

**GREATER GEELONG PLANNING SCHEME
AMENDMENT C352**

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

UNDER DELEGATION FROM COUNCIL IT IS HEREBY RESOLVED:

**That Council, having considered all submissions to Amendment C352 resolves
to:**

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

SIGNED: *Peter Smith*.....

DATE: 31/1/17.....

**PETER SMITH
COORDINATOR STRATEGIC IMPLEMENTATION**

**GREATER GEELONG PLANNING SCHEME
DELEGATED AUTHORITY REPORT
AMENDMENT C352**

To: Peter Smith – Coordinator Strategic Implementation
From: Barry Gough – Strategic Planner
Subject: Portarlinton and Indented Head Structure Plan –
Consideration of Submissions
File number: C352
Date of Report: 31st January, 2017

Purpose

The purpose of this report is to consider, under delegation, submissions received in response to the exhibition of Amendment C352 which seeks to update clause 21.14 of the Planning Scheme, consistent with the revised strategies and objectives of the recently revised and adopted Portarlinton and Indented Head Structure Plans.

Summary

- Amendment C352 seeks to include the key strategies and objectives of the new Revised Portarlinton and Indented Head Structure Plans into the Planning Scheme.
- The main changes being introduced by Amendment C352 include a new Clause 21.14 which includes:
 - revised strategies and maps in relation to Portarlinton and Indented Head, consistent with the Portarlinton Structure Plan, 2016 and the Indented Head Structure Plan, 2016 ;
 - in ‘Further Work’, an additional requirement to “Undertake a strategic assessment to identify aged care needs across the Bellarine Peninsula, identifying design options and guidance to encourage older people to remain in their homes as long as possible through adaptable housing design.”; and
 - a revised list of reference documents which includes the 2016 adopted versions of the Portarlinton Structure Plan and the Indented Head Structure Plan.
- The revised Indented Head and Portarlinton Structure Plans were adopted by Council in May 2016. Extensive informal consultations including workshops, and resident surveys were conducted as part of the preparation of these documents. The revised Portarlinton Structure Plan was then readopted in September 2016 with minor changes, consistent with the recommendations of the Planning Panel which reviewed amendment C321 and related submissions.
- Amendment C352 was exhibited between 7th November 2016 and 19th December 2016.
- In addition to the public notice in the Government Gazette, notices were also placed in Bellarine Echo and Geelong Independent, both of which are free publications circulating in the community, and in the ‘City News’ section of the Geelong Advertiser.

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- Notice of the amendment was also sent to those who had made submissions as part of the public consultation process of reviewing the Structure Plans.
- Exhibition of the submissions resulted in the receipt of 14 submissions. The breakdown of submissions is: 3 submissions in support, 11 submissions seeking changes to the amendment or otherwise objecting to the amendment.
- Council officers have considered all the submissions and recommend that the amendment continue to be supported generally as exhibited. As the issues in objecting submissions are unable to be resolved it will be necessary to refer all submissions to an Independent Panel appointed by the Minister for Planning.

Recommendation

That Council having considered all submissions to Amendment C352 resolves to:

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

Background

Amendment C352 seeks to implement into the Greater Geelong Planning Scheme the findings of the adopted Portarlington and Indented Herad Structure Plans.

The amendment will amend Clause 21.14 Bellarine Peninsula to:

- include revised strategies in relation to Portarlington and Indented Head, consistent with the Indented Head Structure Plan, adopted May 2016, and the Portarlington Structure Plan, adopted September 2016
- include in 'Further Work', an additional requirement to "Undertake a strategic assessment to identify aged care needs across the Bellarine Peninsula, identifying design options and guidance to encourage older people to remain in their homes as long as possible through adaptable housing design."
- revise the list of reference documents to include 2016 adopted versions of the Portarlington Structure Plan and the Indented Head Structure Plan.

The Portarlington Structure Plan and Indented Head Structure Plan were adopted by Council in 2007.

The 2007 Portarlington Structure Plan map which forms part of the current policy at Clause 21.14, is shown at **Appendix 1**.

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The 2007 Indented Head Structure Plan map which forms part of the current policy at Clause 21.14, is shown at **Appendix 2**.

At its meeting on 10th May 2016 the Council considered two separate detailed reports in relation to the findings of the reviews of the respective 2007 Structure Plans and

- Adopted the new draft Structure Plans; and
- Resolved, subject to authorisation, to prepare and exhibit Planning Scheme amendments to include the necessary elements of the new Structure Plans within the Planning Scheme.

The process of the review of the two Structure Plans commenced in mid 2015. An important step in the process was engagement with key stakeholders. Initial engagement included internal Council departments and key external stakeholders such as Barwon Water, VicRoads, Department of Education and Training et al. This provided a high level background to key infrastructure and land use/development issues in the towns.

Portarlington

The 2007 Structure Plan required that a basic review of development and residential lot supply be undertaken after five years. It also stated that should a basic review reveal that lot supply had fallen to a rate of less than 10 years a full review of the Structure Plan should be undertaken, including an investigation of future growth needs and the location of the settlement boundary.

Since the adoption of the current Structure Plan in 2008 a number of planning policies and Council plans have changed or been amended. This includes a complete review of Council's Municipal Strategic Statement and the adoption of the Bellarine Peninsula Localised Planning Statement. This review built upon the current structure plan but has been amended to include updated State and Local Planning Polices, population growth, lot supply and dwelling construction rates, environmental, economic and social considerations and an update of future infrastructure and service provision within the town.

Indented Head

The 2007 Structure Plan required that the take-up of land and redevelopment within the town be monitored regularly and that a basic review of development and lot supply should be undertaken every 5 years. It also stated that should a basic review reveal that lot supply has fallen to a rate of less than 10 years for the town; a full review of the Structure Plan should be undertaken including an investigation of additional growth areas. The G21 Residential Land Supply Monitoring Project for Geelong (June 2015) prepared by Spatial Economics confirms that for the municipality, region and town there is adequate land supply in excess of 10 years. Given Indented Head is not identified for further growth future reviews will only be required if there is a significant change to state or local settlement policy.

The review built upon the adopted Plan and updated relevant sections as a consequence of changes since 2007. This includes updated State and Local Planning policies including the new regional plan, the G21 Regional Growth

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Plan 2013, Bellarine Combined Planning Statement, population growth, lot supply and dwelling/lot construction rates, the location of the settlement boundary, environmental and social considerations and the need for future infrastructure and service provision within the town.

Both of the 2016 Structure Plans were prepared in consultation with internal and external stakeholders and with inputs from the local community, and were modelled on the City of Greater Geelong's Structure Plan framework to ensure consistency with other Council produced structure plans. The plans include discussion on policy context, urban growth (demographics and lot supply), settlement and housing (urban environment) infrastructure (services, access and movement and community infrastructure), natural environment (flooding, climate change and key environmental features), economic development and employment (retail analysis, industrial analysis and tourism), and rural areas.

A copy of the Portarlington Structure Plan 2016 map is included at **Appendix 3**, and a copy of the Indented Head 2016 map is included at **Appendix 4**.

A copy of the textual changes to Clause 21.14 Bellarine Peninsula is included as **Appendix 5**.

Discussion

Amendment C352 was exhibited between 7th November 2016 and 19th December 2016. Letters were sent directly to those who participated in or made submissions in response to the initial community consultation process for the Structure Plans Notices were placed in the Geelong Advertiser, Geelong Independent and The Bellarine Echo, and the Government Gazette.

As a result of the exhibition of the amendment a total of 14 submissions have been received. The breakdown of submissions is: 3 submissions in support, with the remaining 11 submissions making criticisms of or seeking specific changes to one or other of the Structure Plan maps, and /or changes to the wording of the revised clause 21.14.

The key points in relation to all submissions received have been summarised in **Appendix 6**

Points raised by third party submitters include:

- Concern that the revised clause 21.14 undermines the findings and recommendations of the Planning Panel which considered submissions in relation to combined Amendment C321 and Permit application 1234/2014;

Officer Response:

Both the September 2016 adopted Portarlington Structure Plan and the exhibited change to the local planning policy appropriately respond to the issues raised by the by the Planning Panel in relation to amendment C321.

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- Objects to the identification of locations on a structure plan map as “development opportunities”.

Officer Response:

The identification of specific locations as “development opportunities” does not have the effect of re-zoning those sites, but rather supports the commencement of consideration of what future planning controls should apply to the sites. This process would provide an opportunity for public input.

- Opposition to ‘high rise’ development in excess of two storeys;

Officer Response:

As height limits are governed by zone and overlay controls, not the Structure Plan, the request contained in the submission is not supported.

- Support for maintenance of a rural break between Drysdale and Portarlington;

Officer Response:

This is consistent with the exhibited policy and is supported.

- Opposition to the addition of the words “*where a view has been identified in an overlay*”, in relation to clarify the reference to ‘reasonable sharing of views of the coast and foreshore’ in Portarlington.

Officer Response:

The proposed wording change has resulted from a perceived need to clarify the circumstances in which this reference ought be given significant weight, above and beyond the general and long established principle with regard to the sharing of views.

- Request for the extension of the identified Portarlington Settlement Boundary, to support the future expansion of the Portarlington Retirement Village to include 33 – 41 Mercer Street, Portarlington within the identified township boundary.

Officer Response:

In the view of officers the proposal ought not be supported, as the facility does not contain the necessary facilities to provide for residents to age in place.

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- In relation to management of environmentally significant locations within the Indented Head urban settlement boundary:
 - Remove references to Point Richards Flora and Fauna Reserve and Salt Lagoon Wildlife Reserve, and
 - Include references to additional areas within Clause 21.14-2.

Officer Response:

The wording which the submission seeks to change is unchanged from the current policy in the scheme, which has been previously tested.

- In relation to Indented Head, requests for:
 - Improved pedestrian and cycling infrastructure within Indented Head;
 - Investigation of the need for traffic control devices on collector roads;
 - Investigation, in consultation with Bellarine Bayside Committee of Management, of means to reduce the entry of stormwater run-off into Port Phillip Bay via the creek near David Street.
 - Revision of detailed references to the Aquaculture operation.
 - Improved off-street additional sporting facilities on the western side of the settlement and increased off-street recreational facilities for young people.

Officer Response:

Support for the amendment is noted and the suggestions for specific works will be passed on to the relevant units for consideration.

- Request for the southward extension of the Indented Head urban settlement boundary to include 88 – 91 Ibbotson Street.

Officer Response:

The matters raised in the submission were extensively canvassed as part of the consultation process in regard to the review of the Indented Head Structure Plan.

The proposal is not considered to have strategic merit.

Financial Implications

The planning scheme amendment process has no significant financial implications for Council

Policy/Legal/Statutory Implications

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

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The existing Clause 21.14 of the Planning Scheme acknowledges the need for this work has now been completed and is also subject to this amendment.

Alignment to City Plan

The Structure Plans the subject of Amendment C352 align with the directions of the Sustainable, Built and Natural Environment and Growing our Economy strategic directions in City Plan.

Officer Direct or Indirect Interest

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

Risk Assessment

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

Social Considerations

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

Human Rights Charter

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

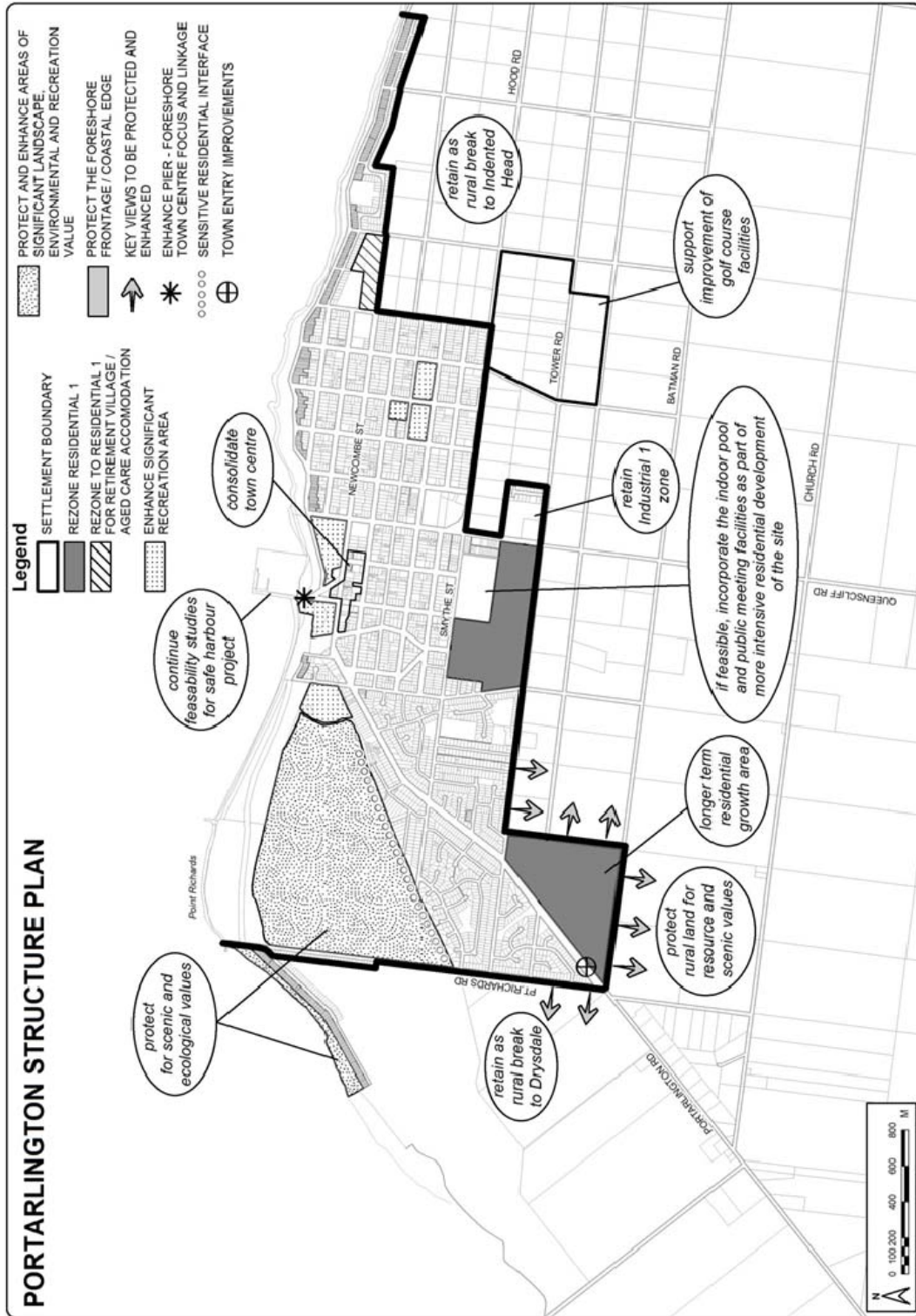
Consultation and Communication

Amendment C352 has been exhibited in accordance with the provisions of the Planning and Environment Act and all persons who lodged submissions will have an opportunity to be heard before an Independent Panel appointed by the Minister for Planning.

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Appendix 1

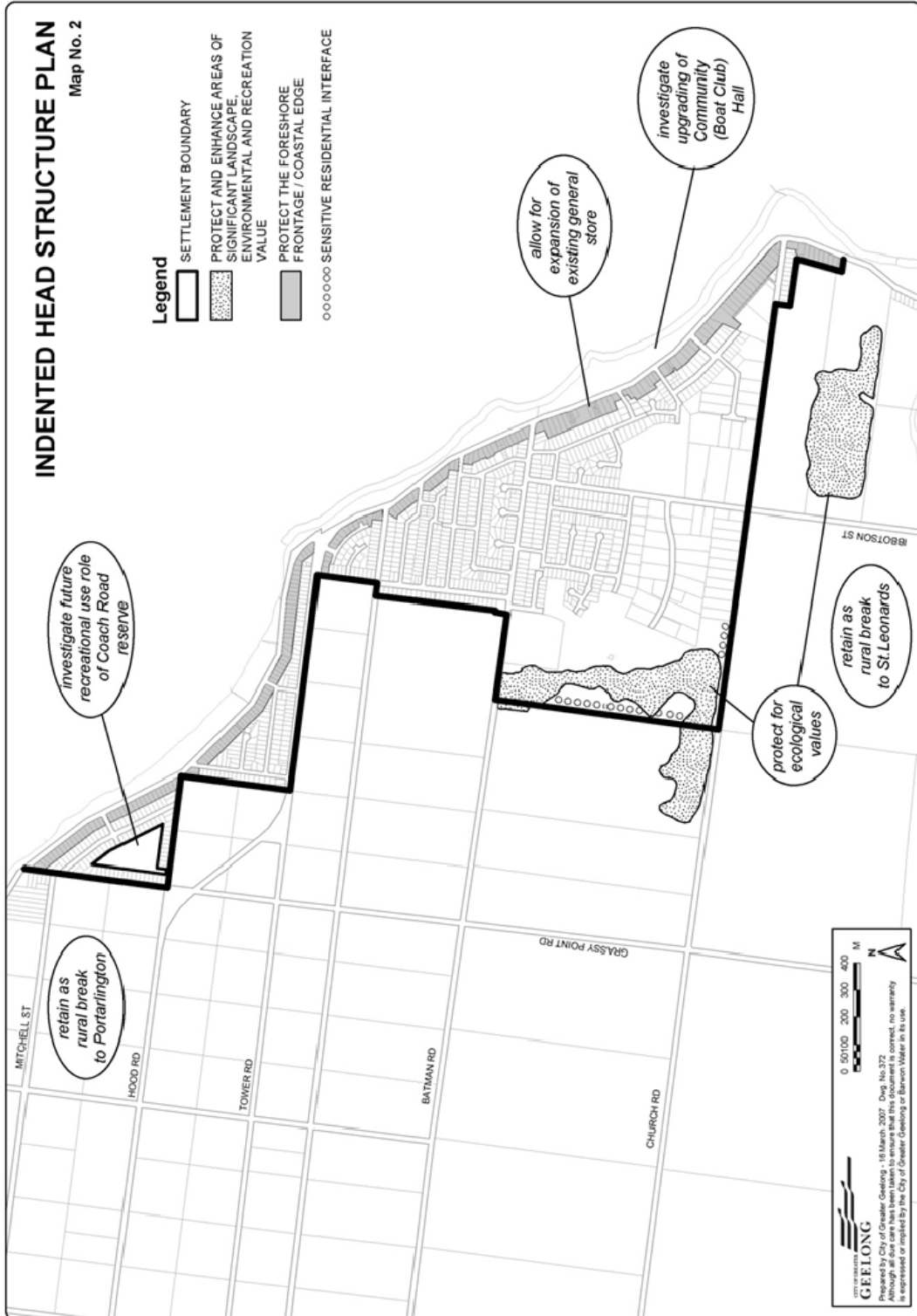
Portarlington Structure Plan Map - 2007



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Appendix 2

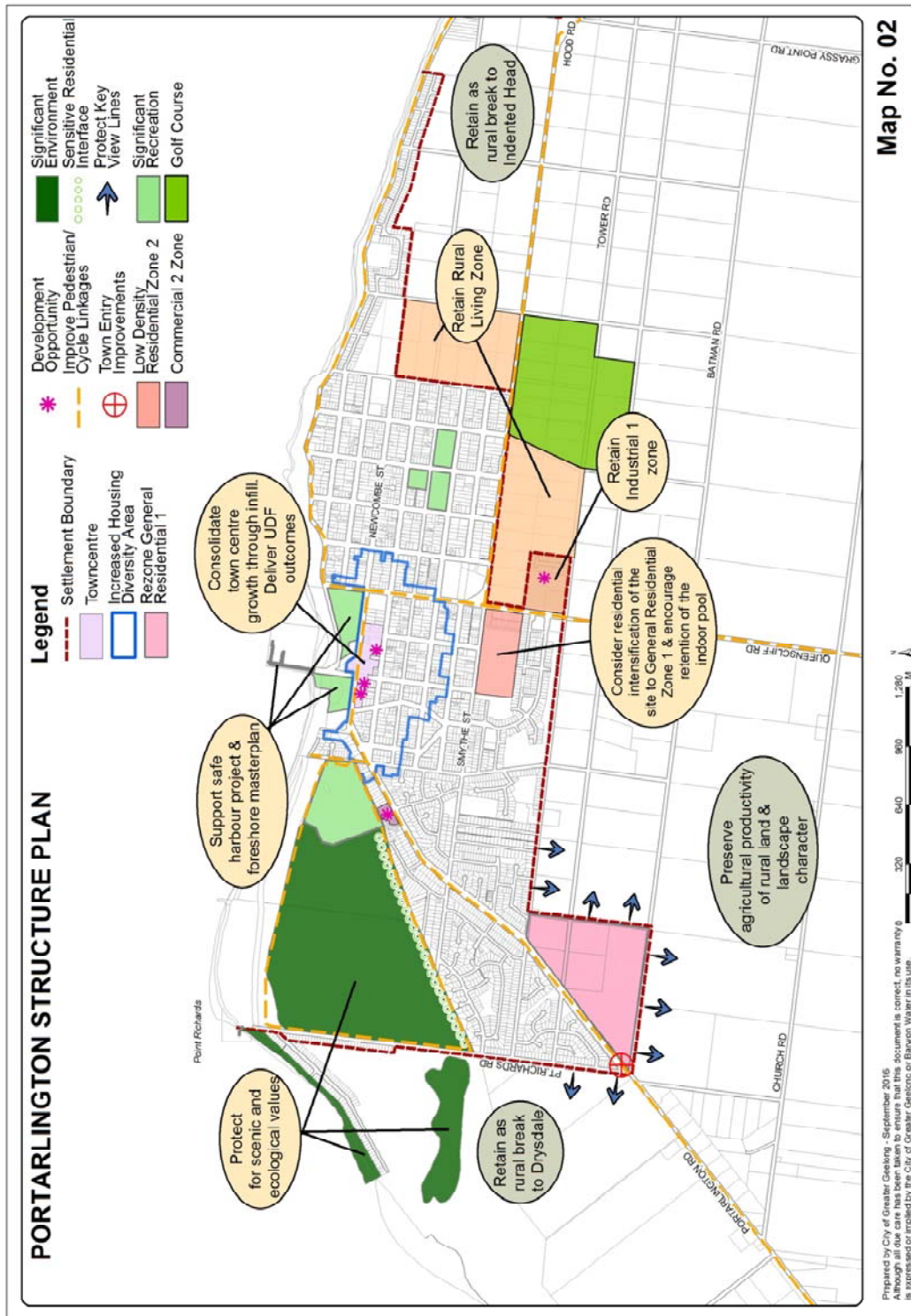
Indented Head Structure Plan Map - 2007



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Appendix 3

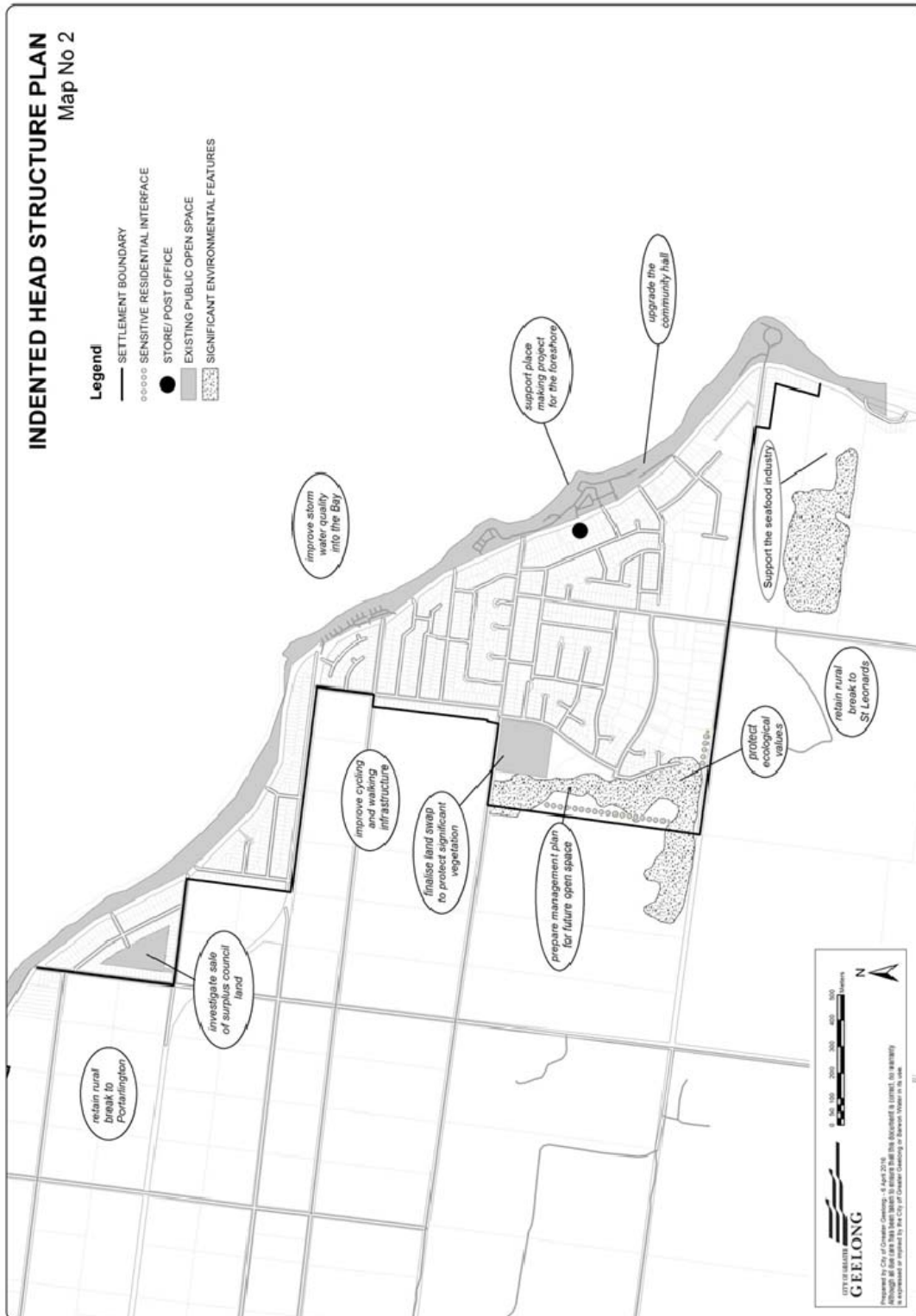
Portarlinton Structure Plan Map - Adopted 2016



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Appendix 4

Indented Head Structure Plan Map – Adopted September 2016



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Appendix 5

Textual changes to Clause 21.14

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21.14 THE BELLARINE PENINSULA

03/03/2016
C332-1-1
2014

Key issues and Influences

28/01/2010
C128(Part 1)

The Bellarine Peninsula comprises a series of contained townships separated by rural and coastal areas.

The rural and coastal areas on the Bellarine Peninsula form an important non-urban break between settlements. They are highly valued for their scenic attributes, tourism function, environmental function and lifestyle appeal.

The Bellarine Peninsula is one of the fastest growing areas in the City of Greater Geelong. Population growth on the Bellarine Peninsula is being driven by the attractiveness of the peninsula as a relaxed lifestyle destination within close proximity to urban Geelong.

Appropriately managing urban growth on the Bellarine Peninsula will be critical to retaining the peninsula's identity and attributes.

21.14-2 Objectives

26/06/2016
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1-2-1-1
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Protect and enhance the rural and coastal environment on the Bellarine Peninsula and maintain urban breaks between settlements.

- To facilitate the development of Ocean Grove, Drysdale/Clifton Springs and Leopold as hubs of development and service provision on the Bellarine Peninsula. In all other townships on the Bellarine Peninsula provide retail, commercial and community uses and facilities that serve the daily needs of the community and encourage street based activity.
- To provide for sustainable industrial, commercial, retail, agricultural and tourism development in designated locations, to service the wider Bellarine community.
- To preserve the individual character, identity and role of each Bellarine township.

Strategies

- Ensure that development responds to the identity and character of the individual township in which it is located.
- Protect rural and coastal environments from inappropriate urban encroachment.
- Ensure land use and development proceeds generally in accordance with the relevant Structure Plan maps included in this Clause.
- Ensure that development outside of settlement boundaries (as shown in the Structure Plan maps included in this clause) does not compromise the rural, environmental and landscape values of the non-urban breaks or longer term growth opportunities.
- Direct the bulk of residential growth and retail development to Ocean Grove, Drysdale/Clifton Springs and Leopold consistent with the relevant Structure Plan maps included in this clause.
- Direct bulky goods retailing and industrial development to existing and future areas as identified in Structure Plan maps included in this clause.

St Leonards:

- Support a mix of retail, commercial, community and entertainment uses within the town centre.
- Encourage development which respects the coastal landscape setting of St Leonards by:
 - Providing reasonable sharing of views of the coast and foreshore.
 - Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
 - Ensuring that development allows for the protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation.
- Support the on-going management, enhancement and sensitive development of the foreshore, Salt Lagoon Wildlife Reserve and Edwards Point State Faunal Reserve.
- Protect the scenic qualities of Murradoc Hill and Swan Bay.

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- Support the development of a focal building, comprising retail and tourist related activities, at the south west corner of Murradoc and Bluff Roads.
- Support the development of Growth Areas 1 and 2 identified on the Structure Plan map.
- Facilitate development of a community facility including an Early Years Learning Centre, preferably at 1345 Murradoc Road.
- Integrate the town centre and pier-foreshore area.

Portarlington:

- ~~Support a mix of retail, commercial, community and entertainment uses within the town centre.~~
- Encourage development which respects the coastal landscape setting of Portarlington by:
 - Providing reasonable sharing of views of the coast and foreshore, where a view has been identified in an overlay.
 - Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
 - Ensuring that development allows for the protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation.
- Support the establishment of a ~~Community Centre in~~ Portarlington ~~Community Hub within an existing public building.~~
- Support the ~~provision~~ redevelopment of the Country Fire Authority ~~new fire station at Portarlington.~~
- Support the integration of the Portarlington town centre and pier-foreshore area.
- ~~Support the development of the development opportunity sites, as shown on on the Structure Plan Map, including:~~

- ~~Support the d~~Development of a focal building at 22-34 Newcombe Street, Portarlington, ~~to contain retail uses, tourist accommodation and tourism related activities.~~
- Redevelopment of the rear of 40-42 Newcomb Street in a manner that is sympathetic to and maintains the heritage context of the site.
- Redevelopment of the block behind Newcomb Street and Fenwick Street to improve pedestrian connectivity by creating a two-way rear lane system and additional shop front activation.
- Support development in the Portarlington town centre incorporating accommodation uses above ground level retail floor space, where such development meets all parking and access requirements.

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Indented Head:

- Encourage development which respects the coastal landscape setting of Indented Head, by:
 - Providing reasonable sharing of views of the coast and foreshore, where a view has been identified in an overlay.
 - Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
 - Ensuring that development allows for the protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation.
- Support the on-going management, enhancement and sensitive development of the foreshore, including a place making project for the main activity node, Point Richards Flora and Fauna Reserve and Salt Lagoon Wildlife Reserve.
- ~~Support expansion of the existing retail premises on The Esplanade, Indented Head.~~

Ocean Grove:

- Encourage development which respects the coastal landscape setting of Ocean Grove, by:
 - Providing reasonable sharing of views of the coast and foreshore
 - Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.

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- Ensure that new urban development street works and road designs contribute to the implementation of the identified primary and secondary pedestrian/cycle routes and are designed to complement the informal coastal streetscape character.

21.14-3 Implementation

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C352-1/2
1
C352

These strategies will be implemented by:

Using policy and the exercise of discretion

Ensure development respects the natural coastal landscape as described in the Coastal Spaces Landscape Assessment Study and, where relevant, assess applications against schedules 10, 11, 12 13 and 14 to the Significant Landscape Overlay.

Ocean Grove

Support buildings of up to three storeys within the town centre which utilise contemporary building forms and materials, articulation and setback of upper levels so as to complement the coastal setting, and which provide sufficient car parking.

Support higher density development including tourist accommodation of up to three storeys along The Terrace between Hodgson and Eggleston Streets which utilise contemporary building forms and materials, articulation and setback of upper levels to retain a coastal town character and provide for the reasonable sharing of coastal views.

Support further development of existing caravan parks and accommodation uses in residential areas, particularly those close to the beach and river, to provide a broader range of accommodation type and mix.

Applying Zones and overlays

Ocean Grove

Apply the General Residential Zone Schedule 1 to growth areas identified in the Ocean Grove Structure Plan 2007 as appropriate.

Apply the Development Plan Overlay to those parts of the north-east growth corridor that are rezoned for urban development.

Apply the Development Contributions Plan Overlay to north-east residential corridor.

Apply the Industrial 3 Zone to any expansion of the Grubb Industrial Estate.

Apply the Development Plan Overlay to any expansion of the industrial-restricted retail precinct on Grubb Road.

Apply the Commercial 1 Zone over land bounded by The Avenue, The Parade, Presidents Avenue and Hodgson Street.

Apply the Mixed Use Zone over the former CFA depot (south-east corner The Avenue and Hodgson Street) and land to the immediate south.

Leopold

Apply the General Residential Zone Schedule 1 and the Development Plan Overlay to land designated for future residential growth shown on the Leopold Structure Plan map included in this clause.

Apply a combination of commercial zones, a Design and Development Overlay and a Development Plan Overlay to facilitate the expansion of the Leopold Sub Regional Retail Activity Centre.

Drysdale

Apply the General Residential Zone Schedule 1 with a Development Plan Overlay based on the principles identified in the Structure Plan to Princess Street, Central Road and Oakden Road.

Support the application of the General Residential Zone Schedule 1 to identified residential infill areas with appropriate Development Plan Overlay and Developer Contribution Plan controls.

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Support a joint rezoning and development application at the Curlewis Golf Club to facilitate short term tourist accommodation.

Point Lonsdale

Apply the General Residential Zone Schedule 1 with a Development Plan Overlay to the portion of the Lonsdale Golf Course shown for residential growth on the Point Lonsdale Structure Plan map at Clause 21.14-12 subject to an amendment and EES process.

Apply appropriate design and environmental overlays to areas of consistent urban and landscape character.

Rezone the Commercial Zone land on the corner of Fellows Road and Bellarine Highway to facilitate tourism development.

St Leonards

Apply the General Residential Zone Schedule 1 to Growth Areas 1 and 2.

Apply the Development Plan Overlay to Growth Area 2.

Apply the Development Contributions Plan Overlay (or an equivalent agreement with landowners) in conjunction with the rezoning of Growth Areas 1 and 2.

Further work

Review township structure plans as scheduled (in structure plans) to meet emerging needs of communities.

Review the planning framework for land identified in the Coastal Spaces Landscape Assessment Study as regionally significant in the south west of the Bellarine Peninsula to ensure the protection of landscape values is adequately addressed.

[Undertake a strategic assessment to identify aged care needs across the Bellarine Peninsula, identifying design options and guidance to encourage older people to remain in their homes as long as possible through adaptable housing design.](#)

Point Lonsdale

Work with the Borough of Queenscliffe to address climate change issues in Point Lonsdale and implement any relevant outcomes.

Prepare detailed streetscape design plans for designated primary and secondary routes as identified in the Point Lonsdale Structure Plan.

Investigate opportunities to establish a railway station-transport interchange precinct to link with the Queenscliff tourist railway service.

Portarlington

Support Parks Victoria Safe Harbour Project, including ensuring appropriate integration with the adjacent foreshore reserve and Town Centre.

Ocean Grove

Review the application of Significant Landscape Overlay 7.

Prepare an Urban Design Framework and Parking Precinct Plan for the Ocean Grove Town Centre.

Prepare Streetscape Plans for The Parade – Orton Street, Shell and Grubb Roads, Tuckfield Street, The Terrace, the Hodgson – The Parade Town centre entry and key streets between the beach and Town Centre.

Leopold

Implement the Leopold Activity Centre Urban Design Framework, 2011.

Undertake further assessment of sites nominated as "Urban Consolidation" in the plan attached to this Clause.

Undertake a Flood Study to introduce controls over areas identified appropriate for Floodway Overlay (FO) or Land Subject to Inundation Overlay (LSIO).

Barwon Heads

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Undertake a Landscape Assessment Study for the Ewing Blyth/Golf Links/Bridge Road and the Warrenbeen Court residential areas with the intention to apply an overlay to protect the existing character and vegetation.

Undertake a detailed study of Murnaghurt Lagoon to establish whether the boundaries of the existing Environment Significant Overlay require review.

Consider the impacts of climate change on the future development of Barwon Heads in accordance with the Climate Change Adaptation Strategy to be developed by Council during 2010-2011.

Drysdale/Clifton Springs

Investigate the relocation of the Council depot site at 22A Collins Street

Prepare a Master Plan for the development of a community hub on the Council owned land at Palmerston Street site in the town centre.

Undertake a Drysdale Town Centre Community Facilities Planning Project to investigate and provide direction for future development and community use of 38 – 40 High Street and 2 – 8 Wyndham Street (senior citizens building) adjacent to the Town Square.

Prepare a Master Plan for the development of the Drysdale Regional Community and Cultural Hub.

Review the extent of the Heritage Overlay in the Drysdale Commercial Heritage Area.

References

Bellarine Peninsula Strategic Plan, City of Greater Geelong, 2006.

Ocean Grove Structure Plan, Hansen Partnership and the City of Greater Geelong, 2007.

Portarlington Structure Plan, City of Greater Geelong, [2007 September 2016](#).

Indented Head Structure Plan, City of Greater Geelong, [2007 May 2016](#).

St Leonards Structure Plan, City of Greater Geelong, 2015.

Leopold Structure Plan, City of Greater Geelong, 2011 (amended January 2013).

Leopold Urban Design Framework, City of Greater Geelong, 2011.

Barwon Heads Structure Plan, City of Greater Geelong, 2010.

Drysdale Clifton Springs Structure Plan, City of Greater Geelong, 2010.

Jetty Road Urban Growth Plan 2007.

City of Greater Geelong Municipal Reference Document, Coastal Spaces Landscape Assessment Study (Planisphere, 2006).

Point Lonsdale Structure Plan, Planisphere, April 2009 (amended November 2011).

Drysdale Urban Design Framework, City of Greater Geelong 2012.

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Appendix 6

Summary of submissions.

No.	Surname	First name	Company / Contact	Street	Suburb	Summary	Response
1	Barton	Gray		Linda Court	Portarlington	Primarily opposed to 30 – 42 Geelong Road Portarlington being identified as a 'Development Opportunity' in the Structure Plan.	<i>The submission is not supported.</i>
2	Bennett	Rhys	Barwon Water	49-51 Malop Street	Geelong	No objection. Comments provided by Barwon Water in 2015 have been incorporated into the exhibited documents.	<i>The submission is supported.</i>
3	Bugge	John		Sproat Street	Portarlington	Opposes development of more than 2 storeys Supports maintaining rural break between Drysdale and Portarlington.	As height limits are governed by zone and overlay controls, not the Structure Plan, the request contained in the submission is not supported. <i>Submission in relation to maintaining a non-urban break between Portarlington and Drysdale is considered consistent with the adopted Structure Plans and is supported..</i>
4	Hearsch	Mark	DEDJTR	PO Box 775	Geelong	Supports the amendment and suggests several minor changes resulting from work undertaken subsequent to advice provided by the DEDJTR in 2015.	<i>The submission is supported.</i>
5	Francis	Carolyn	EPA	3C - 38 Little Malop Street	Geelong	Has no concerns with the amendment. Recommends that Council take into consideration EPA Publication 1518 Recommended separation distances for industrial residual air emissions (March 2013) and ensures separation distances between industrial and residential zones are considered.	<i>The submission is supported.</i> The issue of separation distances between industrial and residential zones will be considered by Council, including in instances where this consideration is relevant in relation to specific submissions,

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No.	Surname	First name	Company / Contact	Street	Suburb	Summary	Response
6	Fitzpatrick	Kira		Mercer Street	Portarlington	Opposed to the addition of the words "where a view has been identified in an overlay", in relation to clarify the reference to 'reasonable sharing of views of the coast and foreshore' in Portarlington.	<i>The submission is not supported.</i> The proposed wording change has resulted from a perceived need to clarify the circumstances in which this reference ought be given significant weight, above and beyond the general and long established principle with regard to the sharing of views.
7	Hayes Heinsch	Patricia & Falkner		Linda Court	Portarlington	Opposes the adoption of Amendment C352 to the Greater Geelong Planning Scheme relating to the Portarlington Structure Plan September 2016 on the following grounds: there are significant alterations to the Portarlington Structure Plan May 2016, and the September 2016 version of the Plan disregards the findings of the Planning Panel which considered Amendment C321 and should be rewritten to reflect those findings.	<i>The submission is not supported.</i> Both the September 2016 adopted Portarlington Structure Plan and the exhibited change to the local planning policy appropriately respond to the issues raised by the by the Planning Panel in relation to amendment C321.
8	Kilpatrick	Kirsten	Tract Consultants Pty Ltd	PO Box 1716	Geelong	Generally supports the amendment. Seeks the extension of the identified Portarlington settlement boundary to support the future expansion of the Portarlington Retirement Village to include 33 – 41 Mercer St Portarlington within the settlement boundary.	<i>Support for the amendment is noted.</i> Support for alteration to the settlement boundary is not supported as the facility appears to be primarily a private gated community with a specified minimum age for accepting residents, and does not provide the necessary facilities and services for residents to age in place.

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No.	Surname	First name	Company / Contact	Street	Suburb	Summary	Response
9	Novosel	Ingrid		Jeffrey Street	Indented Head	Seeks changes to the last paragraph of clause 21.14-2, in relation to Indented Head.	The wording which the submission seeks to change is unchanged from the current policy in the scheme, which has been previously tested. <i>As such, the submission is not supported.</i>
9	Novosel	Ingrid	Indented Head Community Association	c/- Jeffrey Street	Indented Head	Seeks changes to the last paragraph of clause 21.14-2, in relation to Indented Head.	Identical to the submission lodged personally by the Secretary of the Association.
10	Perreit	Vicki		The Esplanade	Indented Head	Generally supports the content of the amendment. Does not seek changes to the amendment, however, provides a series of comments which would improve safety for pedestrians and cyclists and enhance the environment.	<i>Support for the amendment is noted.</i> Suggestions will be passed on to the relevant units for consideration.
11	Stewart	Ian	Jade Tiger Abalone Pty Ltd	The Esplanade	Indented Head	Raises several minor matters which he believes should be corrected in the Indented Head Structure Plan.	Noted. These matters will be referred to the Planning Strategy Unit for consideration in the next review of the Structure Plan. None of these matters are such as to significantly impact the validity of the Structure Plan in its current form.
12	Whittle	Alexandra		P.O.Box 2029 (Werner Street)	Indented Head	Identifies that the facilities on the foreshore are inadequate during camping season, due to being over run by campers at these times. Seeks additional sporting facilities on the western side of Indented Head, due to increased development. Seeks increased off street play areas for youth.	The submission primarily relates to matters which have been considered by Council in the preparation of the Indented Head Structure Plan. <i>The submission is not supported, as it is inconsistent with the adopted Indented Head Structure Plan, 2016.</i>

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No.	Surname	First name	Company / Contact	Street	Suburb	Summary	Response
13	Wills	Jennifer		Sproat Street	Portarlington	<p>Supports the amendments proposal for further work in aged care needs across the Bellarine Peninsula.</p> <p>Proposes a number of specific mechanisms to provide for this outcome.</p>	<p><i>The support for the amendment is noted.</i></p> <p>However the suggested mechanisms for delivering improved outcomes in relation to aged housing are issues which would be more appropriately addressed as part of the proposed strategic assessment of aged care needs across the Bellarine Peninsula.</p>
14	Wright	Sarah	Spiire Australia Pty Ltd	PO Box 4032	Geelong	<p>Seeks the extension of the identified Indented Head settlement boundary to include land at 88 – 91 Ibbotson Street Indented Head.</p>	<p>The matters raised in the submission were extensively canvassed as part of the consultation process in regard to the review of the Indented Head Structure Plan.</p> <p><i>As the material provided in support of the submission has previously been considered prior to the adoption of the Structure Plan, the submission is not supported.</i></p>