



Planning Evidence Statement

Amendment C349 to the Greater Geelong Planning Scheme

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October 2017





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1. INTRODUCTION

1. I received instructions from the Greater Geelong City Council to prepare a statement of planning evidence in relation to Amendment C349 (the Amendment) to the Greater Geelong Planning Scheme (the Planning Scheme).
2. The Amendment seeks to implement the findings of the *Ocean Grove Significant Tree Project (2016) – Final Report* primarily by altering the zones and overlays that apply to two areas in Ocean Grove.
3. I was not involved in the preparation of the Amendment. I was engaged by Greater Geelong City Council following the referral of submissions made in respect to the Amendment to an independent Panel for review.

My Evidence

4. I have been instructed to review the Amendment material, relevant background documents and submissions and provide my opinion on the Amendment and Council's proposed post-exhibition changes and prepare a report, having particular regard to:
 - The appropriateness of the recommendations of the *Ocean Grove Significant Tree Project Final Report 2016* and Council's implementation of these in the Amendment;
 - The matters raised in submissions on the Amendment, both during the March/April exhibition of the Amendment and the August further consultation period on the proposed post-exhibition changes; and
 - Any other matters which arise from the Amendment documentation and background material.
5. A copy of my instructions is attached at **Appendix A**.

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6. My evidence will also provide a strategic assessment of the Amendment, having regard to Planning Practice Note 46: Strategic Assessment Guidelines.
7. I have not been asked to consider, nor am I qualified to consider, the merit or accuracy of the arboricultural advice upon which the Amendment is based. I have also not undertaken an urban design or landscape architecture assessment of the appropriateness of the specific requirements proposed to be set down in the new schedules.
8. In preparing this statement, I have:
 - Inspected the amendment area and its surrounds.
 - Read the *Ocean Grove Significant Tree Project Final Report 2016*.
 - Reviewed the exhibited Amendment documentation.
 - Reviewed the agenda and minutes to the Council meeting of 27 September 2016 where it was resolved to exhibit the Amendment.
 - Reviewed the Delegated Authority Report dated 1 August 2017 where submissions were reviewed and post-exhibition changes adopted.
 - Reviewed the Delegated Authority Report dated 6 September 2017 where the post-exhibition consultation submissions were reviewed and Council's delegate resolved to refer the Amendment to a Panel, and where further changes to the Amendment were adopted.
 - Considered the relevant aspects of the Planning Scheme, including the State and Local Planning Policy Frameworks and relevant reference documents including the *Ocean Grove Structure Plan, 2015 (amended September 2016)* and the *Ocean Grove Urban Design Framework, 2014*, as well as the Panel report to Amendment C346.

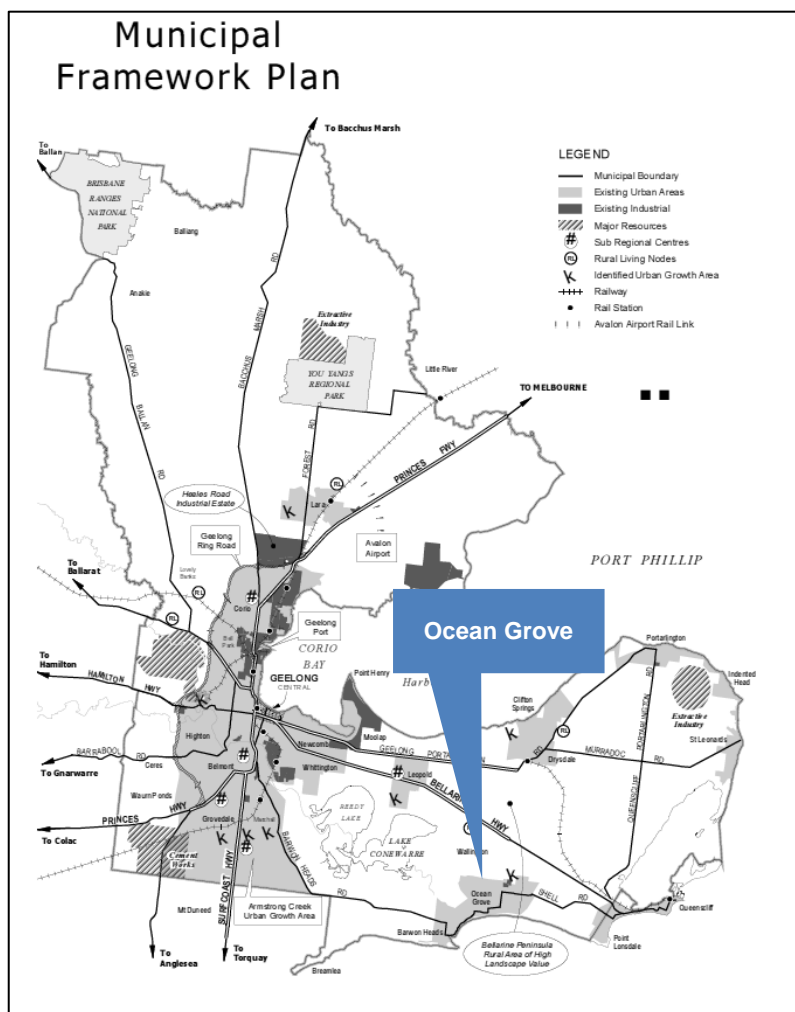


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- Considered relevant Practice Notes (including PPN46: Strategic Assessment Guidelines, PPN07: Vegetation Protection in Urban Areas, PPN10: Writing Schedules, PPN13: Incorporated and Reference Documents, PPN64: Local Planning for Bushfire Protection and PPN78: Applying the Residential Zones).
 - Considered relevant Ministerial Directions (including the Ministerial Direction on the Form and Content of Planning Schemes, Ministerial Direction No. 9 – Metropolitan Strategy and Ministerial Direction No. 11 – Strategic Assessment of Amendments).
9. My evidence is based on the Council's adopted position in respect of the amendment, including the post-exhibition changes it adopted under delegation on 1 August 2017 and 6 September 2017.
10. My opinion on the Amendments is in Section 4 of my statement and my conclusion in Section 5 summarises my opinion.



2. LOCATION AND POLICY CONTEXT

11. Ocean Grove is a coastal township located on the Bellarine Peninsula, approximately 23 km southeast of the Geelong CBD.



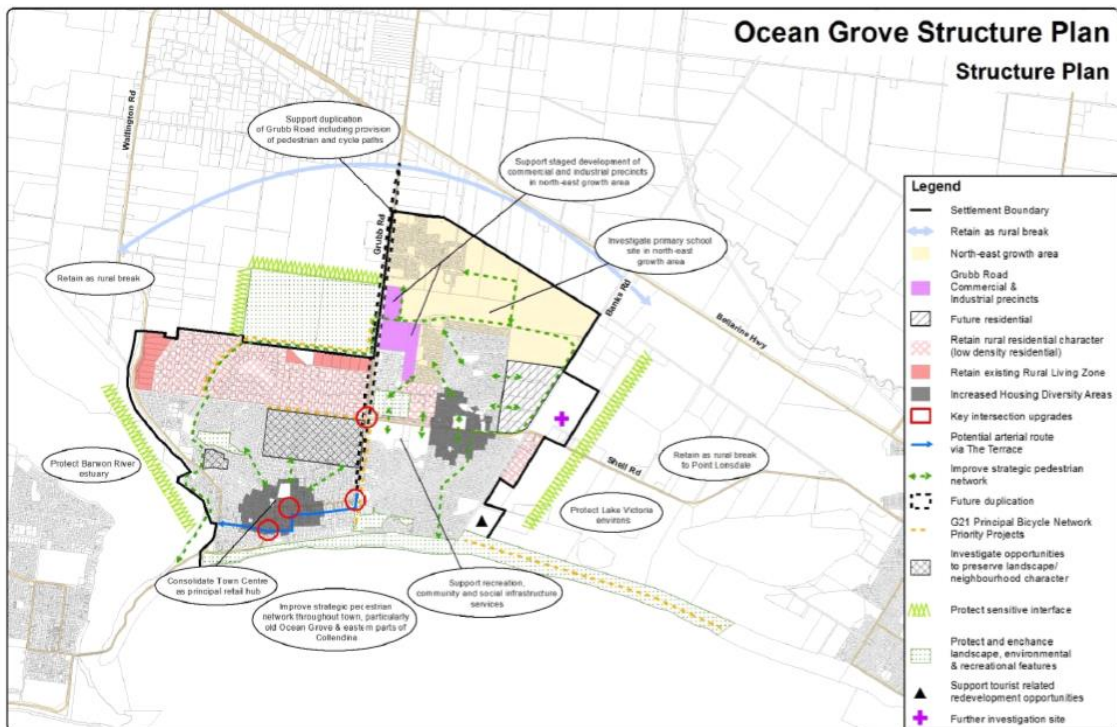
Excerpt from Clause 21.04 Municipal Framework Plan

12. Ocean Grove is an identified urban growth location within the municipality, and it is intended to accommodate population growth. In order to manage this growth, Clause 21.14 (Bellarine Peninsula) of the Planning Scheme provides an Ocean Grove

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Structure Plan map (derived from the *Ocean Grove Structure Plan December 2015*), which identifies (among other things) a northeast growth area and areas for increased housing diversity within the township. The map also identifies an intention to "*Investigate opportunities to preserve landscape / neighbourhood character*" within two areas west of Grubb Road.



Excerpt from Clause 21.14 Bellarine Peninsula

13. Strategies set out in Clause 21.14 include to contain urban development to the defined settlement boundary of Ocean Grove, while also:

*Ensuring that development allows for protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation.
Support the continued development of the north-east growth area as shown on the Structure Plan map. Encourage a range of accommodation and housing options, including aged care within and adjacent to the Town Centre and other existing and proposed activity centres.*



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14. Under Further Work for Ocean Grove within Clause 21.14, the following outcome is listed:

Review the application of Schedule 7 to the Significant Landscape Overlay.

Undertake a review of the older parts of the town as identified on the Structure Plan map to investigate the introduction of new planning overlay controls to protect important landscape and built form attributes.

15. The work foreshadowed by Clause 21.14 has now been completed, and the findings are sought to be implemented by this Amendment.
16. The Amendment area is shown on the map below. The area comprises existing residential land generally located to the south, west and north of the Ocean Grove Town Centre.



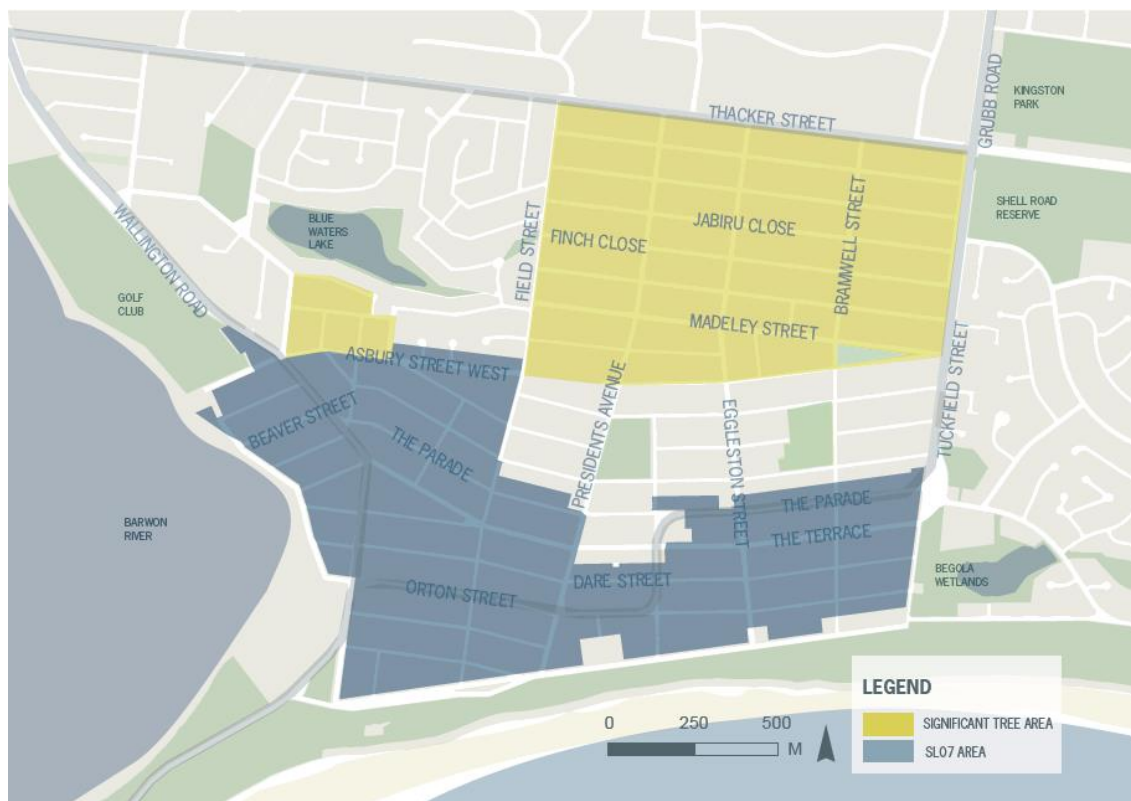
The Amendment area

17. Detailed vegetation surveys have been carried out within the Amendment area by Okologie Consulting. Two reports were produced, outlining the findings of the

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surveys. The first report related to the area currently within SLO7 (the "Hillside Area") and the other related generally to the area identified on the Ocean Grove Structure Plan for landscape and neighbourhood character investigation (the "Significant Tree Area"). These areas are identified on the map below.

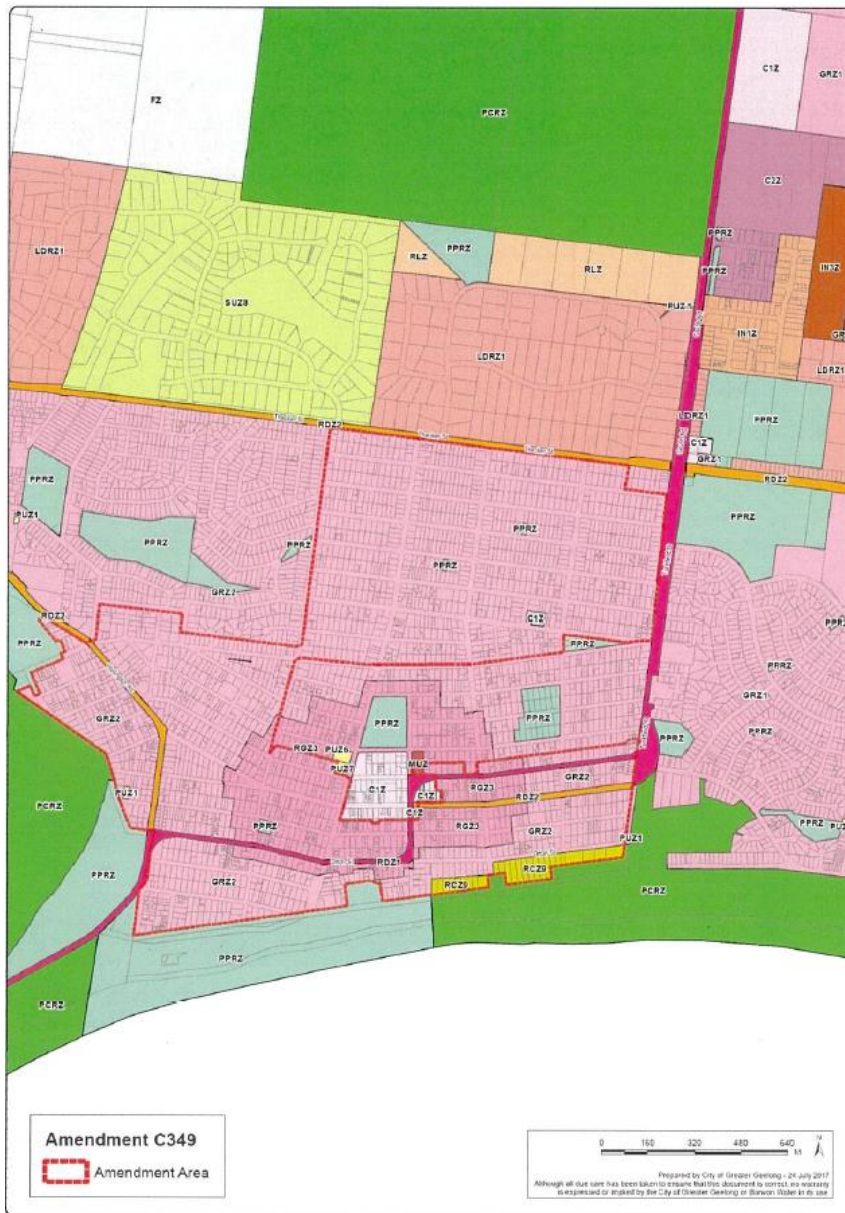


Excerpt from Ocean Grove Significant Tree Project Final Report September 2016

18. These surveys generally found that the Study Area contains levels of indigenous and native vegetation which warrant protection. The surveys informed the preparation of the Ocean Grove Significant Tree Project Final Report 2016. The purpose of the Amendment is to implement the recommendations of the Final Report.
19. There are different zones and overlays which currently apply within the Study Area. Most of the land is within the General Residential Zone – Schedule 2 (Incremental Change Areas). A small portion to the west of the Town Centre is within the



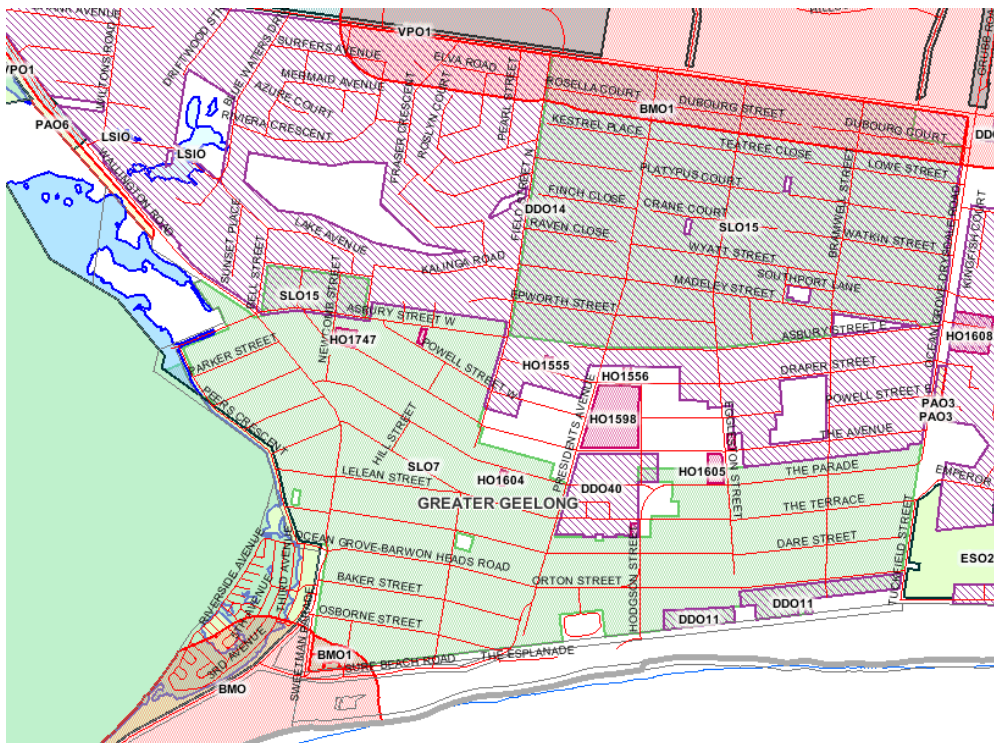
Residential Growth Zone – Schedule 3 (Coastal Increased Housing Diversity Areas), and 89 and 91 The Parade is located within the Mixed Use Zone (Greater Geelong Mixed Use Areas).



Existing Zones (Excerpt Council report dated 1 August 2017)



20. The land is also within either Significant Landscape Overlay – Schedule 7 (Ocean Grove Coastal Area) or Schedule 15 (Ocean Grove Significant Tree Residential Area), the latter being applied on an interim basis pursuant to Amendment C272.¹ In addition, there are areas affected by Design and Development Overlay – Schedule 11 (Orton Street and The Esplanade, Ocean Grove) or Schedule 14 (Dwellings Over 7.5 Metres in Areas with Access to Views) and Bushfire Management Overlay – Schedule 1. 13 Powell Street is also located within the Heritage Overlay.



Existing Overlays (source: land.vic.gov.au)

¹ This control was applied on an interim basis while the permanent controls in Amendment C349 were prepared and exhibited.



3. THE AMENDMENT

21. The amendment proposes to implement the findings of the *Ocean Grove Significant Tree Project 2016*.
22. The exhibited version of the Amendment proposed to:
 - Introduce new schedules to the:
 - General Residential Zone (Schedule 3 – Ocean Grove Hillside Area);
 - Neighbourhood Residential Zone (Schedule 4 – Ocean Grove Significant Tree Area); and
 - Significant Landscape Overlay (Schedule 15 – Ocean Grove Significant Tree Residential Area);
 - Amend the schedule and delete properties from the existing SLO7; and
 - Change the map extent of the existing DDO14.
23. Broadly, under the exhibited version of the Amendment, the Significant Tree Area was proposed to be rezoned from GRZ2 to a new NRZ4, and the existing DDO14 replaced with a new SLO15, while the existing SLO7 area (the Hillside Area) was to be rezoned to a new GRZ3 and a revised SLO7 applied.
24. The Amendment was exhibited from 16 March 2017 to 18 April 2017. Twenty (20) submissions were received by Council, of which nine (9) opposed the Amendment and / or requested changes.
25. During exhibition of the Amendment, Planning Scheme Amendment VC110 was gazetted. This amendment changed the residential zones across the State, and introduced revised, mandatory building height and storey limits and garden area requirements applicable to development within the GRZ and NRZ. Most relevantly to



this amendment, Amendment VC110 replaced the discretionary 9m height control for the GRZ with a mandatory 11m height control, and removed the previous ability to reduce this building height through the implementation of a zone schedule.

26. The exhibited version of GRZ3 proposed a mandatory 9m maximum building height, meaning that with the gazettal of Amendment VC110, this proposed provision was prohibited. Consequently, post-exhibition, the Council modified its adopted position and proposed instead to rezone the majority of the existing SLO7 area to a new schedule to the Neighbourhood Residential Zone (Schedule 5 – Ocean Grove Hillside Area), where it could still impose a 9m mandatory height limit.
27. There are specific variations to existing and proposed controls across the Study Area to the summary of the Amendment I have provided above. Accordingly, the Amendment groups like-precincts into one of 10 Areas, as identified on the map below.



Figure 6: Area Map



28. Specifically, the post-exhibition, adopted version of the Amendment seeks to achieve the following in respect to each of these areas identified in the Study:

	Area	Change to Zone	Change to Overlay
Significant Tree Area	1	GRZ2 to a new NRZ4.	Replace DDO14 with a new SLO15 (on permanent basis). BMO to remain where present.
	2	GRZ2 to a new NRZ4.	Apply a new SLO15 (on permanent basis).
Existing SLO7 Area (Hillside Area)	3	GRZ2 to a new NRZ4.	Replace SLO7 with a new SLO 15.
	4	GRZ2 to a new NRZ5. (exhibited as GRZ3)	Implement revised SLO7. BMO to remain where present.
	5 (13 Powell St)	GRZ2 to a new NRZ5. (exhibited as GRZ3)	Existing HO to remain.
	6	RGZ3 to a new NRZ 5. (exhibited as GRZ3)	Implement revised SLO7.
	7	Retain Residential Growth Zone.	Replace SLO7 with DDO14.
	8	Retain Rural Conservation Zone.	Implement revised SLO7.
	9 (89-91 The Pde)	Retain Mixed Use Zone.	Delete SLO7.
	10 (91-93 Orton St)	GRZ2 to RGZ3.	Replace SLO7 with DDO14.

29. Following the adoption of its revised position, Council sought further public comment from affected owners. This consultation was conducted during August 2017 and in response, a further 54 submissions were received by Council, 22 of which opposed the changes.
30. The Amendment also seeks to amend existing Clause 21.14 Bellarine Peninsula to correct a formatting issue and to remove the Further Work relating to landscaping within Ocean Grove.²

² This part of the amendment is not contentious.



4. PLANNING OPINION

Overview

31. I have framed my assessment and evidence around the following questions:

- Is the Amendment strategically justified?
- Is the Significant Landscape Overlay the most appropriate tool to primarily guide the implementation of the Significant Tree Project?
- Is the proposed rezoning of land appropriate?
- Is the Amendment consistent with the Ocean Grove Structure Plan?
- Does the Amendment support State policy?

32. These matters are addressed within this section of my statement.

Is the Amendment strategically justified?

33. I have reviewed the strategic justification for the Amendment in accordance with the framework provided by Planning Practice Note 46: Strategic Assessment Guidelines. The salient points of my consideration of these issues are as follows:

Why is the Amendment required?

34. The Amendment is required to implement the findings of the *Ocean Grove Significant Tree Project Final Report 2016*. The purpose of the Report is to identify mechanisms to better manage the existing vegetation and landscape characteristics of parts of Ocean Grove, which the report concludes to be deteriorating as a consequence of recent development.



35. This issue was most recently identified within the *Ocean Grove Structure Plan, December 2015* (the Structure Plan), which notes:

The established character of the town is a key feature valued by the community. The character evolves from the undulating coastal setting, which is defined by generally low scale buildings, canopy trees and overall vegetation cover which exist through parts of the town. However, the level of vegetation found throughout some neighbourhoods varies considerably, with new residential areas to the north having little vegetation or are subject to early landscaping waiting to mature. Some of the significant treed and landscaped areas include the original part of Ocean Grove town which extends to the foreshore area known as Buckley Park Foreshore Reserve, as well as Goandra Estate, the Ocean Grove Nature Reserve and Kingston Park.

The Structure Plan supports further vegetation and ecological assessment, particularly in the older residential areas south of Thacker Street generally defined by Tuckfield Street and Wedge Street and an area south of Blue Waters Lake Reserve by Blackwell Street. These areas are considered to significantly contribute to the character of old Ocean Grove through existing levels of vegetation. As discussed in section 3.3.2, depending on the outcome of further investigation of these areas, consideration should be given to the use of planning controls.

Significant trees species found in the town include Bellarine Yellow Gum and Moonah. The Structure Plan supports the mapping of these species and subsequent consideration of appropriate planning controls to provide adequate protection, where appropriate. This work should closely relate to the further work mentioned above.³

36. At Clause 21.14-3, the 'Further Work' heading reflects the need to address this issue, by reviewing the application of SLO7 and investigating the introduction of new planning overlay controls to protect important landscape and built form attributes.
37. The vegetation and ecological assessment commissioned by Council (and outlined in the Ocean Grove Significant Tree Project Final Report) recommends that a new

³ *Ocean Grove Structure Plan, December 2015, page 26.*



planning regime be implemented for these parts of Ocean Grove. The Amendment seeks to implement these recommendations.

Objectives of Planning in Victoria

38. Section 4(1) of the *Planning and Environment Act 1987* sets out the objectives of planning in Victoria. Relevantly, the Amendment implements and advances the following objectives:

- *(a) To provide for the fair, orderly, economic and sustainable use and development of land.*
- *(b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*
- *(c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- *(f) To facilitate development in accordance with the objectives [outlined above].*
- *(g) To balance the present and future interests of all Victorians.*

39. The Amendment will clarify the design and development objectives for the subject areas, and enhance protection of the natural and environmental characteristics which are locally valued, for the benefit of existing and future residents of, and visitors to, the Ocean Grove township.

40. The Amendment is consistent with the objectives of planning in Victoria.

Environmental, Social and Economic Effects

41. The Amendment achieves an environmental benefit in that it will result in the protection and preservation of existing vegetation and require enhanced landscaping outcomes associated with new development in the future.

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42. The Amendment achieves social benefits in that it has been instigated in response to community concern that the environmental qualities of Ocean Grove are being eroded by new development. The preservation of the local environmental character is of social benefit to existing and future residents and visitors to the coastal township.
 43. The Amendment may have economic implications in that it will reduce the development potential of some sites. Preservation of the township's qualities however, has the potential to increase its popularity with visitors and therefore support future tourism in the area.
 44. On balance, I consider that the Amendment will have neutral or positive environmental, social and economic effects overall.

Bushfire Risk

45. Part of the land affected by the Amendment is contained within the Bushfire Management Overlay (BMO). Within the BMO there are exemptions which allow the removal of vegetation in some instances which would override the provisions of the proposed SLO.
46. I am aware of other instances within Victoria where the BMO and vegetation overlays exist concurrently. Indeed, the decision guidelines of the Significant Landscape Overlay require a consideration of bushfire risk, in addition to the exemptions for vegetation removal in Clause 52.48 (Bushfire Protection). While this will mean that not all vegetation can be protected, there is still a need to control the siting and design of built form to achieve the recommendations of the study.
47. As is always the case, planning calls for a balancing of competing objectives in the interest of net community benefit. I believe that the two overlays can be applied simultaneously, and that in the future a site specific assessment will need to be made in respect to an application on the affected land which weighs up the objectives and requirements of both overlays.

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48. I consider therefore that bushfire risk can be appropriately managed.

Compliance with Ministerial Directions

49. Since the Council received authorisation to prepare and exhibit the amendment, there have been a number of changes to the *Ministerial Direction on the Form and Content of Planning Schemes*. My reading of the revised direction is that there is now an increased focus on limiting variation in the structure and form of zone and overlay schedules. I understand that this is ultimately to allow better integration of planning scheme provisions with a new planning scheme management system to be delivered by the Smart Planning Program.⁴ I make detailed comments later in my evidence about the way in which the proposed controls address (or can address) this direction. In a broad sense, however, I consider that the amendment can comply with the requirements of this direction, subject to some restructuring or redrafting of the exhibited controls.

50. The Amendment was exhibited with an explanatory report that met the requirements of *Ministerial Direction No. 11 – Strategic Assessment of Amendments*.

51. The Amendment and the proposed provisions comply or can comply with all relevant Ministerial Directions.

The State Planning Policy Framework

52. The Amendment broadly supports and implements a number of relevant objectives in the State Planning Policy Framework.

53. In particular, it advances the objectives and strategies of Clause 10 (Operation of the State Planning Policy Framework), Clause 11 (Settlement), Clause 12 (Environment) and Clause 15 (Urban Design).

⁴ The system is known as PSIMS and will provide interactive planning controls and information for land as part of the Smart Planning Program.



54. I discuss its consistency with State policy in detail later in this statement.

The Local Planning Policy Framework

55. The tree investigative work underpinning this Amendment is envisaged by Clause 21.14 and the need for this work was identified as part of the recent Ocean Grove structure planning process described above.

56. The Amendment is also supported by a broader review of the objectives of the Local Planning Policy Framework, including the following policies:

- Clause 21.02 (City of Greater Geelong Sustainable Growth Framework), which identifies that Council will set clear settlement boundaries and consolidate development and also protect, restore and enhance Geelong's biodiversity and natural systems.
- Clause 21.05 (Natural Environments), which identifies that the municipality includes significant natural environments, although retains only approximately 5% of remnant vegetation which existed pre European settlement. The clause seeks to protect and enhance the natural environment and provide for more sustainable development.
- Clause 21.06 (Settlement and Housing), which identifies that there is an environmental, economic and social imperative to consolidate development and improve accessibility to urban services. This clause also identifies that development should contribute positively to the quality of the urban environment so that it may be enjoyed and respected by the existing and future community.
- Clause 21.06-2 (Urban Growth), which identifies greenfield areas of Ocean Grove as a primary urban growth area. It is intended to limit urban sprawl by directing urban growth to designated urban growth areas.



- Clause 21.06-3 (Urban Consolidation), which seeks to consolidate urban areas and improve access to urban services. This clause establishes the concept of Increased Housing Diversity Areas, which are defined at Clause 22.63 (refer below). Within the GRZ2, Clause 21.06 seeks to provide for incremental change.
- Clause 21.06-4 (Neighbourhood Character), which seeks to manage the impact of urban change, ensure development responds to the existing neighbourhood character and to protect areas with a significant garden character and areas with views to significant landscape features. Strategies include to acknowledge that neighbourhood character will adapt and evolve within Increased Housing Diversity Areas.
- Clause 21.07 (Economic Development), which identifies a retail hierarchy in which the Town Centre of Ocean Grove sits below Neighbourhood Centres and has between 1,500sqm and 15,000sqm of retail floor space.
- Clause 21.14 (Bellarine Peninsula), which includes the following objectives:
 - *To protect and enhance the rural and coastal environment on the Bellarine Peninsula and maintain non-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.*

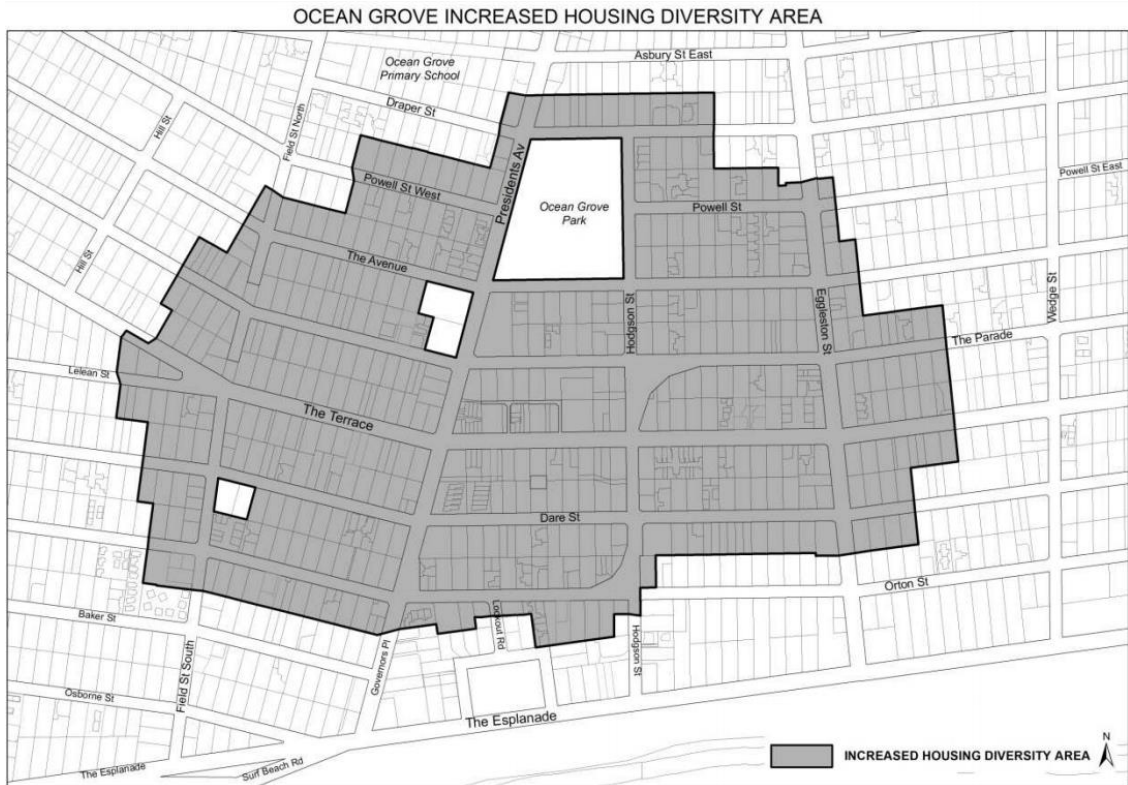


Strategies of this clause seek to direct the bulk of residential growth and retail development to Ocean Grove, Drysdale/ Clifton Springs and Leopold consistent with the relevant Structure Plan map.

Strategies specific to Ocean Grove set down in Clause 21.14 include the following:

- *Contain urban development within the defined settlement boundary on the Structure Plan map.*
- *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.*
- *Ensuring that development allows for protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation. Support the continued development of the north-east growth area as shown on the Structure Plan map. Encourage a range of accommodation and housing options, including aged care within and adjacent to the Town Centre and other existing and proposed activity centres.⁵*
- Clause 22.63 (Increased Housing Diversity Areas), which identifies areas where more intensive development is sought. Design objectives for these areas include to encourage innovative, high quality, site responsive medium density housing and to encourage two and three storey development. Objectives specific to coastal areas include to encourage landscaping, including planting of a canopy tree and / or large shrubs within front setbacks.

⁵ My reading of these strategies is that they provide a strong strategic narrative for this amendment.



Excerpt from Clause 22.63 Increased Housing Diversity Areas

Use of the Victoria Planning Provisions

57. I discuss the appropriateness of the proposed controls as an implementation tool later in my evidence.

Views of Relevant Agencies

58. Relevant agencies such as DELWP and the CFA have been consulted as part of the exhibition of the Amendment.

59. These agencies have made submissions to the planning authority and I have had regard to these submissions.



Resourcing and Administrative Costs

60. I have not been presented with any evidence relating to the resource and administrative costs of the Amendment by the Council.
61. The Amendment will result in additional permit triggers in some circumstances and at times more complex assessment processes. The Council will need to balance these costs and its ability to meet them, against the benefit of the new controls.

Summary of Assessment

62. It is my view that the Amendment is strategically justified. The implementation of the *Ocean Grove Significant Tree Project Final Report 2016* will provide appropriate guidance for land use and development within the affected areas, consistent with policy and community expectations.

The use of the Significant Landscape Overlay

63. The amendment proposes to apply (or revise) the Significant Landscape Overlay to two distinct areas of Ocean Grove, as follows:
- Apply SLO15 (Ocean Grove Significant Tree Residential Area) to land within the Significant Tree Areas (Areas 1, 2 and 3); and
 - Apply a revised SLO7 (Ocean Grove Hillside Area) to some land currently affected by SLO7 (Areas 4, 7 and 8).
64. It is also proposed to delete SLO7 from Areas 7, 9 and 10 within the Hillside Area.



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65. There are two strategic questions that arise from the implementation of the *Ocean Grove Significant Tree Project Final Report 2016* through the Significant Landscape Overlay. They are:
- Is the Significant Landscape Overlay an appropriate tool to implement the *Report*?
And
 - Have the controls been structured and drafted effectively?
66. I consider both of these questions in this section of my statement.
67. The *Significant Tree Project Final Report* found that parts of Ocean Grove exhibit a high degree of landscape significance in the context of the town and the municipality more broadly. It identified that the character of the area was threatened by the inappropriate design and siting of buildings and works, through increasing size and site coverage on the ability to retain and establish vegetation. As a result, there is a need to introduce planning controls to protect the significant landscapes within the township and its surrounds.
68. It is these primary findings that have guided the preparation of the amendment.
69. The requirement for protection essentially results in a need to control the siting and design of buildings and works and the removal of vegetation, through the requirement to obtain planning approval.
70. Within the Victoria Planning Provisions, there is a range of provisions and tools that can be used in the protection of vegetation and landscape character and to provide guidance on siting and design of built form. Some of them provide protection for 'urban' character such as the Neighbourhood Character Overlay, while others can apply more broadly, such as the Design and Development Overlay.
71. These two controls (i.e. the Neighbourhood Character Overlay and the Design and Development Overlay) control buildings and works and subdivision, but only the



Neighbourhood Character Overlay can control vegetation removal. Even then, the purpose of the Neighbourhood Character Overlay does not include consideration of landscapes and the overlay itself exempts trees under 5 metres from requiring planning permission for removal. The decision guidelines also do not allow for a consideration of landscape qualities, nor the effect of development on views and vistas.

72. Another suite of overlays within the Victoria Planning Provisions include the Environmental Significance Overlay, the Vegetation Protection Overlay and the Significant Landscape Overlay.
73. The Vegetation Protection Overlay controls vegetation removal, but cannot trigger a planning permit for buildings and works. The Environmental Significance Overlay can control buildings and works and vegetation removal, but its purpose relates more to environmental constraints, rather than the protection and enhancement of landscape significance. Further, its decision guidelines do not allow for a consideration of typical landscape character elements such as views and vistas.
74. The Significant Landscape Overlay, like the Environmental Significance Overlay, can control both buildings and works and vegetation removal, but not subdivision. The Overlay includes three key purposes, which include:
- *To identify significant landscapes.*
 - *To conserve and enhance the character of significant landscapes.*
75. I note that Planning Practice Note PPN07: Vegetation Protection in Urban Areas makes the following comment about the application of the SLO that distinguish it from other controls:

The SLO also has a broader applicability than the VPO. Its function is to identify and conserve the character of a significant landscape. The SLO is appropriate when vegetation is primarily of aesthetic or visual importance in the broader



landscape and should be used where vegetation is identified as an important contributor to the character of an area.

The SLO also includes permit requirements for buildings and works which can be applied where appropriate to assist in vegetation protection.

76. On balance, I consider that the Significant Landscape Overlay is the most appropriate 'primary' control to protect the landscape character for the following reasons:

- The Overlay has twin purposes which relate specifically to the identification, conservation and enhancement of the character of significant landscapes.
- It can require a permit for buildings and works. This addresses one of the key matters of siting and design of built form within a landscape setting raised within the report.
- It can require a permit for vegetation removal. This addresses a key matter raised in the report.
- The decision guidelines provide an explicit and clear consideration of the conservation and enhancement of landscape values, the impact of buildings and works on the landscape and the ability to retain vegetation.

77. It follows that I consider that the Significant Landscape Overlay is an effective and appropriate mechanism to protect the landscape character of the Hillside and Significant Tree Areas in Ocean Grove.

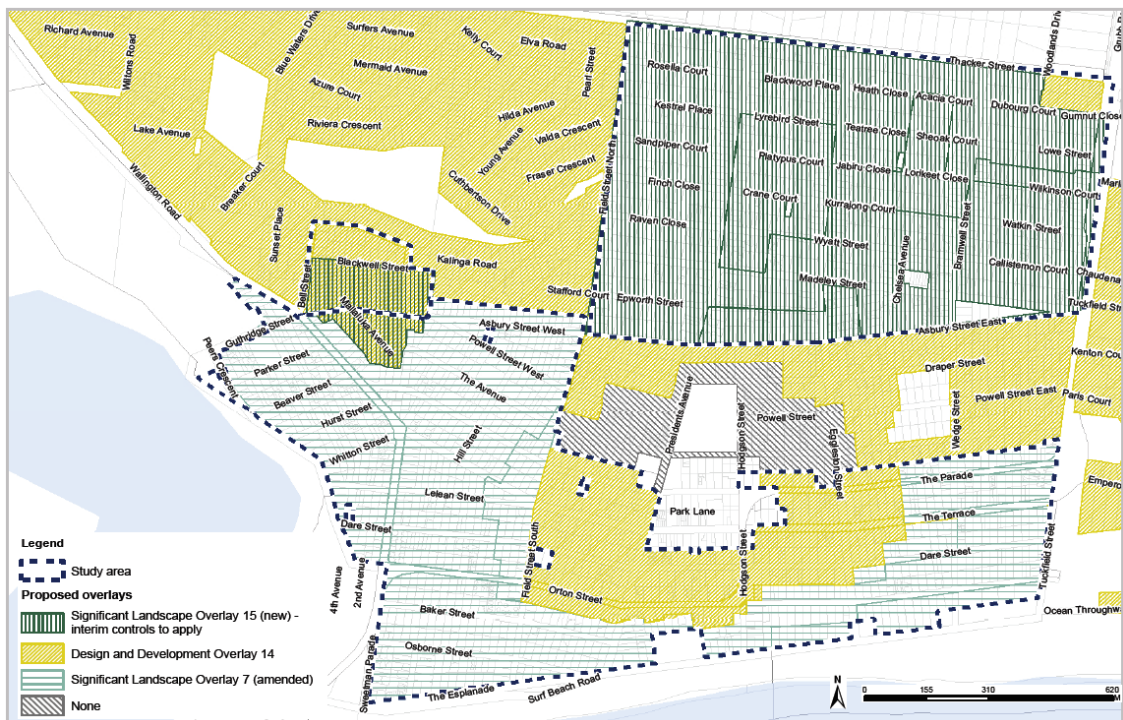
Mapping

78. In terms of the mapping of the overlays, I consider that the amendment adopts a logical approach of mapping and applying separate overlay schedules to the Hillside and Significant Tree areas, given their different characteristics and built form requirements. This also appropriately delineates the significance of each of these



precincts and is consistent with the recommendations of the *Significant Tree Project Final Report*.

79. In this regard, I note that the mapping extent of both precincts is consistent with the recommendations of the *Ocean Grove Significant Tree Project Final Report*, as summarised in Map 12.



Map 12 – Proposed Overlays (Ocean Grove Significant Tree Project Final Report)

80. The deletion of SLO7 from Areas 7, 9 and 10 is appropriate, in my view. These areas comprise part of Council’s Increased Housing Diversity Areas. The application of the existing SLO7 appears to be at odds with Council’s desire for increased housing growth in this location.
81. While I note that the vegetation surveys identified that Areas 7, 9 and 10 exhibit dispersed mature vegetation and recommended vegetation controls apply, a balanced approach is required here. In this regard, the Council has identified the urban



consolidation value of these areas, given their proximity to the Town Centre and their ability to contribute to local housing growth and diversity.

82. In place of the SLO, Council is seeking to apply DDO14 to these areas. DDO14 triggers the need to seek a planning permit for a dwelling which is over 7.5m in height, and seeks to ensure that the siting, height and visual bulk of dwellings achieves a reasonable sharing of views. This control already applies elsewhere in Ocean Grove.
83. I consider that this strikes a sensible balance between the need to protect the landscape character, whilst also not unreasonably encumbering land that is identified for increasing housing opportunities.

Structure and Content of the SLO Schedules

84. In relation to the content and structure of the overlay schedules themselves, I consider that they have generally been drafted effectively.
85. In this regard, the overlay controls have been drafted to include the various requirements that are set out in the *Significant Tree Project Final Report*.
86. Notwithstanding this, I note that there appears to be an omission in SLO15 in that the permit requirements do not reflect the building site coverage of 40% nominated in the report. I note that the control contains a permit requirement unless:

At least 40% of the site is available (free from hard surfaces) for soft landscaping (i.e. vegetation).

87. I note that the post-exhibition version of the control deletes its 'twin' permit exemption where:

No more than 60% of the site is covered by buildings and impervious hard surfaces including driveways, paving, decks, crushed rock, swimming pools or tennis courts.



88. In this regard, I consider it would be valuable and prudent to define what is meant by soft landscaping (or what is not). I note that the related permit trigger remains in the proposed SLO7 (i.e. “no more than 70% of the site is covered...”). It is unclear to me why this requirement has been deleted from SLO15.
89. Since the Council received authorisation to prepare and exhibit the amendment, there have been changes to the *Ministerial Direction on the Form and Content of Planning Schemes*. As a result, there will need to be some fine-tuning of the SLO schedules in order to meet the requirements of the revised Direction. Particularly:
- The landscape character objectives will need to be rationalised, as the revised Direction allows a maximum of one objective.
 - The application requirements will need to be relocated to elsewhere in the planning scheme, as the revised Direction does not allow for these requirements to be specified in the SLO. Relocating these requirements elsewhere in the planning scheme seems particularly critical to me, given that the Council has not sought to include the *Significant Tree Project Final Report* as a reference document in its planning scheme as part of this amendment.
90. In general, I consider that these changes can be addressed simply and without changing the overall intent of the controls.
91. Overall, my conclusion is that the Significant Landscape Overlay is an appropriate tool to implement the findings of the report and that the controls have been mapped and drafted effectively.



Is the proposed rezoning of land appropriate?

92. As exhibited, the amendment proposes to rezone land within the amendment area in the following manner:

- Rezone land in the Significant Tree Area (Areas 1, 2 and 3) from the General Residential Zone – Schedule 2 (GRZ2) to the Neighbourhood Residential Zone – Schedule 4 (NRZ4).
- Rezone some land in the Hillside Area (Areas 4, and 5) from the General Residential Zone – Schedule 2 (GRZ2) to the General Residential Zone – Schedule 3 (GRZ3).
- Rezoning some land in the Hillside Area (Area 6) from the Residential Growth Zone – Schedule 3 (RGZ3) to the General Residential Zone – Schedule 3 (GRZ3).
- Retain the existing zoning for some land in the Hillside Area (Areas 7, 8 and 9).
- Rezone Hillside Area 10 (91-93 Orton Street) from the General Residential Zone – Schedule 2 (GRZ2) to the Residential Growth Zone – Schedule 3 (RGZ3).

93. The selection of these zones was guided by the *Ocean Grove Significant Tree Project Final Report*. In this regard, I note that Map 11 of that report identifies the proposed rezoning of land in the manner outlined above.



Map 11 – Proposed Zones (Ocean Grove Significant Tree Project Final Report)

94. The Report identifies (at Section 10) that the Significant Tree Area could have either the NRZ or GRZ applied. It ultimately concludes that the NRZ is appropriate on the basis that:

The preferred option is to rezone the area to NRZ new schedule 4, as it better reflects the unique significant vegetated character of the area. It also recognises that this area is not an area identified for significant or moderate development.

95. In terms of the Hillside Area, the report recommends that the GRZ can be applied. It concludes:

The GRZ is appropriate for the hillside location given the high level of development that has already occurred and given the vegetation is not as significant as that identified in the Significant Tree Area. The new schedule to the zone aims to preserve the unique character of the area through appropriate variations include:

- Site coverage – decrease the standard



- *Site permeability – increase the standard*
- *Landscaping – increase the requirements.*

96. Section 11 of the report summarises the zone requirements for the Hillside and Significant Tree Areas (where zoning changes are proposed) as follows:

	Hillside Area	Significant Tree Area
Proposed Zone	General Residential Zone – Schedule 3	Neighbourhood Residential Zone – Schedule 4
Height Limit	9 metres (mandatory)	9 metres (mandatory)
Number of Dwellings	N/A	2
Site Coverage (A5/B8)	50%	40%
Permeability (A5/B9)	20%	40%
Landscaping (B13)	At least 30% of the site is available for landscaping. Two canopy trees (indigenous and/or Australian native) per site.	At least 40% of the site is available for landscaping. Two canopy trees (indigenous and/or Australian native) per site.
Side and Rear Setbacks (A10/B17)	None specified	None specified
Private Open Space (A17/B28)	Maintenance of existing requirement in GRZ2	Maintenance of existing requirement in GRZ2

97. The exhibited zones reflected the requirements as set out in the report, with the exception of varying the permeability standard for NRZ4.

98. In this regard, I find that the exhibited zone controls were selected and drafted effectively to implement the findings of the *Significant Tree Project Final Report*.

99. I consider that applying the NRZ4 to the Significant Tree Area is appropriate, given the valued landscape qualities identified within this precinct.

100. I consider the Hillside Area in detail below.

p.33



Hillside Area – Areas 4 and 5

101. As I have noted above, the gazettal of Amendment VC110 part way through the Amendment process has altered the parent controls for the NRZ and GRZ. In turn, this has implications for the proposed zone schedules. Most significantly, it alters how a planning scheme can set height limits for each zone (in that they cannot set a lower height limit to that found in the parent control). The development of land within these zones is now also required to provide a garden area. The dwelling cap in the NRZ has been deleted.
102. The practical implication of Amendment VC110 on this amendment is that the General Residential Zone schedules can no longer apply a mandatory building height of less than 11 metres.
103. Council has sought to respond to Amendment VC110 by proposing the NRZ5 in place of GRZ3 for the Hillside Areas that were proposed to be rezoned.
104. Ostensibly, this change is sought to implement the findings of the report in relation to the identified mandatory building height of 9 metres.
105. The NRZ5 control that Council prepared post-exhibition replicates the Clause 55 variations and height limit set out in the proposed GRZ3. As it is now a requirement of that control, it also includes neighbourhood character objectives to be achieved.
106. While I note that the Purposes of these zones are different in the extent to which they seek to restrict or facilitate development, I note that the extent to which growth is supported on land needs to be balanced with what the existing (and proposed) SLO that applies to this area is seeking with regard to scale and form of development.
107. Given this setting, I consider that the application of the Neighbourhood Residential Zone to Areas 4 and 5 within the Hillside Area (as adopted by Council following exhibition) is generally appropriate.



108. I have formed this view for the following reason:

- Land generally in the Hillside Area is of a one to two storey scale.
- The dwelling cap within the Neighbourhood Residential Zone has been removed.
- The report nominated that a 9 metre height limit was appropriate. I am satisfied that there is a sufficient need to limit the height and scale of built form on this land to protect the identified landscape character.
- The presence of the existing SLO identifies that the land has qualities which require a restrained built form response.

109. It follows that I consider the proposed NRZ5 is appropriate for Areas 4 and 5.

Hillside Areas – Area 6

110. Area 6 of the Study, within the Hillside Area, is also proposed to be rezoned to NRZ5 as a result of the post-exhibition changes to the amendment.

111. This land forms a discrete pocket, generally west of Field Street, south of Powell Street West and north of Baker Street. The area contains approximately 52 properties.

112. Clause 22.63 and the Ocean Grove Structure Plan identify this area as forming part of the Housing Diversity Area and the application of the Residential Growth Zone reflects this designation.

113. While I accept that the *Significant Tree Project Final Report* has identified that there is a need to apply controls to this land for its landscape value, I consider that applying the NRZ would conflict with the identified strategic role of this land and with the directions elsewhere in the planning scheme that encourage increased housing diversity and housing growth in this location.



-
114. In balancing the competing policy objectives, it would seem to me that it would be more appropriate to apply the GRZ (as exhibited) to this land, with an 11 metre height limit.
115. An additional decision guideline could be incorporated in the SLO to consider the effect of the height of development on the achievement of landscape character.
116. In my view, this would also allow for a transition in the scale of development from the identified Housing Diversity Area and the Hillside Areas that are identified as requiring protection by the *Significant Tree Project Final Report*.

The Garden Area Requirement

117. As a result of Amendment VC110, land where the GRZ and NRZ are proposed to apply must now provide a garden area of between 25-35%. This requirement is not unique to this amendment and applies to all GRZ and NRZ land across Victoria.
118. With the introduction of this requirement, there is a level of 'layering' of controls around landscaping, the implications of which could not have been foreseen by the Council at the time of drafting the controls.
119. Using the example of Area 4, the following requirements apply:
- Neighbourhood Residential Zone
 - Garden Area – 25/30/35%.
 - Site Coverage – 50%.
 - Landscaping – At least 30% of land available and two canopy trees.
 - Private Open Space – 60 square metres, with 40 square metres of secluded private open space.



- Significant Landscape Overlay
 - No more than 70% of a site covered by hard surfaces.
 - At least 30% of land available for landscaping.

120. While this is a reasonably high level of requirement, it would appear that these controls can sit together comfortably with the garden area requirement, given that the former are all discretionary.

121. Indeed, I consider that the need to provide a garden area within development may complement many of the other requirements specified in the control.

122. I am satisfied that the report has identified a strategic need for these controls and that they are strategically justified.

123. Subject to the change I have identified for Area 6, I consider that the zoning of land, as identified in Council's post-exhibition changes, is strategically justified and appropriately implements the *Significant Tree Project Final Report*.

Is the amendment consistent with the Ocean Grove Structure Plan?

124. In preparing my evidence, I have had regard to the Ocean Grove Structure Plan, which is summarised in map form at Clause 21.14 of the Greater Geelong Planning Scheme.

125. Overall, I am satisfied that the controls proposed as part of this amendment are consistent with the direction set out in the Structure Plan. Particularly:

- The Structure Plan was prepared in the context of SLO7 applying to land in the Hillside Area. In this regard, directions for the Hillside Area are cognisant of the need to protect landscape character.



- The Structure Plan nominates land which forms part of the Significant Tree Area as land where an investigation of “opportunities to preserve landscape/neighbourhood character” is required.
- Generally, this amendment relaxes controls over the Housing Diversity Area, as identified on the Structure Plan.

126. I have already commented earlier in this statement on the need to resolve the tension between the protection of Area 6 and its identification for Increased Housing Diversity.

127. Subject to that consideration, it is my view that the amendment is consistent with the overall direction of the Ocean Grove Structure Plan.

Does the Amendment support State planning policy?

128. I have had regard to the State Planning Policy Framework (SPPF) in my consideration of this Amendment.

129. In terms of the SPPF, the most relevant directions and guidance are:

- Clause 11.05-1 (Coastal Settlement), which seeks to plan for sustainable coastal development. Strategies of this clause include to ensure growth in coastal areas is planned and coastal values protected, and to direct development to areas capable of accommodating growth.
- Clause 11.05-2 (Distinctive Areas of State Significance), which seeks to protect and enhance the valued attributes of the distinctive areas of the Bellarine Peninsula, Macedon Ranges, Mornington Peninsula and the Yarra Valley and Dandenong Ranges. Strategies include to protect identified key values and activities in this area and support use and development that enhances the valued characteristics of these areas.



- Clause 11.07-1 (Regional Planning), which seeks to develop regions and settlement which have a strong identity, are prosperous and are environmentally sustainable. Strategies include to encourage design and development which respects the heritage, character and identity of each settlement and to ensure development respects and enhances the scenic amenity, landscape features and view corridors of each settlement.
- Clause 11.09-1 (Planning for Growth), which seeks to optimise infrastructure and consolidate growth. Strategies include to support the growth of Bannockburn, Colac, Drysdale/Clifton Springs, Lara, Leopold, Ocean Grove and Torquay/Jan Juc as district towns by building on existing and planned infrastructure and focusing growth along key road and rail networks.
- Clause 11.09-4 (Environmental Assets), which seeks to protect, restore and enhance the Geelong region's unique environment.
- Clause 11.09-9 (G21 Regional Growth Plan).
- Clause 12.02-1 (Protection of Coastal Areas) which seeks to recognise and enhance the value of coastal areas and ensure sustainable use of natural coastal resources. Strategies include to apply the hierarchy of principles for coastal planning and management as set out in the Victorian Coastal Strategy 2014, which are:
 - *Principle 1: Ensure the protection of significant environmental and cultural values.*
 - *Principle 2: Undertake integrated planning and provide clear direction for the future.*
 - *Principle 3: Ensure the sustainable use of natural coastal resources.*



- *Principle 4: Ensure development on the coast is located within existing modified and resilient environments where the demand for development is evident and any impacts can be managed sustainably.*
- Clause 12.02-2 (Appropriate Development of Coastal Areas), which seeks to ensure development conserves, protects and seeks to enhance coastal biodiversity and ecological values. Strategies include to ensure development is sensitively sited and designed and respects the character of coastal settlements and to encourage revegetation of cleared land abutting coastal reserves.
- Clause 12.04-1 (Environmentally Sensitive Areas), which seeks to protect and conserve environmentally sensitive areas, including coastal areas and their foreshores from development which would diminish their environmental conservation or recreation values.
- Clause 12.04-2 (Landscapes), which to protect landscapes and significant open spaces that contribute to character, identity and sustainable environments. Strategies are:
 - *Ensure sensitive landscape areas such as the bays and coastlines are protected and that new development does not detract from their natural quality.*
 - *Improve the landscape qualities, open space linkages and environmental performance in green wedges and conservation areas and non-urban areas.*
 - *Recognise the natural landscape for its aesthetic value and as a fully functioning system.*
 - *Ensure natural key features are protected and enhanced.*
- Clause 15.01-1 (Urban Design), which seeks to create good quality, safe and functional urban environments that provide a sense of place and cultural identity. Strategies include to require development to respond to its context in terms of



urban character, cultural heritage, natural features, surrounding landscape and climate and to ensure sensitive landscape areas such as the bays and coastlines are protected and that new development does not detract from their natural quality.

- Clause 15.01-2 (Urban Design Principles), which encourages architectural and urban design outcomes that enhance the public realm, contribute positively to local urban character and minimise detrimental impact on neighbouring properties.
- Clause 15.01-5 (Cultural Identity and Neighbourhood Character), which seeks to recognise and protect cultural identity, neighbourhood character and sense of place.
- Clause 16.01-1 (Integrated Housing), which promotes a housing market that meets community needs. To achieve this, it encourages an increase in the supply of housing in urban area in appropriate locations. It also encourages that the planning system support the delivery of appropriate quality, quantity and type of housing.
- Clause 16.01-2 (Location of Residential Development), which seeks to locate new housing in or close to activity centres and other sites that offer good access to services and transport.

130. The Amendment supports State policy by increasing the protection afforded to existing landscaping within Ocean Grove and promoting new planting which will enhance the vegetated character of the coastal township.

131. The Amendment will provide an appropriate framework for land use and development within the identified parts of old Ocean Grove while still permitting growth and development around the Town Centre, and within the Ocean Grove growth area.

132. I conclude that the Amendment is consistent with, and effectively implements, State planning policy.



5. CONCLUSION

133. My conclusions are summarised below:

- The Amendment is strategically justified.
- The proposed rezoning of land and changes to overlays within the Study Area are an appropriate way to implement the findings of the *Ocean Grove Significant Tree Project Final Report 2016*.
- The proposed schedules to the NRZ and SLO generally implement the recommendations of the Final Report.
- I recommend that Area 6 be rezoned to the GRZ3 as exhibited, rather than the NRZ.
- The Amendment should be supported, subject to the considerations I have outlined above.

134. I have made all inquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.

John Glossop (B.A Hons.) MPIA
Director
Glossop Town Planning Pty Ltd
October 2017



6. REQUIREMENTS UNDER PPV'S GUIDE TO EXPERT EVIDENCE

135. This statement is prepared by John Glossop, Glossop Town Planning Pty Ltd, 1/182 Capel Street, North Melbourne. I am a Director of the firm. The firm has been in business since 1997.
136. I have a Bachelor of Arts (Urban Studies) Hons. I have been engaged in the following positions and roles in my career as a planner including:
- Former planner with the Shire of Newham and Woodend (prior to its amalgamation with the Macedon Ranges Shire).
 - Strategic and Social Planning Manager, Shire of Melton until 1997.
 - Sessional member, Planning Panels Victoria between 1997-2012.
 - Member of the ResCode Advisory Committee 2000.
137. I have sat as a Chairman or member on a number of planning scheme amendments, dealing with a broad range of issues from high-rise housing in Williamstown, the redevelopment of Pentridge Prison and the application of flooding overlays in the Mornington Peninsula Shire.
138. I was a sessional lecturer and tutor in strategic, statutory planning and urban studies at Victoria University of Technology (1996-99) and lecturer in statutory planning Latrobe University Bendigo (2000- 02). I am currently a sessional lecturer in Statutory Planning and Environment at the Royal Melbourne Institute of Technology University.
139. I have considerable experience in statutory and strategic planning and new format planning schemes.
140. My expertise to make this statement is based on a combination of my experience working in metropolitan Melbourne and regional Victoria, an understanding of the site and my experience as a planner in both the private and public sectors. I have been instructed by Great Geelong City Council to provide an opinion on the planning merits of Amendment C349.



141. I have relied on the documents referred to in the introduction section of my statement. There were no tests undertaken in the preparation of this statement. I was assisted in this statement by Matthew Gilbertson, Senior Associate.



7. APPENDIX A: MY INSTRUCTIONS

John Glossop
Director
Glossop Town Planning Pty Ltd
Level 1, 182 Capel Street
NORTH MELBOURNE VIC 3051

2 October 2017

Our Ref: C349
Direct Ph: 5272 4192

By email to: john@glossopco.com.au

Dear John

Re: Amendment C349 Panel Hearing - Expert Witness Instructions

I refer to your recent discussions with Peter Smith in relation to Amendment C349 to the Greater Geelong Planning Scheme ("the Amendment").

As you are aware, the Amendment seeks to implement the *Ocean Grove Significant Tree Project Final Report 2016*.

You are briefed to review the Amendment documentation as a town planning expert and prepare an expert witness statement in relation to the upcoming Panel Hearing for the Amendment. The particulars of your brief are outlined in further detail below.

Background

Council is the Planning Authority for the Amendment, which seeks to implement the *Ocean Grove Significant Tree Project (OGSTP) – Final Report*, adopted by Council at its meeting of 27 September 2016. This project involved vegetation surveys of two areas of old Ocean Grove, the current Significant Landscape Overlay Schedule 7 (SLO 7) and a Significant Tree Area. Informal consultation on that project took place in April and May 2016 and led to several changes in the proposed zoning and overlay controls.

The Amendment was exhibited from 16 March to 18 April 2017. 20 submissions were received, including 9 submissions from landowners objecting or requesting changes. Key issues raised in submissions included: objection to reductions in maximum site coverage; whether vegetation in the coastal fringe is remnant or planted; inadequate application of the current SLO 7 controls; and the relationship of the Amendment to bushfire management controls.

The State Government's Reformed Residential Zones introduced a range of changes in Amendment VC110 gazetted on 27 March 2017. These included changing the maximum building height for the GRZ to 11 m.

Council considered submissions under delegated authority on 1 August 2017 and resolved to refer submissions to a Panel. Council also resolved to seek comment from affected owners regarding rezoning the area exhibited as General Residential Zone Schedule 3 (GRZ 3) to a new Neighbourhood Residential Zone Schedule 5 (NRZ 5), with a maximum building height of 9 m, consistent with the exhibited GRZ 3.

This further consultation was conducted in August 2017. 54 submissions were received on this proposed post-exhibition change: 32 in support and 22 opposed.

Council considered these further submissions under delegated authority on 6 September 2017. After considering the issues raised in submissions, the proposed post-exhibition change was still supported. Council resolved to refer these submissions on the post-exhibition change to the Panel, and to make three further minor modifications to the Amendment.

A Directions Hearing was held on 14 September 2017. The Panel Hearing will take place on 30 and 31 October 2017.

Brief

The key objectives of your brief are to:

1. Meet with me, as Council's representative at Council's offices, 100 Brougham Street, Geelong at a mutually agreed time and date. Peter Smith (Coordinator Strategic Implementation) and Jani Chalmers, Senior Strategic Planner (Planning Strategy) will also attend this meeting.
2. Inspect the area affected by the Amendment and surrounds. Logically, this would be on the same day as our meeting at Council's offices. I can accompany you on this visit if you wish.
3. Review the amendment material, relevant background documents and key submissions.
4. Provide your opinion on the Amendment and Council's proposed post-exhibition changes to the Amendment.
5. Prepare an expert witness report in accordance with the Planning Panels Victoria expert evidence guidelines and in particular having regard to:
 - 5.1 the appropriateness of the recommendations of the *Ocean Grove Significant Tree Project Final Report 2016* and Council's implementation of these in the Amendment;
 - 5.2 the matters raised in submissions on the Amendment, both during the March/April exhibition of the Amendment and the August further consultation on a proposed post-exhibition change and
 - 5.3 any other matters which you consider arise from the Amendment documentation and background material.
6. Review other expert witness reports prepared on behalf of other parties.
7. Present your evidence at the Panel Hearing on Monday 30 October 2017.

The relevant amendment documentation and Council officer reports are available electronically on this webpage:

<http://www.geelongaustralia.com.au/amendments/item/8d466fd2808bc42.aspx>

Please contact me if you require any additional information and if you require a full copy of any submissions (they are summarised in the Council delegate reports of 1 August and 6 September 2017).

I note that expert evidence must be circulated to the Panel and the other parties by **Monday 23 October 2017**.

If you have any queries regarding this matter please contact me by email sthiele@geelongcity.vic.gov.au or telephone 03 5272 4192.

Yours sincerely



**STUART THIELE
STRATEGIC PLANNER
CITY DEVELOPMENT**