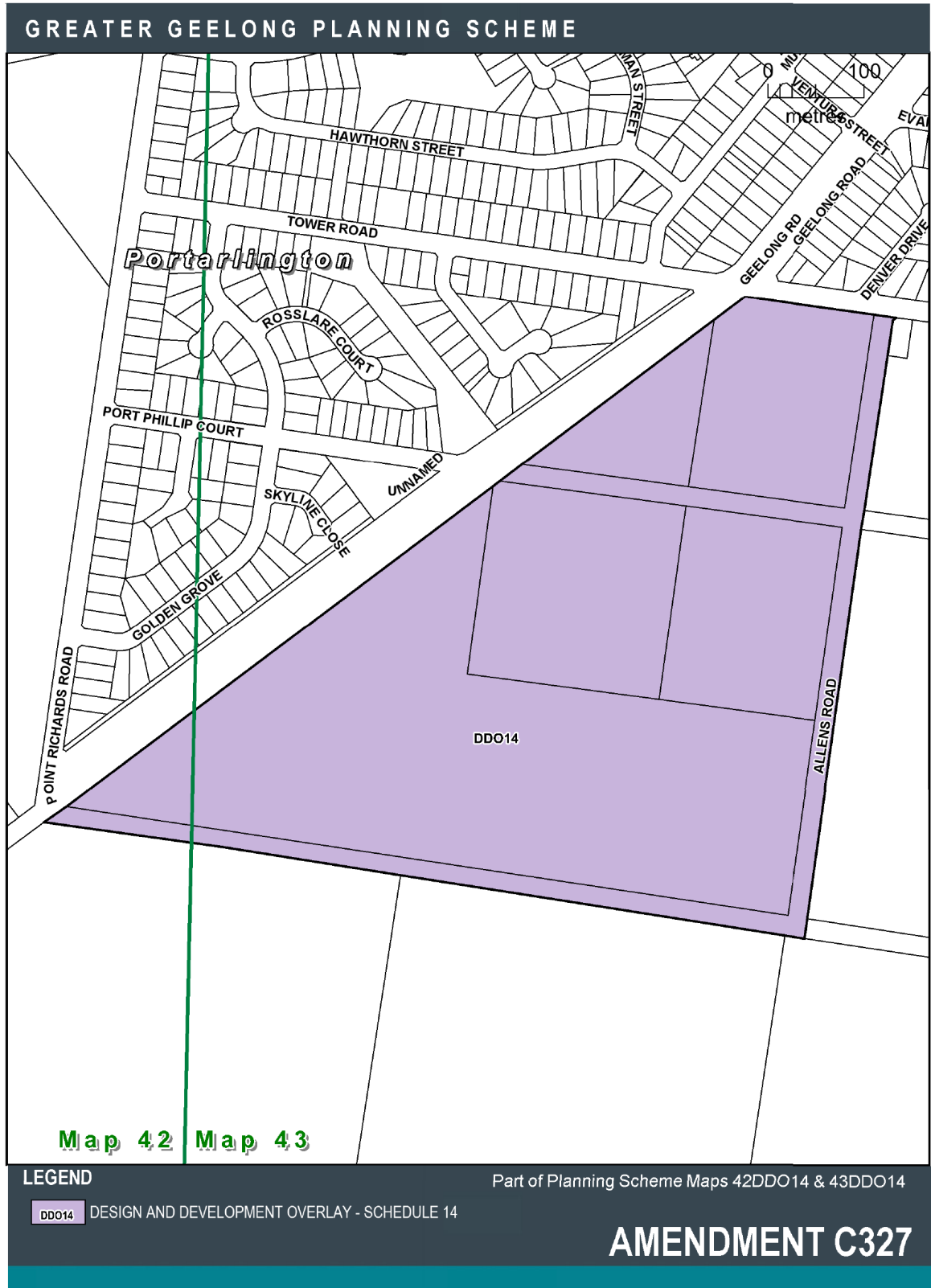
The Planning Scheme Ordinance is amended as follows:

4. In Overlays – Clause 43.04, insert a new Schedule 35 in the form of the attached document.
5. In General Provisions – Clause 61.03, replace the schedule with a new Schedule in the form of the attached document.

End of document







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C327

SCHEDULE 36 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO 36**

**LAND BOUNDED BY GEELONG-PORTARLINGTON ROAD, BATMAN ROAD,
ALLENS ROAD & TOWER ROAD, PORTARTLINGTON**

1.0

DD/MM/YYYY
C327

Requirements before a permit is granted

Prior to the approval of a Development Plan, the responsible authority may grant a permit for the following:

- The construction of one dwelling and associated outbuildings on an existing lot, provided it is the only dwelling on the lot.
- Agriculture and any buildings or works in association with the use of the land for agricultural purposes.
- Extensions or alterations to existing buildings and associated works.

2.0

Conditions and requirements for permits

DD/MM/YYYY
C327

The following conditions and/or requirements apply to permits:

- Except for a permit issued under Clause 1.0, a permit must contain conditions or requirements which give effect to the provisions and requirements of the approved Development Plan. This may include a condition requiring a Section 173 Agreement to facilitate delivery of local infrastructure identified in the Staging and Infrastructure Delivery Plan and to provide a contribution to community infrastructure.

3.0

DD/MM/YYYY
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Requirements for development plan

A development plan must be prepared for the whole of the area covered by this Schedule, and must include the following requirements:

An **Urban Design Masterplan** that includes:

- Slope analysis including land contours at 0.5 metre intervals.
- A general subdivision layout including streets, drainage reserves, open space, distribution of land uses, landscaping of streets and reserves, and interface treatment with adjoining roads, with dwellings on lots abutting Batman and Allens Roads generally fronting those roads.
- A subdivision design that ensures that:
 - There are no new intersections with Geelong-Portarlington Road and no direct vehicular access from any lot to Geelong-Portarlington Road.
 - A 3.0 metre wide vegetation reserve abutting Geelong-Portarlington Road is provided along the frontage of the development.
 - Residential development addresses Geelong-Portarlington Road by use of service roads or internal roads to enable dwellings to front Geelong-Portarlington Road, but with no direct access from any lot to Geelong-Portarlington Road.

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- Lot layout which incorporates a variety of lot sizes to encourage a range of housing types, maximises solar access, responds to the topography of the land and generally provides larger lots on higher portions of the land to minimise visual impact of development.
- Provision for public open space of not less than 10% of the development area, within walking distance (400 metres) of each household. Encumbered land shall not be credited as public open space, including land required for drainage basins. Open space is to be located and designed to maximise casual surveillance including lots that positively address adjoining public open space reserves. Public open space is to include the highest point of the site, adjacent to the intersection of Batman and Allens Roads, to help ensure that built development does not intrude on the nearby ridgeline as viewed from the Point Richards area.
- Details of the interface treatment applied to the Geelong-Portarlington Road frontage, with residential development to address Geelong-Portarlington Road.
- Physical infrastructure proposed in the **Urban Design Masterplan** must meet Council standards or if not defined, be subject to the approval of Council and be generally in accordance with the following:
 - City of Greater Geelong Infrastructure Development Guidelines (IDG) 2010.
 - City of Greater Geelong adopted Infrastructure Design Manual (IDM) 2010.

A **Visual Assessment**, based on the development that would ensue from the general subdivision layout in the Urban Design Masterplan, that:

- Demonstrates the protection of the ridgeline to the south of the area from the visual intrusion of development, as viewed from the Point Richards area.
- Shows that the development will not have any greater visual impact than the existing development on the foothills surrounding the town.

A **Staging and Infrastructure Delivery Plan** that shows the indicative staging of development and timing and delivery of key infrastructure including drainage, open space, road upgrades and intersection treatments.

A **Landscape Master Plan**, including:

- Predominantly indigenous and native landscape species that are suitable for planting in a residential area.
- The location of trees to be removed.
- Retention of significant vegetation, including Drooping Sheoke (*Allocasuarina verticillata*), which is of Regional Conservation Significance and has been recorded on the site.
- Street trees in keeping with the size and scale of each street, passive solar orientation and integration with adjoining and surrounding street networks.
- Use of existing olive trees in streets and public open space, where their condition warrants retention and where compatible with utilities, infrastructure and open space layout.
- A concept plan for landscaping of the proposed open space areas.
- A landscape boulevard along Geelong-Portarlington Road.
- A concept plan for all areas that interface with adjoining road reserves, with landscaping to soften the interface between new residential development and

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existing rural areas, while specifying that the siting and species used do not substantially impede coastal views from existing dwellings on adjacent rural land.

- The location and design of entry treatments adjacent to Geelong-Portarlington Road to provide an attractive gateway/entrance to Portarlington.

A Road Network and Traffic Management Plan that includes:

- An internal road network that provides a high level of access and connectivity within the development and to adjoining residential areas for all vehicular traffic and non-vehicular traffic. This shall include:
 - Road reserve widths.
 - Cross-sections, including where relevant, verge widths, nature strips, kerb and channel, pavement widths and pathways.
 - An overall plan which facilitates ease of movement for all forms of transport (walking, cycling and vehicular), provides good pedestrian access to bus stops on Geelong-Portarlington Road and provides for footpaths in streets in accordance with Council requirements.
- The construction of perimeter roads to an appropriate standard as required.
- A concept design road safety audit for the section of Geelong-Portarlington Road abutting the site, including the proposed intersection layouts and internal road network.
- Upgrading of the three intersections with Geelong-Portarlington Road (being Batman and Tower Roads and Pigdon Street) to the satisfaction of VicRoads.
- Proposed locations of pedestrian crossings on Geelong-Portarlington Road.
- Investigation of potential construction of a 1.5 metre wide pedestrian pathway on one side of Geelong-Portarlington Road between Tower Road and Smythe Street.

An Integrated Water Management Plan that takes an integrated approach to flooding, stormwater and drainage management, is designed with reference to the whole of the catchment and includes:

- Provision for the collection, treatment and disposal of stormwater runoff in an environmentally acceptable manner within the subdivision layout, consistent with applicable guidelines and standards and including the implementation of best practice water quality measures.
- Reference to:
 - Australian Rainfall and Runoff;
 - WSUD Engineering Procedures: Stormwater, CSIRO Publishing, 2005.
 - Clause 56.07 of the Greater Geelong Planning Scheme.
 - City of Greater Geelong Stormwater Management Plan 2002.
 - The Infrastructure Design Manual and associated Design Notes.
- Ecological assessment of the impacts of increased cumulative stormwater runoff on wetlands within the Point Richards Flora and Fauna Reserve and west of Point Richards Road, undertaken by or with the participation of a suitably qualified and experienced aquatic ecologist, to the satisfaction of the responsible authority and the Department of Environment, Land, Water and Planning that:
 - Incorporates baseline monitoring of Growling Grass Frog population parameters including disease and pest monitoring and selected ecological parameters (e.g. terrestrial habitat availability surveys).

GREATER GEELONG PLANNING SCHEME

- Has regard to the impacts on significant fauna species present in the Point Richards Flora and Fauna Reserve, including the Growling Grass Frog.
- Informs the stormwater quality treatment measures to be undertaken on-site to ensure the water quality being discharged does not impact on threatened species including the Growling Grass Frog.
- Demonstrates that there will be no unacceptable impact on the wetlands.
- A Drainage Strategy and design report that:
 - Outlines design objectives including a requirement to limit downstream flows to existing predevelopment flow rates and overall flow volumes or provide for developer contributions to upgrade downstream stormwater infrastructure to the satisfaction of the responsible authority.
 - Identifies all land to be set aside for drainage purposes, detailing the approximate size and location of all drainage reserves and system components, including retarding basins to meet peak discharge limits and WSUD features to meet Urban Stormwater – Best-Practice Management Guidelines.
 - Incorporates on-site stormwater drainage design and management to alleviate the potential to transfer disease (including Chytridomycosis) and invasive fauna and flora species downstream.
 - Provides details of short and long term maintenance requirements and responsibilities for the wetlands, detention basins and any aesthetic lakes.
 - Provides for safe overflow paths for the critical 1% AEP event and considers the impact of the >1% AEP event.
 - Considers the management of stormwater during the construction phase, particularly sediment control, and details contingency measures for floodwater treatment where any flooding occurs prior to the connection of all infrastructure.
 - Identifies measures to treat stormwater to meet best practice pollutant removal targets before it is discharged downstream including the removal of nutrients, litter, hydrocarbons and sediment.

A **Biodiversity Assessment** that includes the application requirements of Clause 52.17 and the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* (Department of Environment and Primary Industries, September 2013).

A **Site Investigation Assessment** that:

- Takes into account the *Preliminary Site Investigation, 27 Hectare Parcel of Land at Pigdon Street, Portarlington, Victoria, Peter J Ramsay & Associates, October 2004*, and provides updated information where appropriate.
- Assesses the potential level and nature of contamination on the land.
- Provides clear advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or part, of the land is recommended having regard to the *Potentially Contaminated Land General Practice Note June 2005, DSE*.
- Recommends remediation actions for any contaminated land.



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Agreement under section 173 of the Planning and Environment Act 1987

Dated / / 2017

Parties

Name	City of Greater Geelong
Address	City Hall, 30 Gheringhap Street, Geelong, Victoria
Short name	Council
Name	
Address	
Short name	Owner

Background

- A. Council is the responsible authority pursuant to the Act for the Planning Scheme. Council is also the planning authority for Amendment C327 to the Planning Scheme.
- B. The Owner is or is entitled to be the registered proprietor of the Subject Land.
- C. The Subject Land is within an area that is being developed for urban purposes. Amendment C327 proposes to:
 - C.1 rezone the Subject Land from Farming Zone to General Residential Zone Schedule 1 under the Planning Scheme; and
 - C.2 apply other planning controls as appropriate to the Subject Land.
- D. The Owner and Council have agreed that the Subject Land will be liable for the Infrastructure Contribution.
- E. As at the date of this Agreement, parts of the Subject Land are encumbered by a mortgage in favour of the Mortgagee. Each Mortgagee consents to the Owner entering into this Agreement.
- F. The parties enter into this Agreement to:
 - F.1 record the terms and conditions on which Council and the Owner have agreed for the Owner to pay the Infrastructure Contribution; and
 - F.2 achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.



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The Parties agree

1. Definitions

In this Agreement unless the context admits otherwise:

Act means the *Planning and Environment Act 1987*.

Adjustment Index means the annual Consumer Price Index (all groups) Melbourne as published by the Australian Bureau of Statistics.

Agreement means this agreement.

Amendment C327 means Amendment C327 to the Planning Scheme prepared by Council in its capacity as the Planning Authority.

Approved Development Plan means a development plan approved by Council in accordance with a Development Plan Overlay to be applied to the Subject Land by Amendment C327.

Dwelling has the same meaning as in the Planning Scheme but also includes a residence that is provided as part of Retirement Village or Aged Care Facility

Infrastructure Contribution means the contribution specified in Schedule 2 required to be made in respect of each Residential Lot or each Dwelling as the case may be in accordance with clause 3.1.

Infrastructure Contribution Liability means the Owner's liability for the Infrastructure Contribution payable under clause 3.1.

Localised Infrastructure means works, services or facilities necessitated by the subdivision or development of land including but not limited to provision of utility services such as water supply, stormwater drainage, sewerage, gas and electricity services, telecommunications infrastructure and local roads, bridges, culverts and other water crossings, any required associated traffic control measures and devices together with the associated land.

Mortgagee means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as Mortgagee of the Subject Land or any part of it.

Owner means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple of the Subject Land or any part of the Subject Land and includes any Mortgagee-in-possession.

Party or parties means the Owner and Council under this Agreement as appropriate.

Plan of Subdivision means a plan of subdivision of the Subject Land which is not a procedural plan but a plan that upon registration creates an additional lot which can be disposed of separately and is intended to be used for a dwelling or can be re-subdivided.

Planning Scheme means the Greater Geelong Planning Scheme and any other planning scheme that applies to the Subject Land.

Registrar of Titles means the Victorian Registrar of Titles.

Residential Lot means a lot which in the opinion of Council is of a size and dimension such that it is intended to be developed as a house lot without further subdivision.



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Schedule means a schedule to this Agreement.

Statement of Compliance means a statement of compliance issued by Council under the *Subdivision Act 1988*.

Subject Land means the land described in Schedule 1 and any reference to the Subject Land in this Agreement includes any lot created by the subdivision of the Subject Land or any part of it.

2. Interpretation

In this Agreement unless the context admits otherwise:

- 2.1 The singular includes the plural and vice versa.
- 2.2 A reference to a gender includes a reference to each other gender.
- 2.3 A reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law.
- 2.4 If the Owner comprises more than one party, then this Agreement binds them jointly and each of them severally.
- 2.5 A term used in this Agreement has its ordinary meaning unless that term is defined in this Agreement. If a term is not defined in this Agreement and it is defined in the Act it has the meaning as defined in the Act.
- 2.6 A reference to an Act, Regulation or the Planning Scheme includes any Acts, Regulations or amendments amending, consolidating or replacing the Act, Regulation or Planning Scheme.
- 2.7 The introductory clauses to this Agreement are and will be deemed to form part of this Agreement.
- 2.8 The obligations of the Owner under this Agreement, will take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land provided that if the Subject Land is subdivided, this Agreement must be read and applied so that each subsequent owner of a lot is only responsible for those covenants and obligations which relate to that owner's lot.

3. Obligations of the Owner

3.1 Infrastructure Contribution

The Owner covenants and agrees that subject to this Agreement, the Owner must pay the Infrastructure Contribution –

- 3.1.1 prior to the issue of a Statement of Compliance in respect of any Plan of Subdivision; or
- 3.1.2 prior to the issue of an Occupancy Permit or the like under the *Building Act 1993* if there is no subdivision.



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3.2 Indexation of Infrastructure Contribution

The Owner agree that the amount of the Infrastructure Contribution is adjusted each year on 1 July by the Adjustment Index.

4. Acknowledgements of Council

Council acknowledges that it will apply any amount received under this Agreement for the purpose of providing community facilities within Portarlington or for providing sub-regional facilities in a nearby town.

5. Further obligations of the Parties

5.1 Notice and registration

The Owner must bring this Agreement to the attention of all prospective purchasers, lessees, mortgagees, chargees, transferees and assigns.

5.2 Further actions

The Owner:

- 5.2.1 must do all things necessary to give effect to this Agreement;
- 5.2.2 consents to Council applying to the Registrar of Titles to record this Agreement on the Certificate of Title of the Subject Land in accordance with section 181 of the Act and do all things necessary to enable Council to do so, including:
 - (a) sign any further agreement, acknowledgment or document; and
 - (b) obtain all necessary consents to enable the recording to be made.

5.3 Council's costs to be paid

The Owner further covenants and agrees that the Owner will immediately pay to Council, Council's reasonable costs and expenses (including legal expenses) of and incidental to the execution and registration of this Agreement which are and until paid will remain a debt due to Council by the Owner.

5.4 Interest for overdue moneys

- 5.4.1 Any amount due under this Agreement but unpaid by the due date incurs interest at the rate referenced in section 172 of the *Local Government Act 1989* and any payment made shall be first directed to payment of interest and then the principal amount owing.
- 5.4.2 Notwithstanding anything contained in this Agreement, no interest will begin to accrue unless the person obliged to make a payment has been specifically notified in writing by the other party of the event which gives rise to the obligation to make the payment.

5.5 Localised Infrastructure

The Parties acknowledge and agree that:



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- 5.5.1 this Agreement relates only to community infrastructure not Localised Infrastructure; and
- 5.5.2 compliance with the obligations of this Agreement does not relieve the Owner of any obligation imposed by Council or a tribunal to provide Localised Infrastructure which obligation may be imposed as a requirement in a planning permit for the subdivision or development of the Subject Land.

6. Agreement under section 173 of the Act

Council and the Owner agree that without limiting or restricting the respective powers to enter into this Agreement and, insofar as it can be so treated, this Agreement is made as a Deed pursuant to Section 173 of the Act, and the obligations of the Owner under this Agreement are obligations to be performed by the Owner as conditions subject to which the Subject Land may be used and developed.

7. Owner's warranties

Without limiting the operation or effect which this Agreement has, the Owner warrants that apart from any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Agreement.

8. Successors in title

Until such time as a memorandum of this Agreement is recorded on the Certificate of Title of the Subject Land, the Owner must require successors in title to:

- 8.1 give effect to this Agreement; and
- 8.2 enter into a deed agreeing to be bound by the terms of this Agreement.

9. General matters

9.1 Notices

A notice or other communication required or permitted to be served by a Party on another Party must be in writing and may be served:

- 9.1.1 personally on the person;
- 9.1.2 by leaving it at the person's current address for service;
- 9.1.3 by posting it by prepaid post addressed to that person at the person's current address for service;
- 9.1.4 by facsimile to the person's current number for service; or
- 9.1.5 by email to the person's current email address for service.



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9.2 No waiver

Any time or other indulgence granted by Council to the Owner or any variation of this Agreement or any judgment or order obtained by Council against the Owner does not amount to a waiver of any of Council's rights or remedies under this Agreement.

9.3 Severability

If a court, arbitrator, tribunal or other competent authority determines that any part of this Agreement is unenforceable, illegal or void then that part is severed with the other provisions of this Agreement remaining operative.

9.4 No fettering of Council's powers

This Agreement does not fetter or restrict Council's power or discretion to make decisions or impose requirements or conditions in connection with the grant of planning approvals or certification of plans subdividing the Subject Land or relating to use or development of the Subject Land.

9.5 Inspection of documents

A copy of any planning permit, document or plan referred to in this Agreement is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.

9.6 Governing law

This Agreement is governed by and is to be construed in accordance with the laws of Victoria.

10. GST

10.1 GST Act

In this clause words that are defined in *A New Tax System (Goods and Services Tax) Act* 1999 have the same meaning as their definition in that Act.

10.2 Exclusive of GST

Except as otherwise provided by this clause, all consideration payable under this Agreement in relation to any supply is exclusive of GST.

10.3 Recipient must pay

If GST is payable in respect of any supply made by a supplier under this Agreement, subject to clause 10.4 the recipient will pay to the supplier an amount equal to the GST payable on the supply at the same time and in the same manner as the consideration for the supply is to be provided under this Agreement.

10.4 Tax invoice

The supplier must provide a tax invoice to the recipient before the supplier will be entitled to payment of the GST payable under clause 10.3.



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11. Commencement of Agreement

Unless otherwise provided in this Agreement, this Agreement commences from the date of this Agreement.

12. Ending of Agreement

- 12.1 On the issue of a Statement of Compliance for a Plan of Subdivision for Residential Lots created over the Subject Land or earlier by agreement with Council, the Agreement ends in respect of that part of the Subject Land in the Plan of Subdivision in accordance with section 177 of the Act provided that at all times, the Agreement must remain registered on the balance of the Subject Land.
- 12.2 Once this Agreement ends as to part of the Subject Land in accordance with clause 12.1 Council will, within a reasonable time, following a request from the Owner and at the cost of the Owner, execute all documents necessary to make application to the Registrar of Titles under section 183 of the Act to cancel the recording of this Agreement on the register as to that part of the Subject Land.
- 12.3 On completion of all the Owner's obligations in accordance with this Agreement, Council must as soon as practicable following the ending of this Agreement and at the request and at the cost of the Owner, execute all documents necessary to make application to the Registrar of Titles under section 183 of the Act to cancel the recording of this Agreement on the register.



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Schedule 1

Subject Land

Address:

Subject Land and Certificate of title details:

- : Certificate of Title Volume ' Folio

Schedule 2

Infrastructure Contribution

\$2670 per Residential Lot.

or

\$2670 per Dwelling



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Signing Page

Signed, sealed and delivered as a deed by the Parties.

SIGNED SEALED AND DELIVERED
on behalf of the **GREATER GEELONG**
CITY COUNCIL by
pursuant to an instrument of delegation
authorised by Council resolution, in the presence
of:

.....
Witness

Signed Sealed and Delivered by)
in the presence of:)

.....
Witness

Signed Sealed and Delivered by)
in the presence of:)

.....
Witness

Attachment 7 – Panel Report Executive Summary

Greater Geelong Planning Scheme Amendments C327 and C352 | Panel Report | 31 May 2017

Executive Summary

Greater Geelong Planning Scheme Amendment C352 proposes to implement the Portarlington Structure Plan 2016 and Indented Head Structure Plan 2016. Amendment C327 proposes to rezone land on Geelong-Portarlington Road, Portarlington, known as 'Olive Grove' and apply overlays to enable a future residential development.

The Structure Plans

The Amendments were exhibited concurrently from 17 November to 19 December 2016 and 21 submissions were received for Amendment C327 and 17 submissions were received for Amendment C352.

Key issues raised in submissions included whether the settlement boundary should be expanded, urban/rural interface, agricultural impacts, visual impact on landscape values and Bellarine Hills, development density, construction impacts, environmental matters, transport, infrastructure and drafting and detailing associated with planning provisions and the Structure Plans.

The Panel considered all written submissions made in response to the exhibition of the Amendment as well as further submissions and other information presented to it during and after the Hearing, and observations from its town inspections.

The Panel commends Council for its comprehensive strategic work which supports both Amendments and for its flexibility when responding to issues raised in submissions.

The Panel finds that Amendments C327 and C352 are supported by, and implement, the relevant sections of the State and Local Planning Policy Framework; are consistent with the relevant Ministerial Directions and Planning Practice Notes; are well founded and strategically justified; and are supported by residential land demand and supply forecasts. The Amendments should proceed subject to addressing more specific issues raised in submissions as discussed in this report.

Amendment C352

The Panel concludes that there is insufficient strategic justification to change Portarlington and Indented Head settlement boundaries. The Panel therefore does not support the request by some submitters to include additional land within either settlement area through Amendment C352.

The proposed strategy for reasonable sharing of views in Portarlington is supported by the Portarlington Structure Plan 2016 and should not be changed. Zones and overlays will manage heights in Portarlington and no further changes are justified. Aged care living should be noted for 33-41 Mercer Street in the Portarlington Structure Plan 2016, but Clause 21.14 should not identify its rezoning for residential use. The Amendment appropriately responds to 1-5 and 30-42 Geelong Road, Portarlington and no change is recommended.

The Panel supports recognising the full extent of the Portarlington Golf Club land and noting an opportunity for short term accommodation associated with golfing activities in Clause 21.14 and making any related changes to the Portarlington Structure Plan.

The Panel has recommended some minor clerical changes to Clause 21.14.

Amendment C327

Amendment C327 appropriately responds to planning matters, however, it agrees with Council's post-exhibition changes which respond to issues, clarify intent and improve the operation of planning provisions.

The proposed provisions, including post-exhibition changes, would guide future development to appropriately respond to visual impact; environmental, transport and infrastructure matters; the rural interface including adjacent agricultural land uses; and to managing noise and dust during the construction phase.

The Panel has recommended some minor clerical changes to Development Plan Overlay Schedule 35, as shown in Appendix B.

(i) Recommendations

Based on the reasons set out in this Report, the Panel recommends that Greater Geelong Planning Scheme Amendments C327 and C352 be adopted as exhibited subject to the following:

1. **Amend Clause 21.14 to:**
 - a) show the full extent of the Portarlington Golf Club land by including 162-180 Hood Road (located east of Oxley Street), Portarlington
 - b) note on the Portarlington Golf Club land an opportunity for short term tourist accommodation associated with the existing club house facilities
 - c) move the reference to Point Richards Flora and Fauna Reserve from the second dot point under 21.14-2 'Indented Head' to 'Portarlington'.
2. **Amend Development Plan Overlay Schedule 35, under Clause 3.0 (Requirements for development plan), as shown in Appendix B, to:**

URBAN DESIGN MASTERPLAN

- a) **amend the second dot point to:**

A general subdivision layout including streets, drainage reserves, open space, distribution of land uses, landscaping of streets and reserves, and interface treatment with adjoining roads, with dwellings on lots abutting Batman and Allens Roads generally fronting those roads.
- b) **add a new second dot point:**

A subdivision design that ensures that:

 - *There are no new intersections with Geelong-Portarlington Road and no direct vehicular access from any lot to Geelong-Portarlington Road.*
 - *A 3 metre wide vegetation reserve abutting Geelong-Portarlington Road is provided along the frontage of the development.*
 - *Residential development addresses Geelong-Portarlington Road by use of service roads or internal roads to enable dwellings to front Geelong-Portarlington Road, but with no direct access from any lot to Geelong-Portarlington Road.*

c) amend the fifth dot point to:

Provision for public open space of not less than 10% of the development area, within walking distance (400 metres) of each household. Encumbered land shall not be credited as public open space, including land required for drainage basins. Open space is to be located and designed to maximise casual surveillance including lots that positively address adjoining public open space reserves. Public open space is to include the highest point of the site, adjacent to the intersection of Batman and Allens Roads, to help ensure that built development does not intrude on the nearby ridgeline as viewed from the Point Richards area.

LANDSCAPE MASTER PLAN

d) amend the third dot point to:

*Retention of significant vegetation, including Drooping Sheoke (*Allocasuarina verticillata*), which is of Regional Conservation Significance and has been recorded on the site, except where a qualified arborist recommends removal based on their health and condition.*

e) amend the eighth dot point to:

A concept plan for all areas that interface with adjoining road reserves, with landscaping to soften the interface between new residential development and existing rural areas, while specifying that the siting and species used do not substantially impede coastal views from existing dwellings on adjacent land.

ROAD NETWORK AND TRAFFIC MANAGEMENT PLAN

f) delete the fourth sub-dot point in the first dot point in relation to the Road Network and Traffic Management Plan.

(ii) Further recommendations

The Panel recommends changes to the Portarlington Structure Plan and Indented Head Structure Plans. These changes do not need to be made before implementing Amendments C327 and C352, and Council should decide on the appropriate timing.

The Panel further recommends:

Amend the Portarlington Structure Plan 2016 to:

- a) replace reference to the 2008 G21 Integrated Public Transport Strategy with the 2014 G21 Region Public Transport Strategy.**
- b) note support for aged care living at 33-41 Mercer Street, Portarlington.**
- c) show the full extent of the Portarlington Golf Club land.**
- d) note on the Portarlington Golf Club land an opportunity for short term tourist accommodation associated with the existing club house facilities.**

Amend the Indented Head Structure Plan 2016 to:

- a) replace reference to the 2008 G21 Integrated Public Transport Strategy with the 2014 G21 Region Public Transport Strategy.**