

**GREATER GEELONG PLANNING SCHEME
AMENDMENT C338
PLANNING PERMIT APPLICATION 1418/2015
EXPLANATORY REPORT**

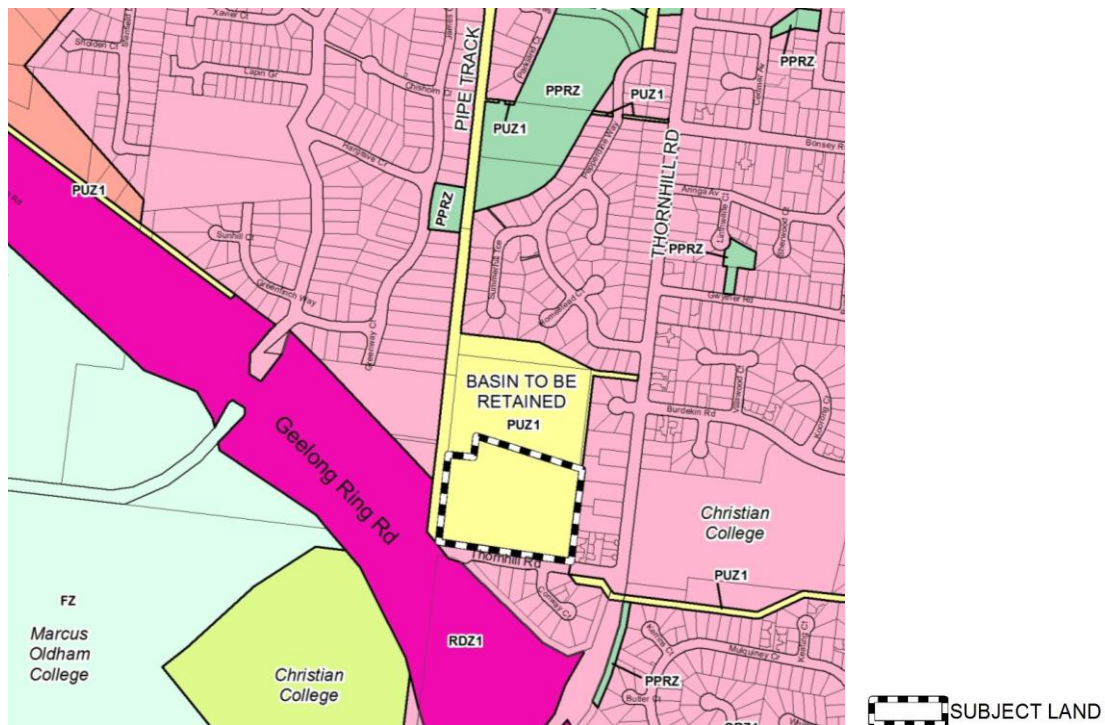
Who is the planning authority?

This amendment has been prepared by the Greater Geelong City Council which is the planning authority for this amendment.

The amendment has been made at the request of the Barwon Region Water Corporation.

Land affected by the amendment

The amendment applies to part of 176-194 Thornhill Road, Highton as shown below.



The Amendment is a combined planning permit application and planning scheme amendment under section 96A of the Act.

The planning permit application also applies to 176-194 Thornhill Road, Highton.

What the amendment does

The amendment proposes to rezone surplus Barwon Water land from the Public Use Zone to the underlying General Residential Zone, and apply the Design and Development Overlay, consistent with the surrounding area.

The amendment seeks to:

- Rezone the land from the Public Use Zone Schedule 1 (PUZ1) to the General Residential Zone Schedule 1 (GRZ1).

- Apply the Design and Development Overlay Schedule 14 (DDO14).
- Amend Planning Scheme Maps 52,66 and 52DDO and 66DDO.

The planning permit application seeks approval for: a staged multi-lot subdivision of the land and removal of native vegetation, and buildings and works for the construction of a public access path. The planning permit is attached separately to this Explanatory Report.

Strategic assessment of the amendment

Why is the amendment required?

Barwon Water has completed an extensive review of its property assets and has identified the subject land as surplus and wishes to sell it for private use and development. The land is currently within the Public Use Zone 1 (PUZ1), Service and Utility, and the appropriate underlying zones and overlays need to be applied to before sale.

The permit application accompanying the amendment will enable the surplus land to be excised from land Barwon Water wishes to retain which will remain within PUZ1. The 32-lot subdivision of the surplus land at 176-194 Thornhill Road, Highton, will provide a diversity of residential lot sizes and layout consistent with the surrounding area.

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

The amendment implements the objectives of planning in Victoria. In particular, the amendment provides for the orderly, economic and sustainable use and development of the land, whilst protecting and enabling the orderly provision of public utilities for the benefit of the community.

Applying the relevant zones and overlays will enable the land to be used and developed consistent with the orderly planning of the surrounding area, and the concurrent planning permit application will facilitate development in accordance with these objectives.

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

An assessment of the site's ecological and Aboriginal cultural heritage identified minimal areas of significance. High levels of land modification have occurred through the construction of the basins on site, likely destroying any Aboriginal archaeological deposits which may have been present.

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.

Noise from the nearby Geelong Ring Road has been assessed by acoustic experts and reviewed by Vic Roads. It has been determined that noise levels are just under those which would require the installation of noise walls.

Does the amendment address relevant bushfire risk?

The western portion of the site (being a strip of land approximately 35 metres wide) is identified as a Bushfire Prone Area in the State wide mapping. This means any building permits for dwellings would need to ensure appropriate BAL ratings. However, the land is not subject to a Bushfire Management Overlay and the Geelong Ring Road should act as a fire break for any grassland fires that may occur on the farmland further west. The CFA provided initial comments to the effect that the site constitutes a low bushfire hazard but has requested conditions be placed on the permit requiring fire hydrants.

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

The amendment complies with applicable Minister's Directions. The amendment is consistent with the Minister's Direction on the Form and Content of Planning Schemes under section 7(5) of the Act, which directs that planning schemes may only include land in a Public Use Zone if the land is Crown land, or is owned by, vested in or controlled by a Minister, government department, public authority or municipal council. As the land will be released/on sold by Barwon Water, it is appropriate to remove the PUZ from the land.

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 suitable for residential development and other sensitive land uses.

How does the amendment support or implement the State Planning Policy Framework and any adopted State policy?

The amendment implements Clause 11.07 Geelong (G21) Regional Growth Plan by enabling the land to be used and developed consistent with established planning for the surrounding area. The amendment supports:

- 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 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.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment supports:

- Clauses 21.06-2 Urban Growth, by limiting urban sprawl and maintaining land supply.
- 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.

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

The amendment makes proper use of the Victoria Planning Provisions, applying relevant zones and overlays consistent with the surrounding land.

The retention of remaining Barwon Water land within the Public Use Zone 1 is also consistent with *Planning Practice Note No.2 – Public Land Zones*.

The amendment has regard to the newly introduced Fast Track Government Land (FTGL) Service, which seeks to facilitate the orderly management of government or publically owned land. No other government authorities have expressed interest in acquiring this land, therefore it is appropriate to rezone and sell the surplus land..

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

This amendment and the draft planning permit have been prepared in consultation with affected agencies.

The amendment and permit has incorporated, where appropriate, the views and conditions of the relevant agencies.

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

There are no requirements of the Transport Integration Act that apply to this amendment.

Resource and administrative costs

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

The amendment will have a negligible impact on the resource and administrative costs of the responsible authority.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

Greater Geelong City Council , Customer Service Centre, Ground Floor, 100 Brougham Street. GEELONG – 8.00am to 5.00pm weekdays

Greater Geelong City Council , other service centre .
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'Amendments' section of the City's website www.geelongaustralia.com.au/amendments/

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection .

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority.

Submissions about Amendment C338 should be received by **Monday 3 April 2017** and addressed to:

The Coordinator
Strategic Implementation
City of Greater Geelong

- either by mail to: PO Box 104, GEELONG VIC 3220
- or by email to: strategicplanning@geelongcity.vic.gov.au
- or lodged online at: www.geelongaustralia.com.au/amendments/

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: week beginning 29 May 2017
- panel hearing: week beginning 26 June 2017

Further information

For further information about Amendment C338, please contact the Strategic Implementation Unit at the City of Greater Geelong on (03) 5272 4820 or via email strategicplanning@geelongcity.vic.gov.au