

**GREATER GEELONG PLANNING SCHEME
AMENDMENT C327**

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

UNDER DELEGATION FROM COUNCIL IT IS HEREBY RESOLVED:

That Council:

- 1) Request the Minister for Planning to appoint a Panel under Part 8 of the Planning and Environment Act 1987;
- 2) Refer all submissions on Amendment C327 to the Panel;
- 3) Submit to the Panel its response to the submissions generally as outlined in this report; and
- 4) Revise the Development Plan Overlay Schedule generally as outlined in this report prior to the Panel Hearing.

SIGNED: 

DATE: 31/1/17

**PETER SMITH
COORDINATOR STRATEGIC IMPLEMENTATION**

GREATER GEELONG PLANNING SCHEME

DELEGATED AUTHORITY REPORT

AMENDMENT C327

CONSIDERATION OF SUBMISSIONS

To: Peter Smith – Coordinator Strategic Implementation
From: Stuart Thiele – Strategic Planner
Subject: Consideration of submissions
File number: C327
Date of Report: 31 January 2017

Purpose

The purpose of this report is to consider submissions on this Amendment and to recommend submissions be referred to an independent Planning Panel.

Summary

- A planning scheme amendment was requested by Insight Planning Consultants Pty Ltd on behalf of three landowners to rezone five lots in Portarlington from the Farming Zone to General Residential Zone Schedule 1. The Amendment was exhibited from 17 November to 19 December 2016.
- 21 submissions were received, including 12 objections.
- Key issues raised in submissions were: the visual impact of development on landscape values and the Bellarine Hills; the need for the Amendment given land supply and demand; the loss of agricultural land; the impact on adjacent agricultural use; the interface with, and impact on, adjacent rural land immediately east of the site; and the density of development. These issues are addressed in the report below.
- A wide range of other issues were also raised. These are addressed in the Summary of Submissions.
- After consideration of all points raised in submissions, the Amendment is still supported. The Amendment is consistent with both the 2008 and 2016 Portarlington Structure Plan. Provisions in the Development Plan Overlay Schedule will ensure many of the issues raised in submissions are adequately addressed. Some minor changes are recommended to the Development Plan Overlay Schedule as a result of issues raised in submissions.
- As most of the points raised in submissions remain unresolved, it is recommended that submissions be referred to an independent Panel.

Recommendation

That Council's delegate resolves to:

- 1) Request the Minister for Planning to appoint a Panel under Part 8 of the Planning and Environment Act 1987;**

- 2) Refer all submissions on Amendment C327 to the Panel;
- 3) Submit to the Panel its response to the submissions generally as outlined in this report; and
- 4) Revise the Development Plan Overlay Schedule generally as outlined in this report prior to the Panel Hearing.

Background

Amendment C121

Amendment C121 to the Greater Geelong Planning Scheme, exhibited in June and July 2006, proposed to rezone the subject land from the then Rural Zone to the then Residential 1 Zone, and to apply Design and Development Overlay Schedule 14 (DDO 14) and a Development Plan Overlay (DPO). 530 submissions were received on the Amendment were received, including 524 objections.

In August 2006, Council deferred consideration of submissions pending adoption of the Portarlington Structure Plan. In April 2007, Council adopted the Portarlington Structure Plan. In May 2007, Council resolved to abandon Amendment C121 for the following reasons:

- 1) *The Portarlington Structure Plan 2007 nominates the Smythe Street/Tower Road urban growth area as the first stage of future residential development; and*
- 2) *A review of the structure plan will be undertaken every 5 years and the rezoning of this area should be reconsidered when lot supply in Portarlington falls below 10-12 years.*

Current proposal – Amendment C327

Pre-application discussions on the current Amendment commenced in late 2014. A planning scheme amendment request was formally submitted in February 2016 by Insight Planning Consultants Pty Ltd on behalf of three of the landowners within the Amendment area.

The Amendment proposes to rezone five lots in Portarlington from Farming Zone and Public Use Zone to General Residential Zone Schedule 1, and to apply DDO 14 and a new DPO Schedule 35 to that land. The amendment is supported by a draft Section 173 Agreement to provide developer contributions towards community facilities within Portarlington or sub-regional facilities in a nearby town. The location of the subject land is shown at **Appendix 1**. Existing and proposed zoning is shown in **Appendix 2** and **3**. The proposed overlays are at **Appendix 4** and **5**. The exhibited Development Plan Overlay Schedule is at **Appendix 6**.

Portarlington Structure Plan and Amendment C352

The Portarlington Structure Plan was adopted by Council in 2007 and incorporated into the Planning Scheme in 2008. This Structure Plan superseded the 1993 Portarlington/Indented Head Structure Plan.

Work to review the Portarlington Structure Plan commenced early in 2015. A new draft Portarlington Structure Plan was prepared in consultation with internal and external stakeholders and with input from the local community. A public consultation period was held between 27 October and 20 November 2015.

At its meeting of 20 May 2016 Council adopted the draft Portarlington Structure Plan 2016, including a Structure Plan map (shown at **Appendix 7**) and resolved to prepare and exhibit a planning scheme amendment to include necessary elements of the Structure Plan within the Greater Geelong Planning Scheme. At the same meeting, Council similarly adopted the draft Indented Head Structure Plan 2016.

Amendment C352, seeking to implement both the Portarlington Structure Plan 2016 and the Indented Head Structure Plan 2016, was exhibited concurrently with Amendment C327. No submissions on Amendment C352 related specifically to the Settlement Boundary for Portarlington as it affects the land subject of Amendment C327.

Discussion

Exhibition

Amendment C327 was exhibited between 17 November and 19 December 2016. 21 submissions were received. 12 objections were received from landowners/residents, including one from owners of a lot within the Amendment area, ten from adjacent or nearby owners/residents and one from a resident further afield within Portarlington. Two submissions from nearby residents provided comment on the Amendment, but did not object. Five government agencies provided comment on the Amendment, including two requesting a change to the DPO Schedule. A submission from the applicant supported the Amendment. A submission from a Leopold landowner expressed no objection to the Amendment.

The key issues raised in submissions are outlined and discussed in this section, below. A range of other issues raised are addressed in the Summary of Submissions at **Appendix 8**.

Key issues

Visual impact of development on landscape values/ Bellarine Hills

Ten of the twelve objections to the Amendment referred to the visual impact of residential development on the subject land. The impact of development on the view of the Bellarine Hills as the backdrop to Portarlington was raised in several submissions. Concern was expressed at the impact on the current attractive entry to the town. The scenic value of the olive grove and concern at the loss of the olive trees was cited in several submissions. Impact on landscape values more generally was raised. It was contended that the development would reduce Portarlington's tourism appeal. It was also argued that the view uphill from Tower Road has heritage value and is an important part of Portarlington's identity.

Officer response:

While it is inevitable that there will be some visual impact from changing a rural and rural-residential area to allow urban development, the Amendment area is within the identified Settlement Boundary for Portarlington in both the 2008 and 2016 Portarlington Structure Plans.

The Amendment area lies outside, although adjacent to, the Significant Landscape Overlay Schedule 13 for Murradoc Hill. There is no Heritage Overlay applying to any of the site. It is unlikely that development of the site would impact on tourism in Portarlington.

Provisions in the exhibited DPO Schedule address the visual impact of development on the Bellarine Hills. An Urban Design Masterplan is to include a lot layout that responds to the topography of the land and generally provides larger lots on higher portions of the land to minimise visual impact of development. A Visual Assessment, based on the development that would ensue from the general subdivision layout in the Urban Design Masterplan, is required to:

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

It is considered that these provisions will be adequate to achieve development that avoids unacceptable visual impacts. However, to help ensure the protection of the ridgeline from visual intrusion of development (as viewed from the Point Richards area), it is recommended that the DPO Schedule specify that an open space area be located at the south-east corner of the Amendment land, the highest portion of the site. This was the intended and likely outcome of the exhibited provisions, but it is appropriate to specify this requirement in the Schedule.

With respect to the existing olive trees, these are part of a commercial operation, are not subject of a Vegetation Protection Overlay and are not protected under the Scheme provisions on native vegetation clearing (Clause 52.17) as they are not native vegetation. However, the Landscape Masterplan required by the DPO schedule is to include 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.

Need for Amendment given land supply and demand

Eight of the twelve objecting submissions raised issues of the supply of and demand for residential land in Portarlington, arguing that the Amendment was not needed or justified. It was pointed out that the town is not a designated growth location under the Municipal Strategic Statement or G21 Regional Growth Plan 2013. The town's ageing population was cited, as was the availability of residential land within Portarlington and elsewhere on the Bellarine Peninsula.

Officer response:

The 2016 Portarlington Structure Plan acknowledges that Portarlington is not a designated growth location for residential growth under the Council's Municipal Strategic Statement or the G21 Regional Growth Plan 2013. The Structure Plan reflected this by not proposing any change to the Settlement Boundary for Portarlington.

The issue of land supply in Portarlington was assessed prior to supporting the preparation of the Amendment. The case was made that once rezoning, Development Plan and subdivision processes were completed land supply in Portarlington would have diminished to a point consistent with the 10-12 year threshold for further residential growth set out in the 2008 Structure Plan. The 2016 Structure Plan, using two different demand scenarios, estimated existing zoned broadhectare land comprises 8 to 10 years supply; it also indicated that there is additional vacant urban land, but the availability of this land is uncertain and its take-up rate slower.

Moreover, with respect to land supply, a strategy in Clause 11.02-1 of the Greater Geelong Planning Scheme is to “plan to accommodate projected population growth over at least a 15 year period” (emphasis added). This does not set an upper limit to residential land availability.

Loss of agricultural land

Four objecting submissions raised concern with the loss of farmland. It was pointed out that the area is identified as high quality agricultural land in the Greater Geelong Rural Land Use Strategy 2007. One submission indicated that the Portarlington-Bellarine area should be a green belt of productive farming. Another submission indicated that the Amendment area is unique agricultural land close to Portarlington as it is ideal for vineyards, which would be a tourism asset. It was argued that the Amendment would set a precedent for more dwellings and developments in the Farming Zone.

Officer response:

The Amendment area was identified in the 1993 Portarlington/Indented Head Structure Plan as within the limit to urban expansion. The land was identified within the Settlement Boundary in the 2008 Portarlington Structure Plan, which is incorporated in Clause 21.14-5 of the Greater Geelong Planning Scheme. The land has thus been clearly identified for future urban use rather than as strategically significant farmland. The Amendment area is the last Farming Zoned land within the Settlement Boundary. Rezoning land in accordance with the Structure Plan does not set a precedent for development or rezoning of any other land in the Farming Zone as that other land is outside the Settlement Boundary.

The Rural Land Use Strategy (2007) contained mapping that indicated that the Bellarine Hills land unit is of high agricultural quality. However, the Strategy also noted that the land capability mapping was prepared at a scale considered too large for the definition required in contemporary strategic planning, that it provided ill-defined boundaries and no provision for internal variability within broad land units. The land capability mapping included many current and planned urban areas, but this does not mean the Strategy recommended that land be converted to or protected for agricultural use. On the contrary, the Strategy noted that considerable strategic planning had been undertaken to provide for the managed expansion of towns on the Bellarine Peninsula on the basis of clear settlement boundaries.

Impact on adjacent agricultural use

An objection received from the owners of a farming property diagonally opposite the subject land expressed detailed concern that residential development would create land use conflicts and hamper the ongoing agricultural use of their land.

The submitters have operated an Angus cattle breeding stud for four decades. They raised concern with potential complaints from future residents regarding noise and odour from cattle and regarding farming operations such as ploughing, sowing and spraying paddocks and cutting and baling hay. The submission argues that too close proximity between residential development and working farmland leads to land use conflict and has caused farming operations elsewhere to cease, be restricted or operate under stress. In addition, the submission expressed concern about vandalism, disturbances and damage to livestock, paddocks, fencing and machinery. The submission cited prominent right-to-farm cases from Echuca and Alexandra.

Officer response:

As indicated above, the Amendment area has been identified for future urban development in adopted structure plans for over two decades. The siting of the General Residential Zone immediately adjacent to the Farming Zone is commonplace throughout Victoria and this juxtaposition already exists in Portarlington.

From available information, it appears that the submitters' use of the land falls within the land use of Extensive Animal Husbandry under the Scheme. Extensive Animal Husbandry is a Section 1 use (permit not required) in the Farming Zone. There is no specified separation distance between Extensive Animal Husbandry and residences. Two of the three right-to-farm cases cited in the submission involved the use of land that fell within the definition of Intensive Animal Husbandry, which is a Section 2 (permit required) use in the Farming Zone.

The DPO Schedule requires a Landscape Masterplan to include 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.

To help achieve the protection of the ridgeline from visual intrusion of development, it is recommended that the DPO Schedule specify that an open space area be located at the south-east corner of the site (see the heading on visual impact of development, above). This will achieve greater separation between the submitters' farm and the nearest new dwellings.

Vandalism and trespass are police matters. Passive surveillance from new dwellings addressing Batman and Allens Road near the submitters' property might assist in reducing any potential for vandalism and trespass, but as outlined above, it is recommended that open space be located at the south-east corner of the Amendment land. Also, the design and treatment of the interface with Batman and Allens Roads has not been determined.

Interface with and impact on adjacent residents on rural land

Two objecting submissions were received from residents of rural properties on Allens Road, immediately opposite the Amendment land. These objections raised a range of concerns with visual and other impacts of development on the Amendment site and indicated how the interface between the site and Allens Road should be dealt with.

Both objections raised concern with the loss of the submitters' views that would result from residential development on the Amendment land. Both submissions indicated that dwelling heights should be limited to protect existing residents' views; one submission contended that 7.5 to 10 m is too high.

One submitter argued their lifestyle would be strongly affected by increased traffic, noise and their animals being scared and chased by dogs.

Both submissions indicated that no residential lots should front Allens Road; one submission also indicated that there should be no driveways accessing Allens Road. One submission expressed the hope that lots abutting Allens Road would be large and indicated that green belts should be provided and minimal, rural fencing should be provided rather than timber or aluminium fencing. The other submission argued that development should be well set back from Allens Road, creating a buffer zone with rural appeal, but not with tall trees that would impede the submitter's views. That submission also argued the developer should provide noise/privacy fencing surrounding abutting rural properties.

Officer response:

The submissions are from owners of Farming zoned land on the eastern side of Allens Road. Each of the submitters' properties contain a dwelling that enjoys coastal (bay) views, in one case sweeping views. Development of dwellings on the Amendment land, particularly two-storey dwellings that may be built to capitalise on panoramic views, has the potential to significantly impede the coastal views from the submitters' dwellings.

The proposed DDO 14 includes a permit trigger for dwellings over 7.5 m high. Decision guidelines for permits under this Overlay include the impact of proposed buildings and works on the view from another property and the opportunity for a reasonable sharing of views. These include views from properties outside of the DDO.

The layout of subdivision for the Amendment land has not as yet been determined. Whether residential lots front Allens Road, with crossovers, would be determined at Development Plan stage. It would need to be considered as to whether this would provide a better urban design outcome than rear fences along the Allens Road boundary.

The proposed DPO Schedule requires an Urban Design Masterplan that includes interface treatment with adjoining roads. It also requires a Landscape Masterplan that includes 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. Given the potential impact on views from dwellings on rural land adjacent to the Amendment area, it is appropriate to amend the wording of this provision about the landscape softening the interface by adding the words “, while not unduly impeding coastal views from dwellings on adjacent rural land”.

Density of development

Five of the twelve objecting submissions, including the two abovementioned submissions from owners of land on Allens Road, argued that if development is to proceed, it should be a lower density than what the General Residential Zone would allow. Submitters variously argued that lots should be “much larger”, 0.4 ha, 0.8 ha or 1.6 – 2.0 ha.

Officer response:

The Portarlington Structure Plan (2008) envisaged Residential 1 zoning of the Amendment area, while the 2016 Portarlington Structure Plan recommends General Residential Zone Schedule 1 for the Amendment area. While some diversity in lot sizes across the area is desirable, there is no justification for zoning the land to a Low Density Residential zoning rather than General Residential. Rural Living zoning and subdivision would be clearly contrary to the strategic planning direction for the area.

It should be noted that the DPO Schedule provides for diversity of lot sizes, with the Urban Design Masterplan to include:

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.

Other issues

A wide range of other issues were raised in submissions and are addressed in the Summary of Submissions at **Appendix 8**. None of the issues raised warrant abandoning the Amendment. A few warrant minor changes to the exhibited Development Plan Overlay Schedule. The other issues raised include:

- recommended changes to DPO Schedule by government agencies;
- inconsistency with Greater Geelong Planning Scheme provisions;
- inconsistency with other strategies;
- traffic safety and impacts;
- impact on wetlands near Point Richards;
- wording in preliminary site investigation;
- impact on wildlife;
- advice that influenced objecting landowners to purchase land;
- dust impact from construction;
- validity of Amendment C121 objections (from 2006);
- noise impacts;
- reduced non-urban break between Bellarine Village and Portarlington;

- impact on tourism;
- lack of employment in Portarlington;
- adequacy of public transport to/from Portarlington;
- concerns regarding cost sharing;
- impact of introduction of Portarlington ferry service; and
- adequacy of Portarlington infrastructure to cater for growth.

Changes to Development Plan Overlay Schedule

Four minor changes are recommended to the DPO Schedule in response to issues raised in submissions:

- Specify that the highest point of the Amendment site, adjacent to the Batman/Allens Road intersection, be included in Public Open Space in order to help ensure built development does not intrude on the nearby ridgeline as viewed from the Point Richards area.
- Amend the wording of a Landscape Masterplan requirement regarding landscape softening the interface with adjacent land by adding the words “while not unduly impeding coastal views from existing dwellings on adjacent rural land”.
- Include a provision requested by the Department of Economic Development, Jobs, Transport and Resources in the Urban Design Masterplan requirements and deleting it from the Road Network and Traffic Management Plan requirements.
- Amend a provision in the Landscape Master Plan requirements as requested by the Department of Environment, Land, Water and Planning.

The precise wording of changes can be finalised prior to a Panel Hearing.

Conclusion

After consideration of all points raised in submissions, the Amendment is still supported. The Amendment is consistent with both the 2008 and 2016 Portarlington Structure Plans. Provisions in the Development Plan Overlay Schedule will ensure many of the issues raised in submissions are adequately addressed. Nonetheless, some minor changes are recommended to the Development Plan Overlay Schedule. As most of the points raised in submissions remain unresolved, it is recommended that submissions be referred to an independent Panel.

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 of the lots. A native vegetation assessment will be required as part of the Development Plan.

A detailed requirement of the Development Plan will be an ecological assessment of the impact of cumulative 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.

Financial Implications

Completing the exhibited draft Section 173 Agreement on development contributions will assist in the provision of community facilities within the catchment of the proposed development.

Policy/Legal/Statutory Implications

The Amendment is consistent with the State Planning Policy Framework (Clauses 11.02-1, 11.05-5, 11.07-2, 11.07-3 and 11.14-1) and the Local Planning Policy Framework (Clauses 21.06-2, 21.14-2 and 21.14-5).

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 is facilitating sustainable development in accordance with an adopted township Structure Plan.

Officer Direct or Indirect Interest

No Council officers involved in the preparation of this report have any direct or indirect interest in the matter to which this report relates, 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.

Social Considerations

The Portarlington Structure Plan, upon which this Amendment is based, has addressed the social implications of identifying areas for future growth. The Amendment will generate positive social impacts by providing new housing in an orderly planned manner and levying developers for contributions to deliver community infrastructure.

Human Rights Charter

The Amendment will not impact on any basic rights, freedoms and responsibilities as set out in the Charter. Planning legislation ensures an open community consultation process occurs, enabling people to freely express their views and if necessary obtain a fair hearing before an independent Panel.

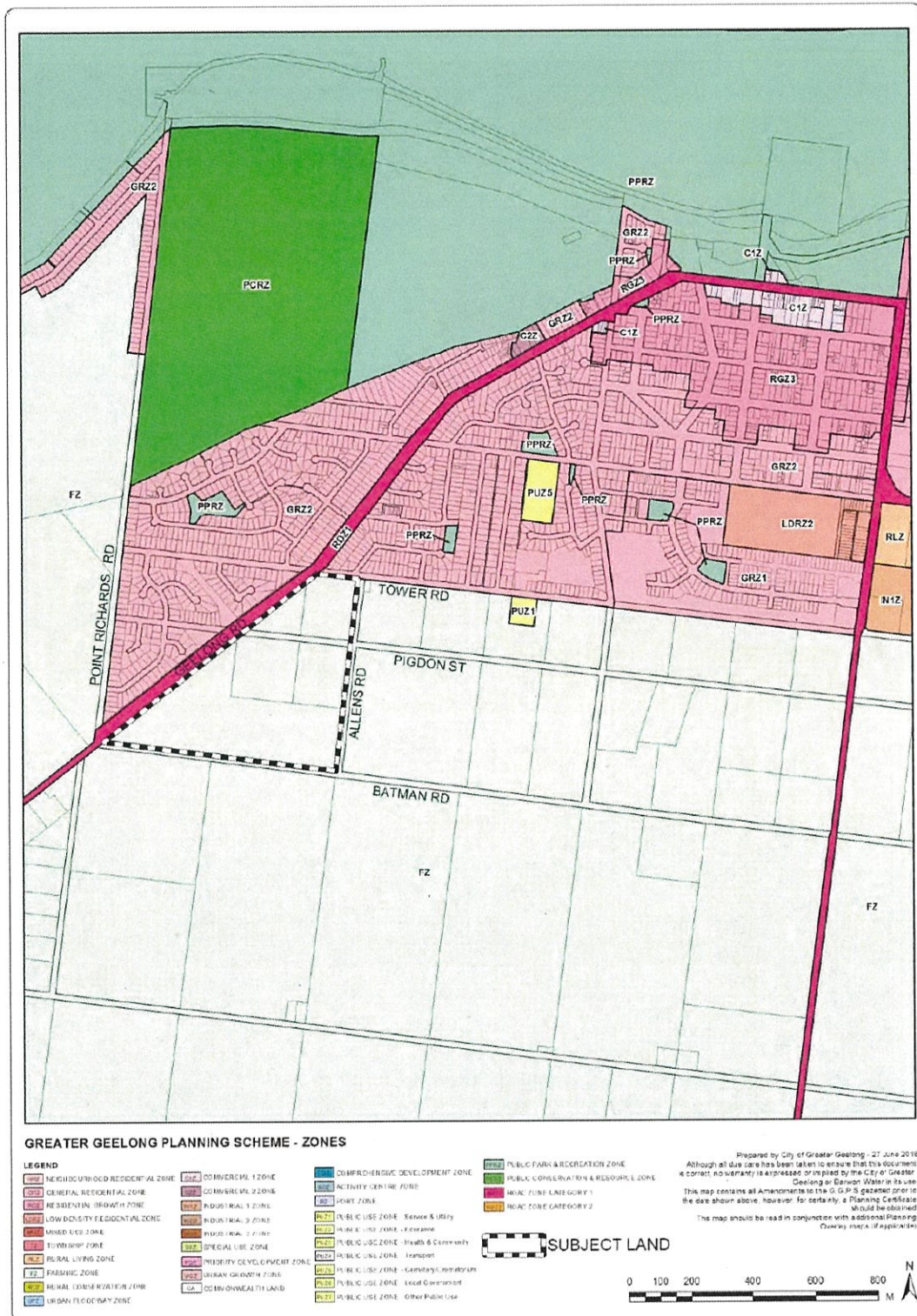
Consultation and Communication

The Amendment was exhibited in accordance with statutory requirements. Discussions were conducted with some submitters prior to receipt of, or on issues raised in, their submissions.

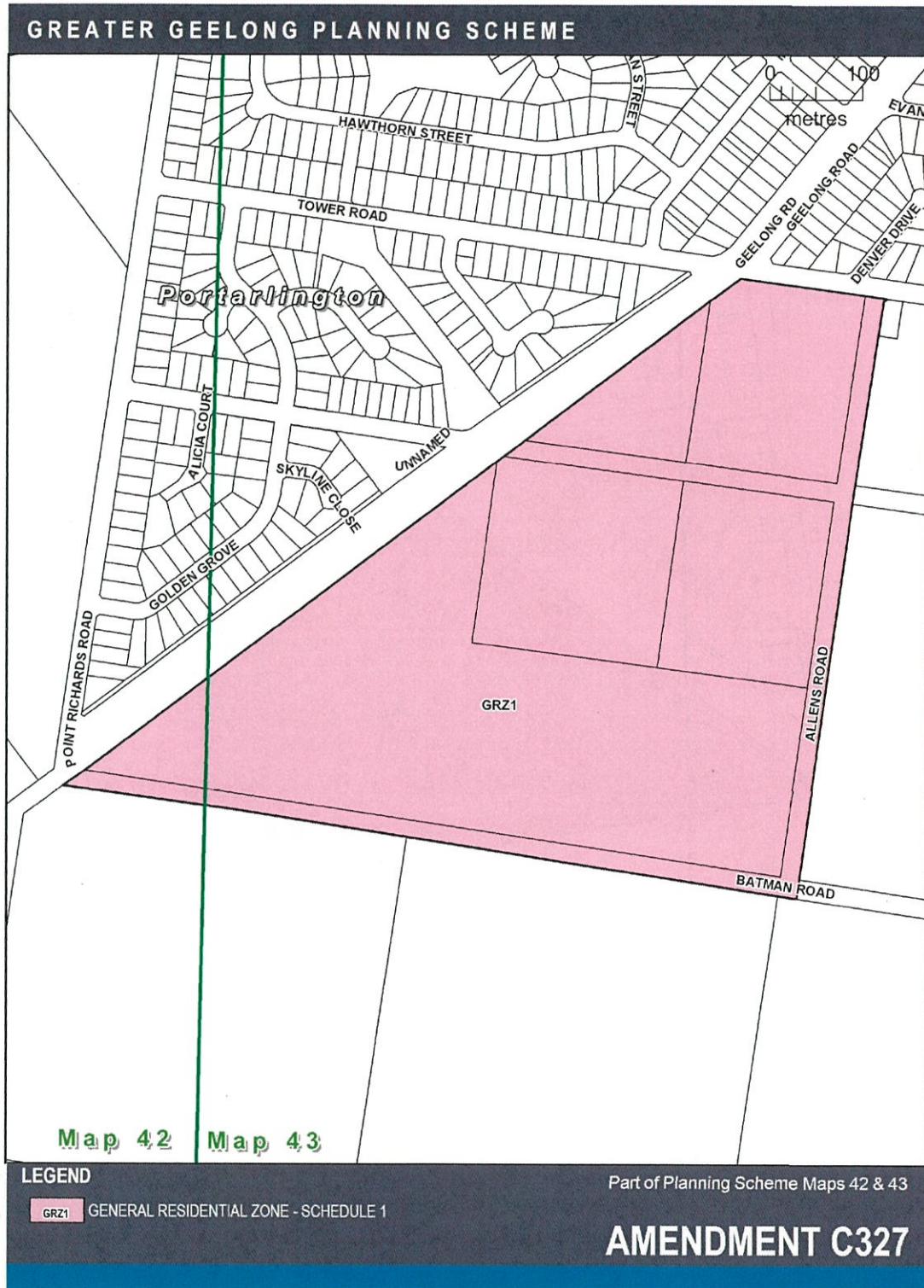
Appendix 1 – Location plan



Appendix 2 – Existing zoning



Appendix 3 – Proposed zoning

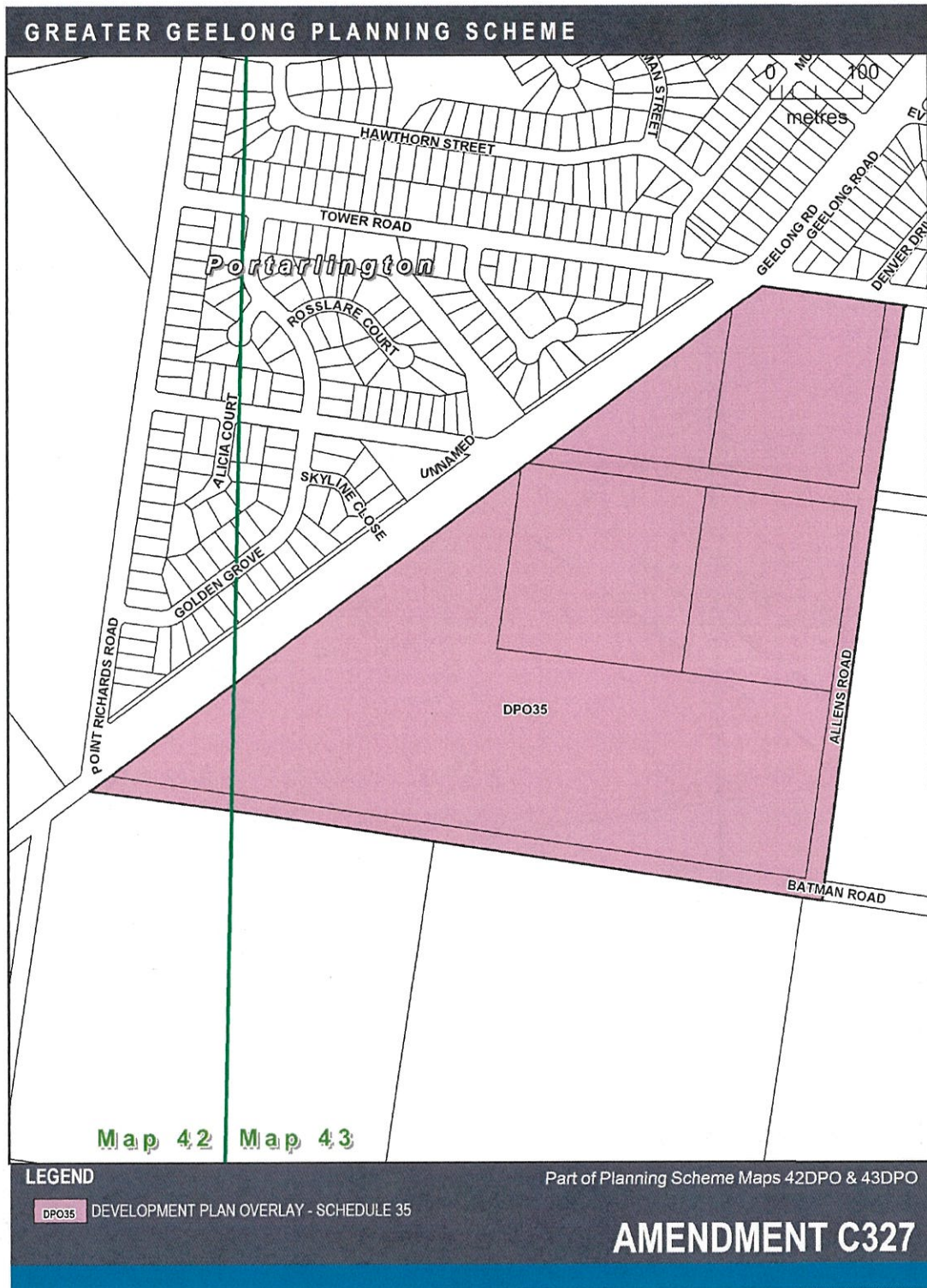


| Planning Mapping Services |
| Planning Information Services |
| Planning |



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Appendix 4 – Proposed Development Plan Overlay



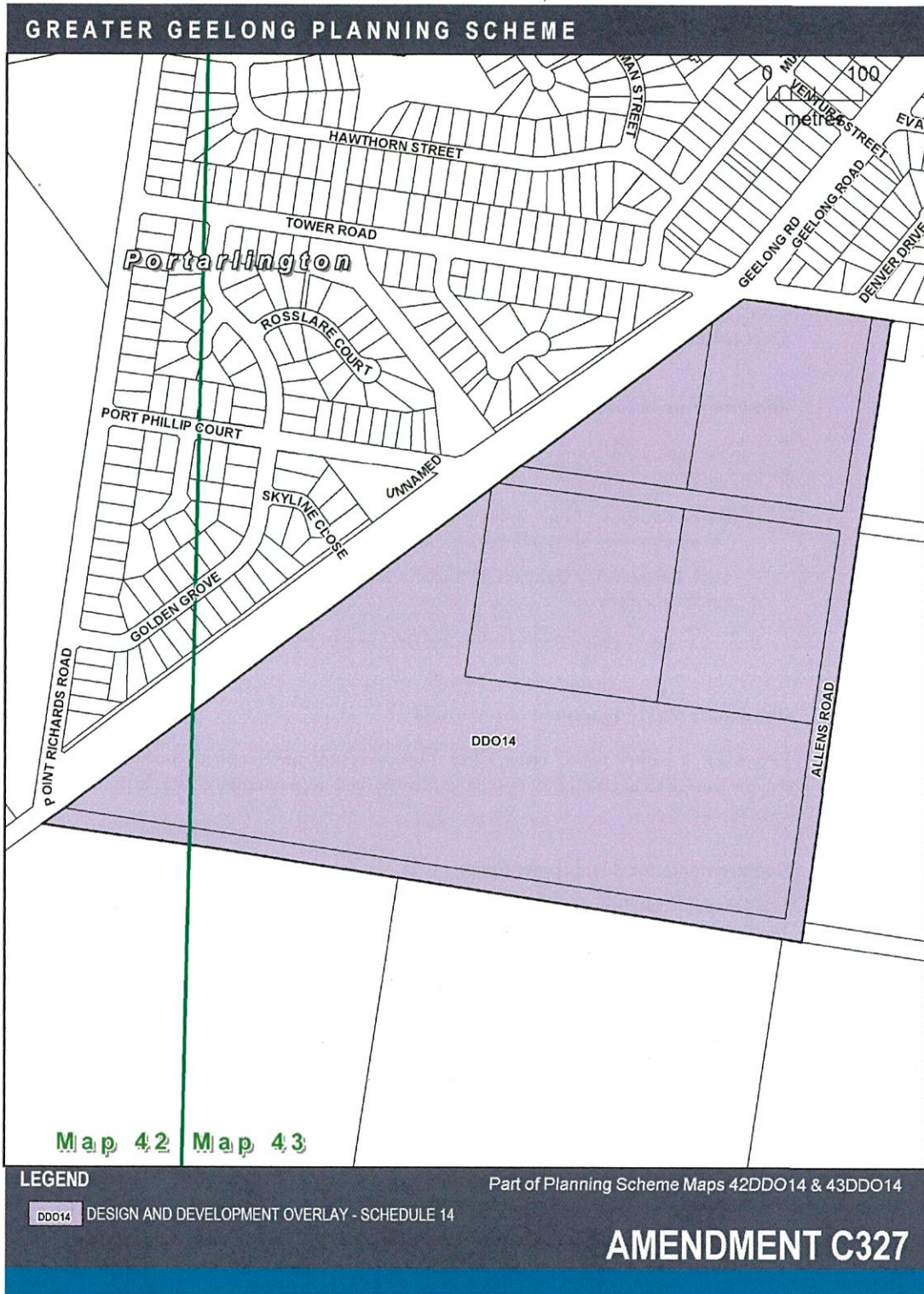
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Environment,
Land, Water
and Planning

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Appendix 5 – Proposed Design and Development Overlay 14



| Planning Mapping Services |
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Appendix 6 – Proposed Development Plan Overlay Schedule

GREATER GEELONG PLANNING SCHEME

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C327

SCHEDULE 35 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO 35**

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

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 Requirements before a permit is granted

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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

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C327

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.

3.0 Requirements for development plan

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

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.
- 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.

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- 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.
- 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 existing rural areas.
- 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.

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- 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.
 - 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.

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- 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.

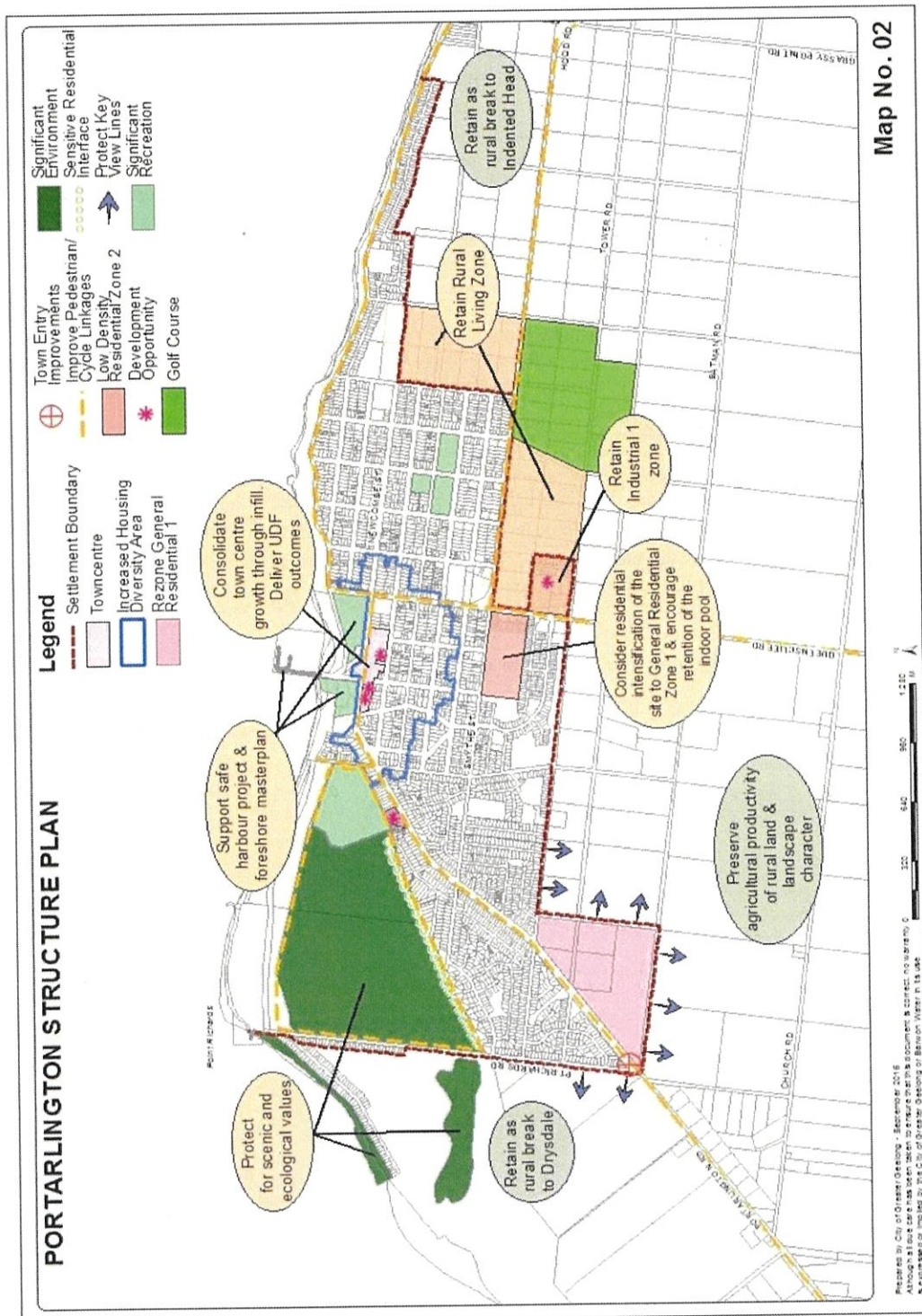
A **Biodiversity Assessment** that includes the application requirements of Clause 52.17 and the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* (Department of Environment and Primary Industries, September 2013).

A **Site Investigation Assessment** that:

- Takes into account the *Preliminary Site Investigation, 27 Hectare Parcel of Land at Pigdon Street, Portarlinton, 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.

Appendix 7 – Portarlington Structure Plan (2016) map (Amendment C352)

GREATER GEELONG PLANNING SCHEME



Appendix 8 – Summary of submissions

Summary of Submissions for Amendment No C327

No	Name	Address	Type	Summary of Submission	Officer Response
1	Barwon Water	PO Box 659, GEELONG	Support	<ol style="list-style-type: none"> 1. Barwon Water's previous advice (dated 6 May 2016) remains current. 2. Barwon Water can provide water and sewerage services to the land and therefore does not object to the Amendment. 3. There is sufficient capacity in the water supply system to supply this development. [Details of required connections/infrastructure provided] 4. There is sufficient capacity in the downstream sewerage system to service this development. [Details of preferred connection location provided] 	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
2	Luke Bird	Church Road, BELLARINE	Object	<ol style="list-style-type: none"> 1. Do not want area to change from beautiful farmland. It needs to be protected. Building houses will completely change the area. 2. Lots of houses at the Olive Grove are bad and will change the landscape forever. 	<p>The Amendment area is within the identified Settlement Boundary for Portarlington in the Portarlington Structure Plan.</p> <p>See the response to Point 1 of this submission above.</p> <p>Provisions in the proposed Schedule 35 to the Development Plan Overlay adequately address the impact of visual impact of development on the Bellarine Hills.</p> <p>An Urban Design Masterplan is to include a lot layout that responds to the topography of the land and generally provides larger lots on higher</p>

No	Name	Address	Type	Summary of Submission	Officer Response
				<p>3. This is not a good Amendment. The Amendment does not protect the Bellarine for submitter's future.</p> <p>4. [Submitter's school research project about the history of the submitters' land and the view across the Olive Grove site was attached]</p>	<p>portions of the land to minimise visual impact of development. A Visual Assessment, based on the development that would ensue from the general subdivision layout in the Urban Design Masterplan, is required to: demonstrate protection of the ridgeline to the south of the area from the visual intrusion of development, as viewed from the Point Richards area; and to show that the development will not have any greater visual impact than existing development on the foothills surrounding the town.</p> <p>The Amendment is consistent with the Bellarine Peninsula Localised Planning Statement. See the response to Point 1 of this submission above.</p> <p>Noted.</p>
3	Shane and Edwina Bird	Church Road, BELLARINE	Object	<p>1. Amendment will allow residential development and non-agricultural land uses that are detrimental to and will cause the loss of the landscape value and rural amenity of the Bellarine Peninsula that planning policies seek to protect.</p> <p>2. The issues raised in 524 objections to Amendment C121 in 2006 are still valid and relevant to considering this Amendment, including impact on the rural landscape, inconsistency with the then</p>	<p>See the response to Point 2 of Submission 2 above.</p> <p>Issues raised in submissions on Amendment C121 were among the matters considered in preparing the current Amendment C327. It is now only required to consider submissions lodged on this</p>

No	Name	Address	Type	Summary of Submission	Officer Response
				<p>Portarlington/Indented Head Structure Plan, adequacy of existing lot supply in Portarlington, detrimental impact on nearby wetlands and increased traffic.</p> <p>3. The Amendment will have an adverse impact on views, noise, traffic and the general atmosphere and environment of the area that people currently enjoy, and a negative impact on agricultural production on surrounding farms.</p> <p>4. The Bellarine Peninsula is currently undergoing rapid development that seems inconsistent with Council's commitment to maintaining the rural aspect of the area in a range of planning policies.</p> <p>5. The Amendment Area borders and is close to land within Significant Landscape Overlay 13 (SLO 13). It will directly affect and is detrimental to the objectives of SLO 13, which seeks to protect and conserve a valued, undeveloped rural landscape on the Bellarine Peninsula. The objectives of SLO 13</p>	<p>Amendment. The 1993 Portarlington/Indented Head Structure Plan has been superseded. The other issues cited in this point have been raised in submissions on this Amendment and are addressed in responses in this Summary of Submissions.</p> <p>See the response to Point 1 of Submission 2 above.</p> <p>The Amendment area has been identified since 1993 as within a Settlement Boundary/limit to urban expansion. It is not anticipated that the proposed subdivision and development of the subject land would generate noise or traffic levels beyond what would be reasonably expected immediately adjacent to a residential area.</p> <p>See the response to Points 9, 10 and 15 of this submission below.</p> <p>Urban development on the Bellarine Peninsula takes place within defined Settlement Boundaries for various towns. There is strong policy commitment to protection of non-urban breaks between towns.</p> <p>SLO 13 does not apply to the Amendment land and hence does not set objectives applying to the Amendment land. Notwithstanding this, Council recognises that higher portions of the Amendment land are visually prominent.</p> <p>See the response to Point 2 of Submission 2</p>

No	Name	Address	Type	Summary of Submission	Officer Response
				<p>must be considered.</p> <p>6. Murradoc Hill is the highest point on the Bellarine Peninsula. SLO 13 recognises its regional significance as a scenic and underdeveloped backdrop to coastal townships and Corio and Port Philip Bays. The Amendment would allow residential development that will adversely impact on objectives of SLO 13 [three objectives were listed].</p> <p>7. Submitters' property is directly adjacent to the highest (southeast) corner of the Amendment land. The close proximity of this development to submitters' property will lead to land use conflict as has been shown in many cases where residential development is too close to working farmland.</p> <p>8. Submitters' land is protected under SLO 13 as a rural farming landscape for the liveability and as a tourism attraction of Geelong. Under SLO 13, submitters are obligated to maintain the objectives of the Overlay, must keep the rural and agricultural characteristics of the landscape, and must use the</p>	<p>above.</p> <p>See response to the above point.</p> <p>See the response to Points 9, 10 and 15 of this submission below.</p> <p>As indicated, the south-east corner of the Amendment area, nearest the submitters' land, is the highest portion of the site. To achieve the protection of the ridgeline from visual intrusion of development (as viewed from the Point Richards area), it is recommended that the Development Plan Overlay Schedule specify that an open space area be located at the south-east corner of the site. This will achieve greater separation between the submitters' farm and the nearest new dwellings.</p> <p>SLO 13, in conjunction with the parent clause in Clause 42.03: identifies the nature and key elements of the landscape; sets out the landscape character objectives to be achieved; indicates requirements for planning permits ("permit triggers"); and specifies decision guidelines for</p>

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				<p>land as a working farm. Placing a large residential development so close to submitters severely impacts ability to maintain a proper working farm. The Amendment and development will make continuing farming operations more difficult on the submitters' and surrounding farms and will lead to conflicts with residential neighbours.</p> <p>9. Submitters have owned and operated an Angus cattle breeding stud since 1976. Cattle make noise and smells. Machinery needs to be operated at all hours when necessary. Paddocks need to be maintained, ploughed, sowed, sprayed, cut and baled.</p> <p>10. Farming operations elsewhere have ceased, been restricted or operate under enormous stress due to complaints by residential neighbours about regular farming activities. Concerned about conflicts with non-farming neighbours, as well as vandalism, disturbances and damage to livestock, paddocks,</p>	<p>applications requiring a permit under the Overlay. While an objective of the Overlay is the continuation of the land as a working farmed landscape, the Overlay does not obligate a landowner to use land as a working farm. See the response to Points 9, 10 and 15 of this submission below.</p> <p>From the information available to Council, it appears that the submitters' use of the land falls within the land use of Extensive Animal Husbandry under the Scheme. Extensive Animal Husbandry is a Section 1 use (permit not required) in the Farming Zone. There is no specified separation distance between Extensive Animal Husbandry and residences. The proposed Development Plan Overlay Schedule requires a Landscape Masterplan to include 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. See the response to Point 7 of this submission above.</p> <p>See the response to Point 9 of this submission above. Vandalism and trespass are police matters. Two of the three right-to-farm cases cited involved the use of land that fell within the definition of Intensive Animal Husbandry, which</p>

No	Name	Address	Type	Summary of Submission	Officer Response
				<p>fencing and machinery. Do not wish to become another John Watson (Echuca), Paul Quinn (Echuca) or David Blackmore (Alexandra). [Submission included links to news stories on these right-to-farm cases]</p> <p>11. Do not want to end up like many farms all over Australia that are not being protected from urban encroachment because Councils seeks greater returns from housing than they receive from agriculture. The Amendment should not be approved for rates gains, only to let the Geelong region suffer in terms of tourism falling because of overdevelopment of the landscapes that draw people to the Bellarine Peninsula. [Submission included link to a news story on rezoning of rural land near Bundaberg for residential development]</p> <p>12. Decision making on the Amendment must consider the scenic and agricultural significance of the Bellarine Peninsula in terms of its open, undeveloped rural landscape and primary agricultural use. Amendment and development will irreversibly alter the landscape and affect the agricultural character and function. Cannot overlook the importance of the rural areas of the Bellarine Peninsula, particularly the Bellarine Hills.</p> <p>13. The residential development the Amendment would facilitate and the precedent it sets for more dwellings and developments in the Farming Zone</p>	<p>is a Section 2 (permit required) use in the Farming Zone.</p> <p>The Amendment land falls within the identified Settlement Boundary for Portarlington in both the 2016 and 2008 Portarlington Structure Plans and the Limit to Urban Expansion in the 1993 Portarlington/Indented Head Structure Plan. It is the last Farming Zoned land within the Settlement Boundary. Rezoning land in accordance with the Structure Plan does not set a precedent for development or rezoning of any other land in the Farming Zone as that other land is outside the Settlement Boundary.</p> <p>See the response to Point 1 of Submission 2 above. There is strong policy commitment to protection of non-urban breaks between towns on the Bellarine Peninsula.</p> <p>The Amendment land falls within the identified Settlement Boundary for Portarlington in both the 2016 and 2008 Portarlington Structure Plans.</p>

No	Name	Address	Type	Summary of Submission	Officer Response
				<p>would change the agricultural character and atmosphere of this locality.</p> <p>14. The 2016 Portarlington Structure Plan states that Portarlington is an ageing township, existing development lots are not all sold, and that the town is not a designated growth location for residential growth under the Municipal Strategic Statement or the G21 Regional Growth Plan 2013. So it could be argued there is no need to rezone or develop the Amendment area at present.</p>	<p>It is the last Farming Zoned land within the Settlement Boundary. Rezoning land in accordance with the Structure Plan does not set a precedent for development or rezoning of any other land in the Farming Zone as that other land is outside the Settlement Boundary.</p> <p>The 2016 Portarlington Structure Plan acknowledges that Portarlington is not a designated growth location for residential growth under the Council's Municipal Strategic Statement or the G21 Regional Growth Plan 2013. This has been reflected in the 2016 Structure Plan not proposing any change to the identified Settlement Boundary for the town.</p> <p>The issue of land supply in Portarlington was assessed and a strong case made that, after rezoning, Development Plan and subdivision processes are completed, land supply in Portarlington will have diminished to a point consistent with the 10-12 year threshold for further residential growth set out in the Portarlington Structure Plan 2008.</p> <p>The Portarlington Structure Plan 2016, using two different demand scenarios, estimated existing zoned broadhectare land comprises 8 to 10 years supply. There is additional vacant urban land, but the availability of this land is uncertain and its take-up rate slower.</p> <p>Moreover, with respect to land supply, a strategy in Clause 11.02-1 of the Greater Geelong Planning</p>

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				<p>15. The Amendment is inconsistent with Clause 11 Settlement of the Greater Geelong Planning Scheme, which states "Planning is to prevent environmental problems created by siting incompatible land uses close together."</p> <p>16. The Amendment is inconsistent with Clause 11.05-4 – Environmental health and productivity, which seeks to "Maintain and provide for the enhancement of environmental health and productivity of rural ... landscapes by ... avoiding development impacts on land that contains high ... landscape amenity, ... food production, and ... cultural heritage ... values, assets and recognised uses."</p> <p>17. The Amendment is inconsistent with Clause 11.05-4 – Distinct and diverse regional settlements, which seeks to "support the growth and development of distinctive and diverse regional settlements by ... ensuring development respects and enhances the scenic amenity, landscape features and view corridors of each settlement."</p> <p>18. The Amendment is inconsistent with Clause 12</p>	<p>Scheme is to "plan to accommodate projected population growth over <u>at least</u> a 15 year period" (emphasis added). This does not set an upper limit to residential land availability.</p> <p>The siting of the General Residential Zone immediately adjacent to the Farming Zone is commonplace throughout Victoria and this juxtaposition already exists in Portarlington. See the response to Points 9 and 10 of this submission above.</p> <p>See the response to Point 1 of Submission 2 and Points 9, 10 and 15 of this submission above.</p> <p>See the response to Point 2 of Submission 2 above.</p> <p>Amendment C177 implemented the Coastal</p>

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				<p>Environmental and Landscape Values, which states: "Planning should help to conserve areas with identified ... landscape values" and "Planning should protect sites and features of ... landscape value".</p> <p>19. The Amendment is inconsistent with Clause 12.04-2 Landscapes. [The objective and two strategies of this clause were cited.]</p> <p>20. The Amendment is inconsistent with Clause 14.01-1 – Protection of agricultural land, which has the objective: "To protect productive farmland which is of strategic significance in the local or regional context".</p> <p>21. The Amendment goes directly against some of the Strategies used to achieve the above objective [five strategies cited]</p> <p>22. The Amendment is inconsistent with Clause 15.01-5 – Cultural identity and neighbourhood character [an objective and two strategies cited]</p>	<p>Spaces Assessment Landscape Study 2006 and applied five Significant Landscape Overlays to the Bellarine Peninsula, including SLO 13 for Murradoc Hill.</p> <p>See the response to Point 5 of Submission 3 above.</p> <p>See the response to Point 18 of this submission above.</p> <p>The Amendment area has been identified since 1993 as within a Settlement Boundary/limit to urban expansion. Clause 21.14-5 of the Scheme includes the Portarlington Structure Plan map from the 2008 Structure Plan, showing the Amendment area within the Settlement Boundary. The land has thus been clearly identified for future urban use rather than as strategically significant farmland.</p> <p>See the response to Point 20 of this submission above.</p> <p>The Development Plan Overlay Schedule requires a Development Plan for the Amendment area that includes an Urban Design Masterplan, a Visual Assessment and a Landscape Masterplan. With respect to underlying natural landscape character, the Landscape Masterplan is to include</p>

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				<p>23. The Amendment is inconsistent with Clause 21.06-4 – Neighbourhood character [two objectives and a strategy cited].</p> <p>24. The Amendment is inconsistent with Clause 21.14-1 The Bellarine Peninsula – Key issues and influences [submission cites reference to important non-urban breaks between towns and the need to appropriately manage urban growth].</p> <p>25. The Amendment is inconsistent with Clause 21.14-2 [two objectives and two strategies cited].</p>	<p>retention of significant vegetation and the 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.</p> <p>See the response to Point 2 of Submission 2 and Point 22 of this submission above.</p> <p>The Amendment area has been identified since 1993 as within a Settlement Boundary/limit to urban expansion. It thus is not considered part of the non-urban break between Portarlington and Drysdale.</p> <p>The Amendment is considered to appropriately manage urban growth, by rezoning land within the defined Settlement Boundary for Portarlington and applying a Development Plan Overlay Schedule requiring a wide range of matters to be addressed before subdivision and development can take place.</p> <p>The Amendment area is within the identified Settlement Boundary for Portarlington in the Portarlington Structure Plan and thus is not part of a non-urban break. There is strong policy commitment to protection of non-urban breaks between towns on the Bellarine Peninsula. The application of the General Residential Zone and the proposed Development Plan Overlay is</p>

No	Name	Address	Type	Summary of Submission	Officer Response
				<p>26. The Amendment is inconsistent with Clause 22.05 Agriculture, Rural Dwellings and Subdivision – Policy Basis, which states:</p> <p>“The rural areas of the City of Greater Geelong are highly valued for their contribution to the economy, liveability and amenity of the whole municipality ... Land use and development in rural areas must be carefully managed to ensure that the ongoing use of land for agriculture is supported and the farming character of the area is preserved. ... inappropriate subdivision is an issue in Geelong’s rural areas and has the potential to compromise future agricultural activity, farmed rural landscape and is contrary to the purpose of the zone and the vision for the area.”</p> <p>27. The Amendment is inconsistent with the following objectives of Clause 22.05 Agriculture, Rural Dwellings and Subdivision:</p> <ul style="list-style-type: none"> • To ... preserve ... [the] farmed rural landscape. • To protect agricultural production and the normal operation of agricultural activities by preventing land use conflicts ... • To limit development of new dwellings on prime or high quality agricultural land. 	<p>sufficient to ensure development responds to the identity and character of Portarlington.</p> <p>Clause 22.05 is a Policy applying to subdivision and development of land in the Farming Zone. The Amendment, on the other hand, seeks to rezone land from the Farming Zone to the General Residential Zone, consistent with the Portarlington Structure Plan. The Amendment is therefore not inconsistent with Clause 22.05.</p> <p>See the response to Point 26 of this submission above.</p> <p>The Rural Land Use Strategy (2007) contains mapping that indicates that the Bellarine Hills land unit is of high agricultural quality. However, the Strategy also notes that the land capability mapping was prepared at a scale considered too large for the definition required in contemporary strategic planning, that it provides ill-defined boundaries and no provision for internal variability within broad land units.</p>

No	Name	Address	Type	Summary of Submission	Officer Response
				<p>According to Regional Land Capability studies, farmland in this northern part of the Bellarine Peninsula is classified as Class 2 or high quality agricultural land. Therefore, the Amendment area is highly productive (Greater Geelong Regional Land Use Strategy 2007, p 13).</p> <p>28. The Amendment is inconsistent with the City of Greater Geelong Rural Land Use Strategy [submission cites sections of the Recommended Strategic Directions]</p> <p>29. The Amendment is inconsistent with the Bellarine Peninsula Strategic Plan [submission quotes from the document, including key strengths for the area].</p> <p>30. Council recently denied a development application for a 200 seat restaurant and 88 car parking lot on the corner of Geelong-Portarlington and Batman Roads. Council rejected the application based on</p>	<p>The land capability mapping includes many current and planned urban areas, but this does not mean the Strategy recommends that land be converted to or protected for agricultural use. Section 10.10 of the Strategy states: "The Bellarine Peninsula contains a settlement structure of planned towns which are part of the extended urban area. Considerable strategic planning has been undertaken to provide for the managed expansion of some of these towns and all towns have been planned on the basis of clear settlement boundaries."</p> <p>See the response to Point 1 of Submission 2 and to Points 9, 10, 15 and 27 of this submission above.</p> <p>The Bellarine Peninsula Structure Plan 2006-2016 has informed subsequent strategic planning documents, including the Portarlington Structure Plan (2008) and Portarlington Structure Plan (2016) that provide detailed strategic planning guidance.</p> <p>See the response to Point 1 of Submission 2 above.</p> <p>The ultimate number of houses to be developed within the Amendment area is not known. The refusal of the cited planning permit application was on the basis of the proposal being</p>

No	Name	Address	Type	Summary of Submission	Officer Response
4	Judith Bracken	Tower Road, PORTARLINGTON	Object	<p>the fact that it fell within SLO 13 and did not uphold the values of the Overlay, would impact neighbouring agricultural properties and detract from the rural farming landscape and purpose. Yet, directly opposite this property, Council is proposing to rezone and develop over 400 houses. Realise the Amendment area is not within SLO 13, but if one restaurant would have a major negative impact to landscape and surrounding farming operations, it is not difficult to imagine the impact that over 400 residential neighbours would have.</p> <ol style="list-style-type: none"> 1. Save the Olive Grove. Save the Bellarine Hills. Save Portarlington. 2. Refer to City of Greater Geelong minutes of meeting. 3. The submission listed the seven purposes of the Vegetation Protection Overlay in Clause 42.02 of the Greater Geelong Planning Scheme, highlighting four of them. So how can the Olive Grove site be rezoned? 4. The Amendment will result in the loss of hundreds of trees. If I require a Council permit to remove a tree, how come hundreds of these healthy trees can be removed? 	<p>contrary to Scheme policies and decision guidelines applying to the Farming Zone. As the Amendment area is within the identified Settlement Boundary for Portarlington in the Portarlington Structure Plan, there is clear strategic planning direction for the area to be rezoned from the Farming Zone to facilitate residential use. Upon such rezoning, the policies and decision guidelines on which the cited refusal was based would not apply to the land subject of this Amendment.</p> <p>Noted. See response to points of this submission below.</p> <p>No particular meeting is specified by the submission.</p> <p>The Vegetation Protection Overlay does not apply to the Amendment land and thus the objectives of that overlay are not relevant to this Amendment.</p> <p>Scheme provisions on native vegetation clearing (Clause 52.17) do not apply to olive trees as they are not native vegetation. No Vegetation Protection Overlay applies to the land. However, the proposed Development Plan Overlay schedule requires a Landscape Masterplan, including use of existing olive trees in</p>

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				<p>5. The Olive Grove site is a backdrop to the town, enhancing the Bellarine Hills with greenery. It is a beautiful aspect from the water, an attractive landscape for visitors by ferry. If tourism is important to Portarlington why is there so much ruination?</p> <p>6. Points of ugliness in Portarlington:</p> <ul style="list-style-type: none"> • removal of Cypress trees at Bellarine Bayside caravan park; • the rock harbour; • burnt-out house at the roundabout; • remains of an old garage; • misuse of the Reserve, which has been left to go to weed, now only used by hoon four-wheel drivers and garbage dumpers. <p>7. The Amendment will ruin the entrance to the town by building over the hills on the Olive Grove site. Portarlington is being uglified, starting and ending with the removal of the green belt and the parks.</p> <p>8. Portarlington is not a growth area. Why allow real estate speculators to push for more and more housing at the expense of the town?</p>	<p>streets and public open space, where their condition warrants retention and where compatible with utilities, infrastructure and open space layout.</p> <p>See the response to Point 2 of Submission 2 above.</p> <p>The sites cited are not near the subject land and are not relevant to this Amendment.</p> <p>See the response to Point 2 of Submission 2 and Point 24 of Submission 3 above. No parks are being removed by this Amendment; it relates only to privately owned land.</p> <p>See the response to Point 14 of Submission 3 above.</p>

No	Name	Address	Type	Summary of Submission	Officer Response
5	Julie Brand	Geelong Road, PORTARLINGTON	Object	<p>9. The water collection basin on Point Richards Road relies on drainage from the hills behind the town. Cover them with concrete and housing and so much for waterbird life.</p> <p>10. Portarlington requires more sympathetic attention, starting with the preservation of the hills and the Olive Grove site.</p> <p>11. Assume the developer expects the rezoning to go ahead. The site has been left to go to weed. Developers should be renamed "ruiners".</p> <p>1. Fiercely object to this rezoning near submitter's home.</p> <p>2. Do not need more housing developments. Many housing developments are not yet full both in Portarlington and the Bellarine Peninsula generally.</p> <p>3. Object to owners selling land simply to pay for their retirement and having no concern for the long term impacts their decision may have.</p> <p>4. The additional traffic generated from development of the Amendment area will make Geelong Road</p>	<p>A requirement of the proposed Development Plan Overlay Schedule is an Integrated Water Management Plan that includes an ecological assessment of increased cumulative stormwater runoff on wetlands within the Point Richards Flora and Fauna Reserve and west of Point Richards Road that, among other things, demonstrates that there will be no unacceptable impact on the wetlands.</p> <p>See the response to Point 2 of Submission 2 above.</p> <p>The Amendment area comprises five lots under separate ownerships. The owners of one lot have objected to the Amendment.</p> <p>Noted.</p> <p>See the response to Point 14 of Submission 3 above.</p> <p>The motives of landowners selling land is not a valid planning consideration. See the response to Point 1 of Submission 2 above.</p> <p>Traffic issues on Geelong-Portarlington Road have been adequately addressed by the proposed</p>

No	Name	Address	Type	Summary of Submission	Officer Response
6	Martina Brown	Geelong Road, PORTARLINGTON	Object	<p>between Batman and Tower Road more dangerous, meaning more accidents. Northbound traffic must slow from 80 to 60 km/h between Batman and Tower Road. Southbound cars often have to brake hard due to cars turning right into Tower Road.</p> <p>1. There is a reasonable amount of vacant residential land in Portarlington. As Portarlington is not considered a growth area, there is no need to increase the amount of residential land.</p> <p>2. The rezoning will increase the urban sprawl outside the Portarlington township area and reduce the non-urban break between Bellarine village and Portarlington.</p>	<p>Development Plan Overlay Schedule, which requires a Road Network and Traffic Management Plan that includes:</p> <ul style="list-style-type: none"> • 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. <p>VicRoads has not objected to the Amendment. See the response to Point 14 of Submission 3 above.</p> <p>The Bellarine Peninsula Localised Planning Statement, Clause 21.14 of the Greater Geelong Planning Scheme and the Portarlington Structure Plan (2016) support maintaining the non-urban break between settlements. However, none of those documents identify Bellarine village as a settlement. The Amendment relates only to land within the identified Settlement Boundary for Portarlington and thus will not affect the non-</p>

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7	Corangamite Catchment Management Authority	64 Dennis Street, COLLAC	Support	<p>3. The Bellarine Hills will be at risk of disappearing under urban dwellings when viewed from the seafront or approach roads to Portarlington. This will happen regardless of height restrictions imposed by the developer.</p> <p>4. Portarlington's greatest asset is its agricultural and seaside community. This development will change Portarlington's character, making it look like another suburban area of Geelong. This will reduce Portarlington's tourism appeal. Maintaining tourism appeal will increase local employment; increasing housing will only increase population.</p> <p>1. CCMA has no objection to the Amendment and proposed Development Plan Overlay.</p> <p>2. Available survey data indicates the site's elevation ranges from 31 m AHD to 77 m AHD. A licensed surveyor should be engaged to establish a suitable datum at the site to verify levels acceptable to the development.</p> <p>3. CCMA has no official record of flooding for the site on which to base its assessment. This does not mean the property will never flood. Available mapping indicates a small drainage line passes through the site. This drainage line is not a designated waterway and thus there are no</p>	<p>urban break between Portarlington and Drysdale.</p> <p>See the response to Point 2 of Submission 2 above.</p> <p>See the response to Point 2 of Submission 2 above. It is not clear how or if development of the land would reduce tourism in the area.</p> <p>Noted.</p> <p>Noted. This matter would be addressed at Planning Permit stage.</p> <p>Noted. This matter would be addressed at Planning Permit stage.</p>

No	Name	Address	Type	Summary of Submission	Officer Response
				<p>requirements for a works on waterway permit for this site. Given the slope of the site and surrounding area, care should be taken to ensure any potential impacts from overland flows during extreme storm events are mitigated.</p> <p>4. In the event of a 1% AEP flood under current climatic conditions it is likely that parts of the property would be subject to inundation from localised flood events. No information is known on any depth of flooding that may occur. It is expected no flooding is likely to affect access to the site. The Site Stormwater Management Plan produced by the applicant has addressed surface stormwater quantity and quality treatment to mitigate any potential impacts due to the development. The applicant has agreed to pay infrastructure contributions through a section 173 agreement.</p> <p>5. Submission provided four general requirements for floodplain management for new subdivisions.</p>	<p>Noted. This matter would be addressed at Planning Permit stage. The contributions to be paid under the exhibited draft Section 173 agreement are for the purpose of providing community facilities within Portarlington or for providing sub-regional facilities in a nearby town.</p> <p>Noted. These would be addressed at Planning Permit stage.</p>
8	Lemmie and Neil Cover	Tower Road, PORTARLINGTON	Object	<p>1. Object to the Amendment on the grounds of current inadequate infrastructure and changes to the aesthetics or natural beauty of the region.</p> <p>2. Main arterial roads to the region, especially the ring round around Drysdale, need to be upgraded before further developments take place. With the</p>	<p>See the response to Point 2 of Submission 2 above. No deficiency in infrastructure that would be an obstacle to the rezoning has been identified. VicRoads were consulted in the preparation of the Amendment and were notified during exhibition. VicRoads did not object to the</p>

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				<p>increase in tourist attractions, including the new ferry service, the road between Drysdale and Portarlington needs upgrading for safety and traffic flow management. The travel time to Geelong is already increasing and more traffic will further impact on this.</p> <p>3. There are limited employment prospects in Portarlington. Question whether public transport is adequate for people to commute to work in Geelong or beyond.</p> <p>4. There are vacant lands all over the area that should be filled before further developments occur.</p> <p>5. Portarlington is unique with its rolling hills, wide streets, stunning views and rural backdrop, which give the town a relaxed feeling and make it an inviting place to live or visit.</p> <p>6. If development proceeds, hope that the land would still have a rural aspect with large block sizes like the Woodlands Estate in Ocean Grove, catering for people who want an alternative lifestyle, rather than small blocks with large houses and no gardens.</p>	<p>Amendment, and did not indicate Geelong-Portarlington Road between Drysdale and Portarlington is inadequate. Planning for the Drysdale Bypass is underway, with VicRoads advising that work on the Bypass expected to commence in 2018.</p> <p>It is anticipated that many new residents would work elsewhere in the City of Greater Geelong or neighbouring municipalities. The Department of Economic Development, Jobs, Transport and Resources, on behalf of PTV, noted the site is served by a bus route, and did not object to the Amendment.</p> <p>See the response to Point 14 of Submission 3 above.</p> <p>See the response to Point 2 of Submission 2 above.</p> <p>The estate in Ocean Grove cited has lots around 0.4 ha. The Portarlington Structure Plan (2008) envisaged Residential 1 zoning of the Amendment area, while the 2016 Portarlington Structure Plan recommends General Residential Zone Schedule 1 for the Amendment area. While some diversity in lot sizes across the area is</p>

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				<p>7. Submitters live directly opposite Amendment land (on corner of Allens and Tower Roads). Development would severely impact on submitters' views and lifestyle. Would hope lots would be large, with none fronting Allens Road and houses be limited in height so as not to destroy submitters' views. Green belts should be provided and fencing should be minimal – rural fencing would be more aesthetically pleasing than timber or aluminium fencing.</p> <p>8. Understand development is an inevitable phenomenon, but hope Council acts prudently to not destroy the uniqueness of the area and make amendments that add to the region rather than destroy it with dense housing.</p> <p>9. Note that the Preliminary Site Investigation by Hellier McFarlane of October 2004 cited that the area was suited to low density residential land use.</p>	<p>desirable, there is no justification for zoning the land to a Low Density Residential zoning rather than General Residential.</p> <p>The proposed Development Plan Overlay Schedule requires an Urban Design Masterplan that includes interface treatment with adjoining roads. It also requires a Landscape Masterplan that includes 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. The proposed Design and Development Overlay 14 includes a permit trigger for dwellings over 7.5 m high. Decision guidelines for permits under this Overlay include the impact of proposed buildings and works on the view from another property and the opportunity for a reasonable sharing of views. These include views from properties outside of the DDO.</p> <p>See the response to Point 2 of Submission 2 and Point 6 of this submission above.</p> <p>It is not clear why the preliminary site investigation of 2004 (by Peter J Ramsay & Associates, not Hellier McFarlane) refers to "low density" residential use and what this was</p>

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					<p>understood to mean. The report was prepared in support of Amendment C121 which proposed rezoning the land to the then Residential 1 Zone, roughly equivalent to the General Residential Zone proposed by this Amendment. The report gave no indication that the site was unsuitable for residential use or that further investigation was required.</p> <p>The Executive Summary of the preliminary site investigation noted that the concentrations of slightly elevated levels of barium, manganese, nickel and vanadium identified in the near surface soil on parts of the site were within the typical background ranges for Australian soils. The report also considered that there is negligible risk of groundwater contamination to have occurred at the site.</p> <p>In view of the time elapsed since the 2004 preliminary site investigation, the Development Plan Overlay Schedule requires the Development Plan to include a Site Investigation Assessment that takes the 2004 assessment into account and provides updated information where appropriate and provides clear advice on whether the environmental condition of the land is suitable for the proposed uses.</p>
9	Elizabeth Cox	Allens Road, PORTARLINGTON	Object	1. The Amendment only considers sharing of views within the development. It must allow those that already enjoy these views to retain them. The development is unjust and unfair in not considering adjacent properties that will lose their views and	See the response to Point 7 of Submission 8 above.

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				<p>rural outlook.</p> <p>2. Submitter will suffer total loss of views of the coastline and foreshore as their house directly faces the area that will be most densely developed. The two properties directly affected are single storey homes on rural land on Allens Road oriented to overlook the development site. Development will have the visual effect of a 10 m high brick wall.</p> <p>3. Object to the heights of houses within the proposed development. 7.5 to 10 m is too high.</p> <p>4. Object to the density of the proposed development. Development should be lower density, with much larger lots that fit in with adjacent rural properties.</p> <p>5. The developer has designed it that houses have driveway access onto Allens Road instead of being separated by high fencing and only being accessible within the development. This design impedes on the rural feel and outlook. There should be no driveways onto Allens Road.</p>	<p>See the response to Point 7 of Submission 8 above.</p> <p>See the response to Point 7 of Submission 8 above.</p> <p>See the response to Point 6 of Submission 8 above.</p> <p>The layout of subdivision has not as yet been determined. The proposed Development Plan Overlay Schedule requires an Urban Design Masterplan that includes interface treatment with adjoining roads. It also requires a Landscape Masterplan that includes 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. Whether residential lots front Allens Road, with crossovers, would be determined at Development Plan stage. It would need to be considered as to</p>

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				<p>6. Building heights, development density and driveways onto Allens Road will make it feel like living in Melbourne. The submitter's quiet rural lifestyle and views will be gone.</p> <p>7. Development should be well set back from rural properties creating a buffer zone that has rural appeal, but not with tall trees that will impede on submitter's views.</p> <p>8. Submitter's lifestyle will be thrown into chaos by the built up area surrounding a rural property: hundreds of cars, bicycles and pedestrians passing submitter's home every day, noise pollution, scaring livestock, dogs chasing sheep and chickens.</p> <p>9. The developer has not made provision for privacy/noise reduction fencing for the submitter's property. There should be provision in the development to create noise/privacy fencing surrounding abutting rural properties to protect their lifestyle, animals and property.</p>	<p>whether this would provide a better urban design outcome than rear fences along the Allens Road boundary.</p> <p>See the response to Points 6 and 7 of Submission 8 and Point 5 of this submission above.</p> <p>See the response to Point 5 of this submission above. For the few dwellings on rural land adjacent to the Amendment area, it is appropriate to amend the wording of this provision about the landscape softening the interface by adding the words “ , while not unduly impeding coastal views from dwellings on adjacent rural land” .</p> <p>See the response to Point 3 of Submission 3 above.</p> <p>See the response to Point 3 of Submission 3 above. The development will not generate noise that would require acoustic treatment such as noise walls. It is not a developer responsibility to provide privacy fencing on nearby land, opposite a development site but separated by a road.</p>

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				<p>10. Portarlington does not need a development like this. The roads will not cope with additional traffic – there is only a one-lane road to Drysdale. There are no jobs in Portarlington. Portarlington is a quiet seaside village favoured for retirement and laid back lifestyle.</p> <p>11. Concerned at impacts on wildlife. Submitter has abundant parrots, owls, wedge-tailed eagles, hawks, lizards, snakes, frogs (including growing grass frog, bullfrogs and tree frogs).</p> <p>12. Development will cause increased dust, with strong westerlies blowing dust from building sites into the submitter's home.</p> <p>13. Costs involved with stormwater drainage, sewerage and upgrading of Allens Road should be borne by the developer. Council has informed submitter that upgrading of Allens Road will be at the developer's cost, but did not mention drainage etc ... Submitter already has these services and will not cost share in this development.</p>	<p>See the response to Point 14 of Submission 3 and Points 2 and 3 of Submission 8 above.</p> <p>The majority of the Amendment land is cleared, comprising open paddocks, an olive grove and vineyard. It is unlikely to have significant habitat value for wildlife. Sheokes on one of the subject lots are to be retained.</p> <p>Dust suppression and management during construction would typically be required as a Planning Permit condition. Clause 56.08-1 of the Greater Geelong Planning Scheme, a Victoria Planning Provision, addresses this.</p> <p>The submitters' land lies outside the Settlement Boundary in the Portarlington Structure Plan. The developer(s) of the Amendment area will be responsible for providing stormwater drainage, sewerage and road upgrading. These costs will not be shared with owners of adjacent land within the Farming Zone.</p>
10	Shane Crammond	Cypress Crescent, LEOPOLD	Support	No objections.	Noted.
11	Gloria Croft	PO Box,	Object	1. Strongly oppose proposed rezoning.	Noted.

No	Name	Address	Type	Summary of Submission	Officer Response
		PORTARLINGTON		<ol style="list-style-type: none"> 2. Portarlington-Bellarine area is beautiful, untainted part of the Bellarine Peninsula, unlike other areas that have been over-urbanised to ugliness. 3. Portarlington-Bellarine area should maintain a green belt of productive farming that continues to contribute to a healthy environment and lifestyle for existing permanent residents of the area. 4. The land should only be rezoned to semi-rural to allow 1.6 – 2 ha lots to attract productive permanent residents who would contribute more to the area than solely residential lots. This would provide a better living environment and maintain the pleasant, quiet surroundings maintained by long-time residents over many years. 	<p>See the response to Point 2 of Submission 2 above.</p> <p>See the response to Point 1 of Submission 2 above. There is strong policy commitment to protection of non-urban breaks between towns on the Bellarine Peninsula.</p> <p>Rural residential zoning and subdivision would be contrary to the strategic planning direction for the area. The Portarlington Structure Plan (2008) envisaged Residential 1 zoning of the Amendment area, while the 2016 Portarlington Structure Plan recommends General Residential Zone Schedule 1 for the Amendment area.</p>
12	Department of Economic Development, Jobs, Transport & Resources	180 Fyans Street, SOUTH GEELONG	Support	<ol style="list-style-type: none"> 1. This is a combined response from the Department of Economic Development, Jobs, Transport and Resources, Public Transport Victoria and VicRoads. 2. It is noted that many of the items identified in the Department's previous letter of June 2016 have been included as requirements in the proposed Schedule to the Development Plan Overlay (DPO). 3. Do not object to the Amendment, subject to the following additional text being included in the DPO Schedule under the Section 3 requirements for an 	<p>Noted.</p> <p>Noted.</p> <p>The proposed additional provision is supported, subject to rewording the first dot point: "There are no new intersections with Geelong-</p>

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				<p>Urban Design Masterplan:</p> <p>A subdivision design that ensures that:</p> <ul style="list-style-type: none"> • Access to the site is provided via the existing road network of Batman Road, Pigdon Street and Tower Road. • A 3.0 m 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. 	<p>Portarlington Road and no direct vehicular access from any lot to Geelong-Portarlington Road".</p> <p>The third dot point requests wording already used in the provision relating to requirements of a Road Network and Traffic Management Plan be applied in the requirements for an Urban Design Masterplan. To avoid unnecessary duplication, the equivalent dot point should be deleted from the Road Network and Traffic Management Plan requirements.</p>
13	Department of Environment, Land, Water & Planning	Cnr Fenwick & Little Malop Streets, GEELONG	Comment	<p>Suggest one addition to the Schedule to the Development Plan Overlay. The third dot point under 3.0 (Requirements for Development), Landscape Master Plan, should be changed to read:</p> <p>"Retention of significant vegetation, including Drooping Sheoke (<i>Allocasuarina verticillata</i>), which is of Regional Conservation Significance and has been recorded on the site."</p>	<p>The proposed reworded provision is supported.</p>
14	EPA Victoria	Cnr Fenwick & Little Malop Streets, GEELONG	Support	<p>EPA Victoria has no concerns with the proposed Amendment with the information that has been provided.</p>	<p>Noted.</p>
15	Geoff Henderson	The Esplanade, PORTARLINGTON	Object	<p>1. Since any reviews concerning the future of Portarlington and the role it plays on the Bellarine Peninsula were carried out, a significant change has occurred: on 21 November 2016, a permanent</p>	<p>A ferry service between Melbourne and Portarlington was anticipated by and referred to in the Portarlington Structure Plan (2008) and the Portarlington Structure Plan (2016). The</p>

No	Name	Address	Type	Summary of Submission	Officer Response
				<p>ferry service between Portarlington and Melbourne was announced. Portarlington is now a significant gateway to the Bellarine for local and international tourists. Its unique history as a 19th century bayside port for supplying food to Melbourne must be protected. The Amendment makes Portarlington into just another residential town and begins the destruction of this uniqueness.</p> <p>2. Ocean Grove and Drysdale/Clifton Springs are the nominated growth areas on the Bellarine Peninsula, not Portarlington. Those nominated growth areas have received the necessary infrastructure (e.g. libraries, Council offices, tertiary schools), while Portarlington has not. Portarlington's level of infrastructure is appropriate, but does not support expanded residential boundaries. Any demand for additional residential properties due to the new ferry service can be accommodated in Drysdale/Clifton Springs.</p> <p>3. The proposed development will adversely impact on the entrance to Portarlington. It includes land sloping to the ridgelines and is noted in prior Structure Plans as being of high significance.</p> <p>4. A survey of vacant land in Portarlington shows over 600 lots (many of which would lend themselves to subdivision) currently available for residential use without rezoning additional land.</p>	<p>Amendment area is identified for residential rezoning and development in each of those documents.</p> <p>See the response to Point 14 of Submission 3 above.</p> <p>The exhibited draft Section 173 agreement requires development contributions for the purpose of providing community facilities within Portarlington or for providing sub-regional facilities in a nearby town.</p> <p>See the response to Point 2 of Submission 2 above.</p> <p>See the response to Point 14 of Submission 3 above.</p>

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				<p>5. In addition, increased house prices in Melbourne puts pressure on the large number of holiday home owners in Portarlington to sell their holiday homes to fund home acquisition in Melbourne, increasing homes available for permanent residents in Portarlington.</p> <p>6. There is concern that stormwater disposal downstream from the site will adversely impact the sensitive wetlands in the Point Richards Flora and Fauna Reserve.</p> <p>7. The Amendment would result in the loss of unique agricultural land close to Portarlington. The land is ideal for vineyards. Vineyards close to Portarlington would be a tourism asset, with the tourist influx due to introduction of regular ferry services.</p>	<p>See the response to Point 14 of Submission 3 above. It is not clear what effect rising house prices in Melbourne would have on the demand for and supply of new residential lots in Portarlington, nor whether the sale of existing houses would affect demand for new residential lots.</p> <p>See the response to Point 9 of Submission 4 above.</p> <p>See the response to Point 27 of Submission 3 above. There is strong policy commitment to protection of non-urban breaks between Portarlington and other towns. The objectives of Clause 22.06 of the Greater Geelong Planning Scheme include supporting tourism development in rural areas that contributes to the growth of the tourism market.</p>
16	Insight Planning Consultants Pty Ltd	PO Box 5381, MORDIALLOC	Support	Insight Planning Consultants continues to act for the proponents of this planning scheme amendment request. Having reviewed the exhibited documentation, confirm support for the Amendment.	Noted.
17	Peter and Marita Lock	Point Richards Road, PORTARLINGTON	Object	There is no right turn lane from Geelong-Portarlington Road into Batman Road for northbound traffic. This will cause a backlog of traffic for vehicles wishing to proceed straight ahead. Increased traffic over summer, at Easter and on long weekends highly increases the	See the response to Point 4 of Submission 5 above.

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18	James and Gale Ogle	Geelong- Portarlington Road, PORTARLINGTON	Object	<p>chance of accidents or even fatalities.</p> <ol style="list-style-type: none"> 1. As owners of one of the properties within the Amendment area, object to the proposed rezoning. 2. Have been advised by real estate professionals that more land for housing in Portarlington is not needed at this time. 3. The properties in the Amendment area serve as a pleasant aspect on entering Portarlington. 300 homes will not be as pleasant. 4. Do not believe Portarlington has the infrastructure to cope with the additional people, children, vehicles, cats and dogs. 5. The landscape is precious and when subdivided will be gone forever. We are merely custodians of the land. 6. Submitters have resided in Portarlington for over 30 years. Having already experienced housing blocking views, moved to what submitters thought would be their home forever. When buying the property in 2011, spoke in person with a Council officer who advised rezoning of the area had been withdrawn and would no longer be a problem. On 	<p>Noted.</p> <p>See the response to Point 14 of Submission 3 above.</p> <p>See the response to Point 2 of Submission 2 above.</p> <p>The Amendment area is able to be provided with necessary servicing infrastructure. The exhibited draft Section 173 agreement requires development contributions for the purpose of providing community facilities within Portarlington or for providing sub-regional facilities in a nearby town.</p> <p>See the response to Point 2 of Submission 2 above.</p> <p>No written record of advice provided to the submitter has been found. While Amendment C121 was abandoned, the 2008 Portarlington Structure Plan clearly envisaged a future rezoning of the Amendment land for residential purposes, when land supply in Portarlington fell below a specified threshold.</p>

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				<p>that advice, bought the property.</p> <p>7. Landowners can sell their properties and make very good profit. Why destroy the land for the greed of more money?</p> <p>8. Believe rezoning Amendment area will be detrimental to all aspects of Portarlington.</p> <p>9. 0.4 ha blocks would be more acceptable than high density housing – future unimpressive estates as seen already.</p> <p>10. Take the ambience of these gentle, verdant rolling hills into account, not just revenue additional houses would bring.</p>	<p>See the response to Point 14 of Submission 3 above.</p> <p>See the response to Point 1 of Submission 2 above.</p> <p>Specific concerns with the Amendment are addressed in this Summary of Submissions.</p> <p>See the response to Point 6 of Submission 8 above.</p> <p>See the response to Point 2 of Submission 2 above.</p>
19	Ron Prestidge	PO Box, SUNBURY	Comment	<p>Amendment will increase traffic flow on Tower Road and at the intersections of Geelong-Portarlington Road with Tower Road and Point Richards Road. Current traffic speed on Tower Road is excessive, often ignoring the speed limit. The current intersections are dangerous in periods of high traffic flow.</p>	<p>See the response to Point 4 of Submission 5 above.</p>
20	Donald G Saunders	Tower Road, PORTARLINGTON	Comment	<p>1. Acknowledge that development of the "Olive Grove" will be a fact of life.</p> <p>2. Concerned with extra traffic that will enter and leave Geelong-Portarlington Road at the Tower Road and Point Richards Road/Batman Road</p>	<p>Noted. While the Amendment area is within the identified Settlement Boundary for Portarlington in the Portarlington Structure Plan, no final decision on this Amendment has been made.</p> <p>See the response to Point 4 of Submission 5 above.</p>

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21	Jeanne Stratford	Tower Road, PORTARLINGTON	Object	<p>intersections. The extra traffic produced by the development will add to the danger of these already extremely unsafe intersections.</p> <ol style="list-style-type: none"> <li data-bbox="395 936 523 1370">Submitters moved to Portarlington from Sydney. Acknowledge Amendment was probably inevitable given Portarlington's attractiveness. Landowners have the right to profit from the sale of land. <li data-bbox="523 936 858 1370">Conversely, the Amendment area is special, particularly the piece adjacent to Tower Road which gives the view up the hill. This view is for many people part of Portarlington's identity, a statement of welcome to the village. The heritage value of this vista must not be summarily dismissed. We are custodians of heritage; it is nobody's plaything. <li data-bbox="858 936 976 1370">A solution that would allow development while preserving a significant heritage element would be for the area that allows the view up the hill be zoned for 0.4 ha lots, or a mix of 0.4 and 0.8 ha lots. <li data-bbox="976 936 976 1370">Council should insist that development be done in a sensible manner, sensitive to issues of heritage, respecting the interests of locals and visitors who treasure Portarlington's unique qualities, which include that view. 	<p>See the response to Point 1 of Submission 20 above.</p> <p>No Heritage Overlay applies to the land under the Greater Geelong Planning Scheme. With respect to visual impact on the Bellarine Hills, see the response to Point 2 of Submission 2 above.</p> <p>See the response to Point 6 of Submission 8 above.</p> <p>See the response to Point 2 of this submission above.</p>

