

**GREATER GEELONG PLANNING SCHEME**

**AMENDMENT C338**

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RESOLUTION TO REFER SUBMISSIONS TO A PANEL

UNDER DELEGATION FROM COUNCIL I HEREBY RESOLVE TO:

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

SIGNED:.....

DATE:.....

**PETER BETTESS**  
**DIRECTOR PLANNING & DEVELOPMENT**

**GREATER GEELONG PLANNING SCHEME**  
**DELEGATED AUTHORITY REPORT**  
**AMENDMENT C338 & PP 1418/2015 176 – 194 THORNHILL ROAD, HIGHTON -**  
**CONSIDERATION OF SUBMISSIONS**

**To:** Peter Bettess – Director Planning and Development  
**From:** Peter Smith - Coordinator Strategic Implementation  
**Subject:** Resolution to Consider Submissions and Refer to a Panel  
**File number:** C338 & PP 1418-2015  
**Date of Report:** 4 May 2017

### **Purpose**

The purpose of this report is to seek a Council resolution (under delegation) to consider submissions to Amendment C338 and Planning Permit Application 1418/2015 and refer them to an independent Panel appointed by the Minister for Planning.

### **Summary**

- The subject land at 176 – 194 Thornhill Road, Highton has been identified as surplus and Barwon Water wishes to sell it for future private use and development.
- The site is comprised of two water storage basins and ancillary infrastructure and outbuildings. The site is located in Highton on the south-west edge of Geelong, abutting the Geelong Ring Road to the west and south.
- The amendment is to rezone the half of the land from Public Use Zone 1 to General Residential Zone 1 with a Design and Development Overlay (DDO14). The planning permit is to subdivide the land into 32 residential lots and the removal of native vegetation.
- On 17 January 2017 Council (under delegation) resolved to support the exhibition of the amendment subject to Ministerial authorisation.
- The combined amendment and permit were exhibited from 2 March 2017 to 3 April 2017.
- A total of 17 submissions were received. Of these 7 submissions objected, 8 submissions provided comment or no objection and 2 submissions were in support.
- The key issues raised by local residents include: the density of the subdivision and super lots; potential for student housing; removal of gum trees; traffic and car parking; shared pathway; noise and dust from basin removal and street naming.
- Issues raised in submissions from authorities include: pedestrian crossing of Thornhill Rd; contaminated land assessment; pump station noise; decommissioning of the water basin and sensitive land uses near the gas pipeline.
- In accordance with the Planning and Environment Act 1987, Council must now either: change the Amendment in the manner requested by the submitters; refer the submissions to an Independent Panel; or abandon the Amendment or part of the Amendment.
- This report addresses the issues raised in the submissions and recommends they be referred to an Independent Panel appointed by the Minister for Planning.

## **Recommendation**

**That Council having considered all submissions to Amendment C338 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**

In October 2015, SMEC consultants on behalf of Barwon Water submitted a combined planning scheme amendment and planning permit application for land at 176-194 Thornhill Road, Highton.

The site is comprised of two water storage basins and ancillary infrastructure and outbuildings. The proposal is for an amendment to rezone the southern half of the land from PUZ1 to General Residential Zone 1 and a planning permit to subdivide the land into 32 residential lots and the removal of native vegetation.

The northern basin is to remain in the PUZ1 and, as it is required by Barwon Water for the next 10 years or so, is not proposed for redevelopment or rezoning as part of this amendment.

The site is located in Highton on the south-west edge of Geelong, approximately 8.1km street distance from the Geelong CBD, abutting the Geelong Ring Road to the west and south.

The existing zoning of the area is shown in **Appendix 1** and an aerial photo is provided in **Appendix 2**. The proposed subdivision plan is in **Appendix 3**.

On 17 January 2017 Council (under delegation) resolved to support the exhibition of the amendment subject to Ministerial authorisation.

The Minister's delegate authorised the preparation and exhibition of the amendment on 12 January 2017.

The combined amendment and permit were exhibited from 2 March 2017 to 3 April 2017.

Letters and an information sheet were mailed to 168 owners and occupiers of properties next to the rezoning site and the pipe track which is proposed for a shared pathway. Letters were also sent to relevant government and service authorities and prescribe Ministers.

Notices were published in the Independent Newspaper on 24 February 2017, the Geelong Advertiser on 25 February 2017 and the Government Gazette on 2 March 2017.

## **Discussion**

As a result of public exhibition of the proposal a total of 17 submissions were received. Of these 2 submissions were in support, 7 submissions objected and 8 submissions provided comment or no objection.

One submission included a petition signed by 10 people concerned at student housing and loss of gum trees.

The key issues raised in submissions from local residents include:

- Layout and density of proposed subdivision and super lots
- Potential for student housing
- Removal of mature gum trees from the site
- Traffic and car parking
- Shared pathway connections
- Noise and dust from removal of water storage basin and construction
- Request to re-name section of Thornhill Road

Key comments and issues raised in submissions from authorities include:

- Pedestrian refuge crossing on Thornhill Road
- Contaminated land assessments
- Noise from pump station
- Decommissioning of water storage basin
- Future sensitive uses in vicinity of high pressure gas pipeline

All submissions received are summarised in **Appendix 4**. A brief description of the issues raised and a Council officer response is provided below.

### **1. Layout and density of proposed subdivision and super lots**

Two submitters raised concerns at the small size of lots in the subdivision and higher density housing not being in keeping with the neighbourhood character. Concerns have also been raised about future development of the super lots with a submitter concerned that investors could rent out units causing cars to be parked in Thornhill Rd and if 2-3 storey units were built they would overlook her garden. A question is asked if the super lots could be placed at back of subdivision?

#### **Council officer response**

The area surrounding the proposed subdivision site does include some larger lots particularly on the main north-south section of Thornhill Road. However, there is also a unit development south east of the site and smaller lots to the south in the Conway Court area. As such it is considered the subdivision is not at odds with neighbourhood character and will provide a greater diversity of lot sizes which is encouraged by various state and local planning policies.

The two super lots on Thornhill Road are considered to be well located. Further planning permits will generally be required if the super lots are to be developed for multiple dwellings (e.g. apartment or townhouses) or other non-residential uses permitted in the residential zone (except limited "as of right uses"). The DDO14 will also trigger a planning permit for any building over 7.5 metres in height.

This means that the nearby residents will most likely have an opportunity to consider future plans for development of these sites as part of future planning permit applications.

## **2. Potential for student housing**

A number of submitters are concerned that either the super lots could be developed for student housing or students could rent out houses in the new subdivision. Concerns relate to potential social issues, traffic and parking problems.

### **Council officer response**

The planning permit application being considered as part of this proposal is to subdivide land and does not seek permission for student accommodation. If a purpose built facility was proposed in the future for student accommodation it would most likely be categorised as group accommodation or a residential building and would require a planning permit. Issues around traffic and parking could be further considered in response to a specific proposal.

Students are entitled to buy or rent out houses built in the proposed subdivision and the planning system does not discriminate against this. It would only be if the houses contained excessive numbers of rooms or were turned into boarding houses that there may be a need for further approval. Car parking and traffic issues that may arise would be managed by Council as with any other residential area.

## **3. Removal of mature gum trees from the site**

Submitters are concerned at the loss of mature trees from the site as a result of the development.

### **Council officer response**

The planning permit seeks removal of trees from the site. Given the large amount of earthworks and construction activity and the location of trees close to the boundary it would be difficult to retain many of the existing trees. However, Council officers will ask the applicant to further consider if this is possible.

Proposed landscaping and street tree planting will help offset the loss of mature trees and eventually soften the impact of the re-development of the site.

## **4. Traffic and car parking**

Submitters have raised concerns about traffic congestion (particularly at school pick up times), additional traffic problems caused by 32 lots plus 2 medium density sites, traffic at junction of Thornhill/Pigdon roads and the impact on Conway Court residents due to volumes of traffic that will be generated in Thornhill Road.

There are also some parking concerns with a submitter commenting that Thornhill Road (east west portion) is already congested particularly during peak school times, Christian College students parking along the section of road and potential student accommodation or medium density housing on the super lots adding to on street parking problems.

### **Council officer response**

A preliminary transport assessment prepared by SMEC Urban (Oct 2015) was submitted with the rezoning and permit application. The assessment found:

*“the development generated traffic will not impact on the operation of the existing unsignalised intersection of Thornhill Road / Augustine Rd (i.e. east-west section of Thornhill Rd) as the additional traffic is negligible compared to the capacity of the intersection” (SMEC 2015 p.20.)*

Council's traffic engineer reviewed the report and found that the 32 lot subdivision will generate 200 – 350 vehicle trips per day, which can be absorbed into the local road network.

With regards to parking, Council's traffic engineer recommends some indented parking bays be provided on the north side of Thornhill Rd, as the existing bicycle lane is not wide enough to be converted to a parking lane. This can be incorporated into Condition 12 of the planning permit which requires upgrading of Thornhill Road across the full frontage of the site including footpath, kerb and channel, road pavement construction, lighting etc.

This additional on-street parking may help alleviate the parking issues of concern to the submitters.

## **5. Shared pathway connections**

A submitter suggests a shared user path should go via a new overpass over the Geelong Ring Road linking the educational and health establishments (Epworth, Deakin, Christian College Senior Campus).

### **Council officer response**

There is already a pathway along the northern edge of Thornhill Road/Pigdons Road including where the road crosses the Geelong Ring Road, hence another overpass is not required.

## **6. Noise and dust from removal of water storage basin and construction**

Residents are concerned about the impact on them and their properties from the removal of the basin and construction of the subdivision. Concerns include dust and wind blown soil, noise and vibrations.

### **Council officer response**

The planning permit includes a Construction Environment Management Plan to be prepared and approved prior to any works commencing. This condition can be tightened to include specific reference to the demolition and removal of the water basin.

## **7. Request to re-name section of Thornhill Road**

Submitters raise concern at confusion caused by the east west section of road being called Thornhill Road alongside the main north south road.

### **Council officer response**

Council officers believe the road should be re-named and will investigate how this can be done in conjunction with the subdivision.

The SMEC Traffic Assessment calls the east-west section of road Augustines Road and includes the following note:

*“NOTE: There is a discrepancy in the road naming of the east-west road that abuts the southern boundary of the subject land. This road is called “Augustines Road” by Google Maps and Open Street Map, which are the main map references used by the SMEC Traffic and Transport Team. It is understood that Land Victoria and Planning Maps Online call this same stretch of road “Thornhill Road”. It is further noted that individual properties are addressed to Thornhill Road within this stretch of road. Notwithstanding these observations, please note that this Traffic Assessment report refers to this road as “Augustine’s Road” throughout this report because of the map references used by Google and Open Street Map.”*

Augustines Road may not be the best name for this section of road as it could be confused with Augustine Drive in another part of Highton.

#### **8. Pedestrian refuge crossing on Thornhill Road**

The submission from the Department of Economic Development, Jobs, Transport and Resources (DEDJTR) recommends a pedestrian refuge crossing on Thornhill Rd on north side of Augustine Dve to connect from proposed shared path to existing path and Christian College to the development.

##### **Council officer response**

Council officers believe a formalised crossing of Thornhill Road may have merit. A possible site could be the existing splitter island just south of the intersection. Council officers will discuss this further with the applicant and DEDJTR prior to a Panel hearing and may include an additional permit condition.

#### **9. EPA comments and conditions**

The EPA makes a number of comments and suggestions on issues including contaminated land assessments, pump station noise and decommissioning of the water storage basin. These issues are as documented in **Appendix 4**.

##### **Council officer response**

In relation to the level of assessment required on soil contamination, Council officers believe sufficient investigation has been undertaken to satisfy Ministerial Direction No.1 and the Practice Note. The Preliminary Site Investigation (by Environmental Site Assessments, reference ESA/179/2015) has been provided in support of the application and concludes the site should be suitable for a residential (sensitive) reuse.

The suggested additional permit conditions from the EPA will be further reviewed in the lead up to a Panel hearing.

#### **10. Future sensitive uses in vicinity of high pressure gas pipeline**

A submission by Downer for AusNet Services refers to a gas transmission pipeline (Pipeline Licence 99) that traverses along the western boundary of the site.

The submission offers no objection to the proposed rezoning as per C338 and consequent subdivision as per PP 1418-2015, provided a number of conditions are met to AusNet Services' satisfaction.

##### **Council officer response**

The recommended conditions are already part of the exhibited planning permit. However, upon closer review it is considered that one of the conditions may be difficult to achieve as it controls future land use rather than relating to subdivision.

The condition reads as follows:

*“The development or the usage of the land, which may result in T2 (High Density) or S (Sensitive) Location Class as per AS 2885.1 (such as Aged Care, hospitals, child care, school, commercial centres or areas of congregation) shall not be permitted within the measurement length of Pipeline Licence 99, unless a Safety Management Study as per the requirements of AS 2885.1-2012 and in conjunction with AusNet Services is carried out by the applicant to identify and mitigate the threats to the pipeline”*

Council officers intend to achieve this condition through a Section 173 Agreement over the site and will re-draft the permit conditions accordingly.

### **Revised Planning Permit Conditions**

Council officers will discuss the issues raised with the applicant and prepare a revised planning permit prior to the Panel hearing. This will include the various changes referred to above and in the summary of submissions.

### ***Environmental Implications***

Potentially contaminated land has been considered in accordance with Ministerial Direction No.1 and the General Practice Note on Potentially Contaminated Land (June 2005). A Land Contamination Investigation of the site by Environmental Site Assessments identified that the land is not contaminated and is suitable for residential development and other sensitive land uses.

Areas of remnant native vegetation across the entire subject site are limited to small fragmented patches of the Grassy Woodland Ecological Vegetation Class (0.391ha in total). An impact assessment of the development on the identified EVC has been undertaken and identifies biodiversity offsets which will need to be contributed.

### ***Policy/Legal/Statutory Implications***

The amendment is consistent with State Planning Policy including:

- Clause 11.02 Urban Growth, by ensuring a sufficient supply of land is available for residential uses.
- Clause 11.04-2 Housing Choice and Affordability, by providing a diversity of housing in defined locations that cater for different households and areas close to jobs and services.
- Clause 11.07 Geelong (G21) Regional Growth, by enabling the land to be used and developed consistent with established planning for the surrounding area.
- Clause 14.02-3 Water Conservation, by ensuring that water resources are managed in a sustainable way.
- Clause 16.01 Housing, by providing additional residential land for infill development.

The amendment is consistent with Local Planning Policy including:

- Clauses 21.06-2 Urban Growth, by limiting urban sprawl whilst maintaining appropriate urban land supplies.
- Clause 21.06-3 Urban Consolidation, by providing for the consolidation of existing urban areas, encouraging a range of densities and accessibility to urban services.

### ***Officer Direct or Indirect Interest***

No Council officers involved in the preparation of this report have a direct or indirect interest, in accordance with Section 80(c) of the Local Government Act, to the matters to which this amendment relates.

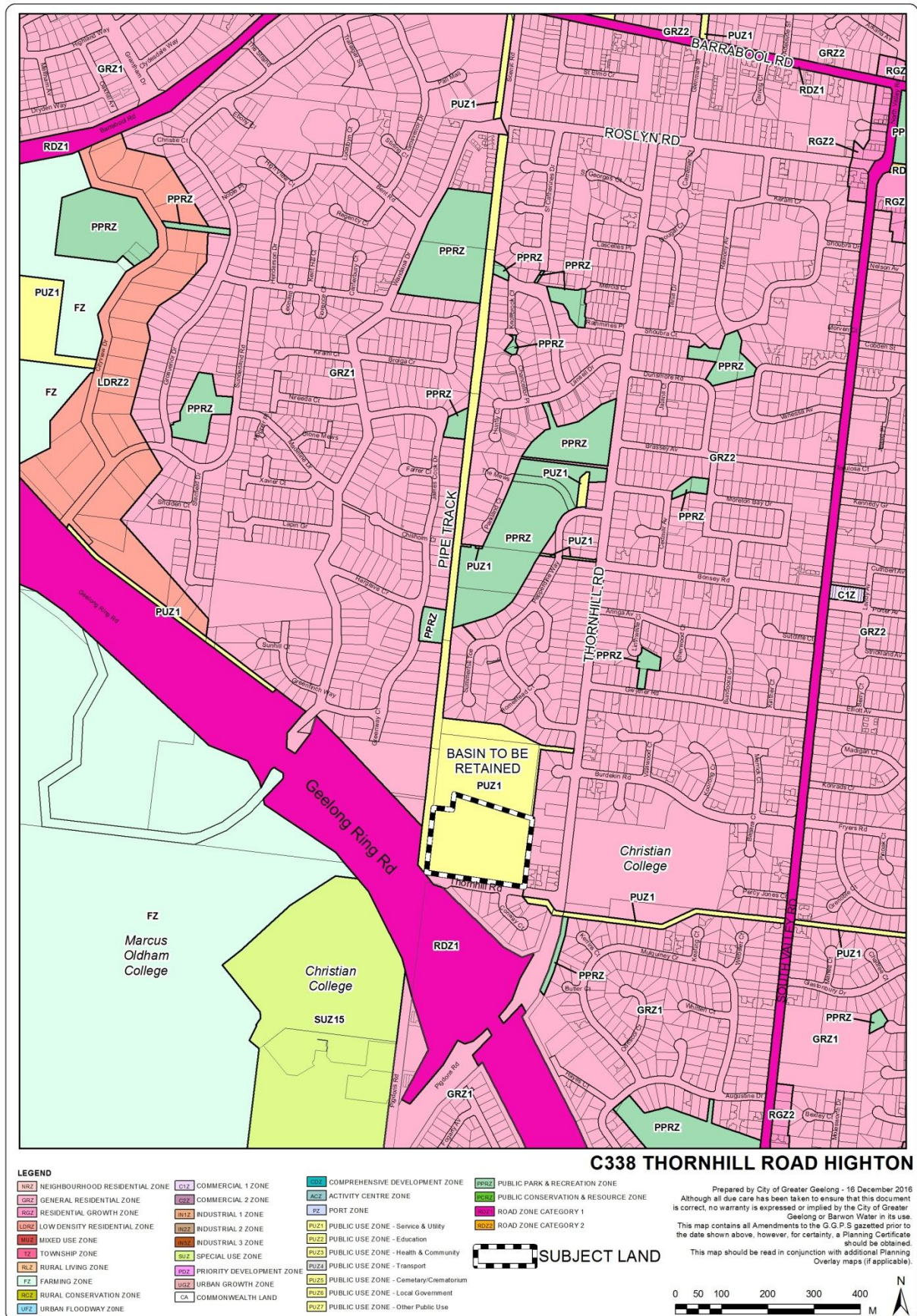
***Social Considerations***

The proposed rezoning and subdivision of the site for residential use is not expected to create significant adverse social impact and could improve the amenity of the area for directly adjoining residents. Concerns raised in submissions are addressed in this report.

***Consultation and Communication***

Nearby landowners and occupiers, prescribed Ministers and other relevant agencies were formally notified during the statutory exhibition period. Planning Panels Victoria will notify all submitters of the Panel dates and invite requests to be heard at the Panel Hearing. The hearing will provide a further opportunity to voice their concerns

**Appendix 1 – Existing Zoning & Subject Land (to be rezoned GRZ1)**



Appendix 2 – Aerial Photo



Appendix 3 – Subdivision Concept Plan



Subdivision Concept Plan  
122A Thornhill Road, Highton

Ref: 300460096  
date: 11 October 2016  
rev: L  
drawn: NP  
checked: CD

please note:  
This plan is based on preliminary information only  
and may be subject to change as a result of formal  
Council advisory services and confirmation by survey.



LEGEND

- Property Boundary
- Stage Boundary
- Retarding Basin
- Barwon Water Asset - Pump Station
- Open Space (encumbered)
- Existing brick building to be retained
- Existing Gas Pipeline
- Existing Transmission Easement
- Contours (1m Intervals)

YIELD BREAKDOWN

Lot Width (38.0 depth)	3
16m	12
14m	2
Lot Width (32 depth)	
16m	5
14m	6
14m	1
Lot Width (21 depth)	
18m	1

LAND BUDGET

DESCRIPTION	AREA (Ha)	% Precinct	& NDA
Total Precinct Area	3.42		
Encumbered Land			
Retarding Basin	0.18	5.18%	
Open space (encumbered)	3.11	91.02%	
Net Developable Area	0.98	28.66%	31.49%
Roads	1.62	47.34%	52.01%
Conventional Density Residential	0.51	15.02%	16.50%
Superlots			

Total Lots	30
Avg Lot size	5.59
LOTS PER NDA/HA	10
Superlot	2

**Appendix 4 – Summary of submissions**

No.	Surname	First name	Company	Address	Summary of Submission
1	Butler	Margaret		Thornhill Road, Highton	<p>Objection. Concerns include:</p> <ul style="list-style-type: none"> <li>Proposed central road is opposite submitter's garage and bedroom, danger of crashes and headlights shining in</li> <li>Superlots could be developed for student accommodation or investors could rent out units causing cars to be parked in Thornhill Rd.</li> <li>If 2-3 storey units were built they would overlook garden</li> <li>Could super lots be placed at back of subdivision?</li> <li>If the road was at the bottom of the lot it wouldn't impact as much on residents</li> <li>Shame to see mature trees removed</li> <li>Development will de-value property and reduce saleability</li> </ul>
2	Taylor	Geoff	CCMA	P O Box 159, Colac	<p>Comment / no objection</p> <ul style="list-style-type: none"> <li>Provides an assessment of flooding impact and advises it has no objection to the rezoning or the permit.</li> </ul>
3	Hamilton	Peter	CFA		No objection
4	Clayton	Robert	N/A	Conway Court, Highton	<p>Objection. Concerns include:</p> <ul style="list-style-type: none"> <li>Pity to loose all the mature gum trees along Thornhill Road frontage</li> <li>Possibility of Student housing causing traffic and social problems</li> </ul>
5	Vass	Jozef	DEDJTR	P O Box 775, Geelong	<p>Comment – no objection to amendment or permit</p> <ul style="list-style-type: none"> <li>Exhibited permit conditions satisfy Vic Road's requirements</li> <li>There are bus stops in close proximity to the site</li> <li>Recommends a pedestrian refuge crossing on Thornhill Rd on north side of Augustine Dve to connect from proposed shared path to existing path and Christian College</li> </ul>
6	Brooks	Geoff	DELWP	P O Box 103, Geelong	Comment – no objection subject to conditions on draft permit

No.	Surname	First name	Company	Address	Summary of Submission
7	Dementiev	Nadia		Rollins Road, Bell Post Hill	<p>Comment</p> <ul style="list-style-type: none"> <li>• raises a concern on behalf of herself and other body corporate members of unit at 174 Thornhill Road.</li> <li>• Concerned that the noise, dust and debris from removal of the basin is kept to a minimum</li> <li>• If soil etc falls on roof and into gutters they would like them cleaned afterwards so tenants don't complain to landlords.</li> <li>• It would be greatly appreciated if this clean up could be attended to in a timely and efficient manner.</li> </ul>
8	Kerry	Atkins	EPA	30 - 38 Lt Malop St, Geelong	<p>Comment</p> <p>Contaminated Land</p> <ul style="list-style-type: none"> <li>• Refers to Preliminary Site Investigation undertaken in support of application which says site should be suitable for a sensitive reuse</li> <li>• Refers to Potentially Contaminated Land Practice Note that recommends an environmental audit unless it is demonstrated that the site has never been used for a potentially contaminating activity or that other strategies are put in place to manage contamination</li> <li>• EPA has not undertaken a technical review of the Investigation report. Suggests Council could seek a peer review.</li> </ul> <p>Noise</p> <ul style="list-style-type: none"> <li>• Notes pump station in close proximity to proposed residential lots in north west corner.</li> <li>• Advises noise impacts need to be considered by Council and mitigation measures implemented. Noise not to exceed levels as set out in "Noise from Industry in Regional Victoria"</li> </ul> <p>Stormwater</p> <ul style="list-style-type: none"> <li>• Advises Council to consider reference to CSIRO Best Practice Guidelines</li> </ul> <p>Decommissioning of Water Storage Basin</p> <ul style="list-style-type: none"> <li>• Concrete and material removed from basin is classified as Industrial waste and should be disposed of in accordance with EPA guidelines</li> </ul>

No.	Surname	First name	Company	Address	Summary of Submission
					<p>Permit conditions recommended:</p> <ul style="list-style-type: none"> <li>• Construction and post-construction activities must be in accordance with EPA Publication 275 Construction Techniques for Sediment Pollution Control 1991 or as amended.</li> <li>• Fill material used during construction should be managed in accordance with EPA Publications 1438, 1439 and 1440 Industrial Waste Fact Sheets No. 2 Fill Material Management, No. 3 Segregation, and No. 4 Engineered/Structural Fill 2012 or as amended.</li> <li>• Any fill material brought onto the subject land must meet the specifications contained in EPA publication IWRG621, Soil Hazard Categorisation and Management 2009 or as amended.</li> <li>• All industrial waste generated during construction must be managed in accordance with EPA's Industrial Waste Resource Guidelines 2009.</li> </ul>
9	Evans	Craig		Forgarty Avenue, Highton	Support
10	Ferguson	Allison		Thornhill Road, Highton	<p>Objection to planning permit, due to:</p> <ul style="list-style-type: none"> <li>• Impact on the preferred and existing character of the neighbourhood based on lot size and shape</li> </ul> <p>Asks several questions:</p> <ul style="list-style-type: none"> <li>• What is proposed to manage noise and dust pollution for existing residents during construction?</li> <li>• Will the proposed development overshadow my backyard and swimming pool?</li> <li>• What is planned for the existing boundary fencing between Barwon water and effected properties?</li> <li>• What is the density of vegetation planned for the open space along existing property boundary's so as to protect privacy?</li> <li>• With a height of 7.5m being proposed, what building controls will be in place to protect the privacy of existing properties?</li> <li>• What is the land elevation that is proposed in relation to existing properties?</li> </ul>
11	Formosa	Laurie		Thornhill Road, Highton	Objection, issues include:

No.	Surname	First name	Company	Address	Summary of Submission
					<ul style="list-style-type: none"> <li>• Student Housing – wants to make sure no houses or units are built for university student housing.</li> <li>• Refers to social issues created down the road in University Estate</li> <li>• Wants to see native gum trees retained</li> <li>• Street name change would be appreciated. Since Ring Road was built there has been difficulty with people unable to find addresses including ambulance.</li> </ul> <p>Includes a petition signed by 10 people concerned at student housing and loss of gum trees.</p>
12	Hyland	Mark		Pepperdine Way, Highton	<p>Objection, with concerns including:</p> <ul style="list-style-type: none"> <li>• Land size of proposed 32 lots not in keeping with surrounding subdivision. Higher density housing does not blend with existing neighbourhood.</li> <li>• Removal of Basin 1 could cause ground movement, vibration, dust and possible structural damage. Wants assurance of compensation if any damaged caused to property and survey before and after.</li> <li>• Wants access lane at back of property to continue to be an access lane and not used by vehicles involved in Basin removal or subdivision and construction work.</li> </ul>
13	Jones	Glynn & Sock Wan		Conway Court, Highton	<p>Objection, with concerns including:</p> <ul style="list-style-type: none"> <li>• Impact on Conway Court residents - due to volumes of traffic that will be generated in Thornhill Road (the east west portion), it will very much more difficult for access. Delay already substantial during peak hours for us with the link road to the Pigdons Bridge section of Thornhill road extension to the south. Perhaps traffic lights are required to ensure that vehicles are not bottled up for excessive time.</li> <li>• Parking - along the Thornhill Road east west portion is already congested particularly during peak school times. If the development were to proceed, then this needs to be addressed.</li> <li>• Removal of the old eucalypts - should be avoided. There are few enough old trees to support bird life and the insect world in the area. Some form of condition should be placed on the development plans to protect the trees.</li> <li>• Share User Path – an overpass linking the educational and health establishments (Epworth, Deakin, Christian College Senior Campus) to the proposed development over the Geelong Ring Road should be provided now not later and have funding problems.</li> </ul>

No.	Surname	First name	Company	Address	Summary of Submission
					<ul style="list-style-type: none"> <li>Recreational bike path – rumours that one is being considered as part of the precinct development. If so, this is a concern. Perhaps this should be placed on the edge of the Ring Road reserve so that the cyclists do not add another dimension to the Thornhill Road (the east west portion) congestion and safety.</li> <li>Street name Thornhill Road - causes many people to lose their way when finding Conway Court.</li> </ul>
14	Seabrook	Glendon		Conway Court, Highton	<p>Does not object to proposals but has concerns including:</p> <ul style="list-style-type: none"> <li>Student accommodation – does not want this in the development</li> <li>Treescape – many trees lost in the past would like to see this restored</li> <li>Noise and dust levels – needs consideration</li> <li>Traffic congestion – particularly at school pick up times</li> <li>Super blocks off street parking – will this be provided? Christian College students use Thornhill Rd for parking, congestion and access in and out of Thornhill Rd is a problem.</li> </ul>
15	Duffill	Antony	SMEC Aust P/L	Po Box 6208, St Kilda Rd Central	<p>Support</p> <p>Acts on behalf of applicant Barwon Water.</p> <p>Believes amendment should be supported for the following reasons:</p> <ul style="list-style-type: none"> <li>The amendment will support and implement the planning assessment framework, including the SPPF and LPPF, by applying the appropriate planning controls to enable the future use and development of land for residential purposes.</li> <li>The amendment will not cause any negative environmental, social or economic impacts and will result in a net community benefit through applying the most appropriate zoning regime to enable high quality residential development and construction of a public shared pedestrian pathway.</li> <li>The amendment will allow the disposal of surplus public land in accordance with Government policy.</li> </ul>
16	Waterhouse	Jeanette		Sheoak Court, Highton	<p>Objection / comment</p> <p>Doesn't believe the subdivision will affect her greatly but has some concerns:</p> <ul style="list-style-type: none"> <li>Retention of water basin - with water being such a precious commodity, would it not</li> </ul>

No.	Surname	First name	Company	Address	Summary of Submission
					<p>be more appropriate to retain and repair this basin? The northern basin is lined and covered; couldn't and shouldn't this be done with the No1. Basin?</p> <ul style="list-style-type: none"> <li>• Traffic problems - will occur. With 32 lots plus 2 medium density sites there could be as many as 150 plus cars using this street. Will affect traffic at junction of Thornhill/Pigdon roads with the interruption of traffic flow during the week.</li> <li>• Medium density sites – if they were replaced by regular building sites this would solve the above problem and this area would attract more buyers. With Epworth Hospital and Deakin University close understands the need for more medium density accommodation, but this could be done in a more suitable area where traffic flow will not be such an issue.</li> </ul>
17	Wojczys	Kris	Downer	Locked Bag 4500, Sunshine	<p>Comment / conditions.</p> <p>Submission on behalf of AusNet Gas Services Pty Ltd the owner of substantial gas assets in metropolitan Melbourne and country Victoria.</p> <p>AusNet Services' gas transmission pipeline (Pipeline Licence 99) traverses along the western boundary of 176-194 Thornhill Road Highton VIC.</p> <p>This pipeline traverses from Fyansford to Waurn Ponds and its section along Thornhill Road, Highton will be impacted by the proposed rezoning and consequent subdivision. Currently, the location class of Pipeline Licence 99 is classified as 'T1' Location Class.</p> <p>Measurement length (safety buffer distance) is 204 metres either side of pipeline.</p> <p>No objection to proposed rezoning as per C338 and consequent subdivision as per PP 1418-2015, provided the following conditions are met to AusNet Services' satisfaction:</p> <ol style="list-style-type: none"> <li>1. The alignment of the pipeline, pipeline easement and properties shall be identified and marked on the planning/building permit(s).</li> <li>2. The development or the usage of the land, which may result in T2 (High Density) or S (Sensitive) Location Class as per AS 2885.1 (such as Aged Care, hospitals, child care, school, commercial centres or areas of congregation) shall not be permitted within the measurement length of Pipeline Licence 99, unless a Safety Management Study as per the requirements of AS 2885.1-2012 and in conjunction with AusNet Services is carried out by the applicant to identify and mitigate the threats to the pipeline.</li> <li>3. Unrestricted and all time access shall be available to AusNet Services and its contractors to undertake maintenance or emergency works on Pipeline Licence 99</li> </ol>

No.	Surname	First name	Company	Address	Summary of Submission
					<p>and its associated assets.</p> <ol style="list-style-type: none"> <li>4. No structure shall be built within 3m from the edge of the pipeline or within the existing pipeline easement.</li> <li>5. No deep excavations such as construction of basement or swimming pool are permitted within 5m from the edge of the pipeline.</li> <li>6. The associated development and construction activities in the vicinity of the gas transmission pipelines shall adhere to the requirements of Victorian Pipeline Act 2005, AusNet Services 'Conditions of Works' TS 2607.2 and Australian Standard AS/NZS 2885 series of standards.</li> <li>7. Pipeline warning signs shall be installed and maintained at line of sight and in compliance with the requirements of Australian Standard AS 2885.1</li> </ol>