

08 June 2017

Peter Smith
Coordinator Strategic Planning
City of Greater Geelong
PO Box 104
GEELONG VIC 3220

via email - psmith@geelongcity.vic.gov.au

Dear Peter

Proposed Planning Scheme Amendment - 9 Scarlett Street, Geelong West

Tract Consultants Pty Ltd (Tract) acts on behalf of Roperun Pty Ltd (Roperun) in this matter. We are pleased to submit this request to amend the Greater Geelong Planning Scheme.

The proposed amendment relates to land known as 9 Scarlett Street, Geelong West (the subject site).

Proposal

The proposed amendment seeks approval to replace 'Greater Geelong PS Map 37 HO' and 'Greater Geelong PS Map 37 EAO'.

More specifically, we seek to remove two overlay controls from the subject site:

- Heritage Overlay (Schedule 741); and
- Environmental Audit Overlay.

As discussed, we are seeking your support in including the above matters in the combined Amendment C359. It is our understanding that Amendment C359 was recently tabled at the Ordinary Meeting held on 23 May 2017 and that an officer recommendation to seek authorisation to prepare and exhibit Amendment C359 was adopted.

We note that we have recently applied for planning approval to subdivide and redevelop the site. More specifically, we have sought planning approval to:

- Subdivide the site into four (4) separate lots, and
- Development three (3) single storey dwellings.

The fourth lot will remain vacant until a more appropriate use is determined.

Background / Justification

Roperun recently acquired the subject site from Woolworths.

On the 16th February 2017 the City of Greater Geelong issued an 'Emergency Order' to the previous land owner requiring them to demolish and remove of all on-site structures due to their dilapidated and derelict condition. Council's order confirmed that the demolition and removal of all on-site structures was required because of "a danger to life and property arising out of the condition of the building".

Roperun inherited the responsibility of complying with Council's order.

The subject site is identified on the Victorian Heritage Registry and is also covered by Council's Heritage Overlay and Environmental Audit Overlay.

Heritage Victoria provided Roperun with written confirmation that the demolition and removal of all on-site structures no longer required approval from Heritage Victoria. Heritage Victoria also confirmed that following the demolition and removal of all on-site structures no further approvals would be required and that they would instigate a process to remove the site from the Victorian Heritage Registry.

All on-site structures were recently removed by Roperun and the subject site is presently vacant.

We met with Roger Munn from Council's statutory planning team as well as Council's heritage advisor David Rowe on 09 March 2017 to discuss the proposed planning permit application. The removal of the Heritage Overlay was discussed and we were advised by David Rowe that he had no issue with its removal due to the fact that all on-site structures were to be removed and also due to the fact that Heritage Victoria had confirmed that it intended to remove the registry identification.

We were advised by David Rowe that the existence of the Heritage Overlay across the subject site was due to the sites identification on the Victorian Heritage Registry. We were advised by David Rowe that following the removal of all on-site structures and the commencement of Heritage Victoria's process to remove the site from the registry, there was no need for the Heritage Overlay to be retained.

In relation to the Environmental Audit Overlay, this planning control was applied in the past due to the possibility of the subject site (and its surrounds) being contaminated. Environmental assessments have been prepared for a number of surrounding land holdings and we understand that they all demonstrated that the surrounding land was not unduly contaminated. It is our understanding that the Environmental Audit Overlay has been progressively removed from a number of surrounding land holdings in the past.

Following the removal of all on-site structures, detailed environmental assessments have now commenced and are anticipated to be completed by mid-July. Following the conclusion of these assessments, we anticipate being provided with confirmation that all requirements of the Environmental Audit Overlay have been satisfied and that the land can be used for residential purposes.

It is our understanding that you are willing to allow the removal of the Environmental Audit Overlay to be included within Amendment C359 and that for the relevant environmental assessments to be provided in due course (on the assumption that they are satisfactory).

Conclusion

In relation to the payment of the relevant application fee, we ask that you confirm the amount payable and it will be actioned by Roperun accordingly.

Should you wish to discuss this matter further, please contact the undersigned on 5221 0105 or alternatively via email at nclements@tract.net.au.

Yours sincerely



Nick Clements
Associate Town Planner
Tract Consultants Pty Ltd