

**GREATER GEELONG PLANNING SCHEME
AMENDMENT C....
INSTRUCTION SHEET**

The planning authority for this amendment is the City of Greater Geelong.

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

Zoning Maps

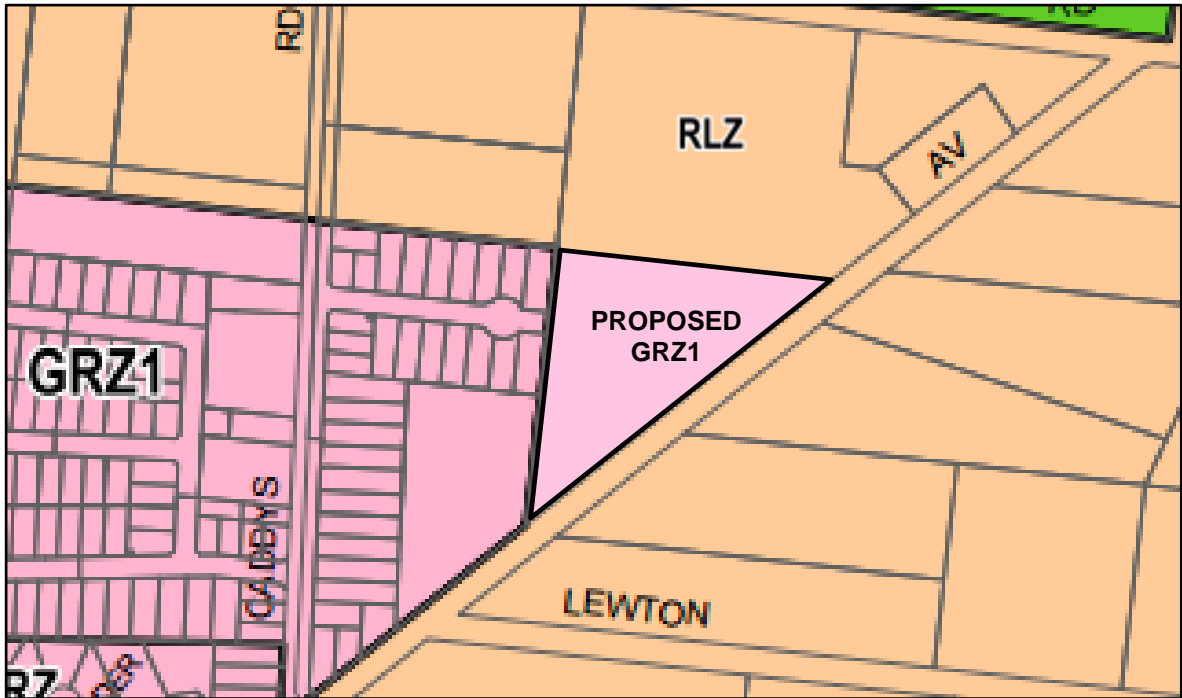
1. Amend Planning Scheme Map No. 19 in the manner shown on the attached map marked Greater Geelong Planning Scheme, Amendment C.....

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GREATER GEELONG PLANNING SCHEME

AMENDMENT C....

PROPOSED ZONING MAP



PROPOSED MAP 19

GREATER GEELONG PLANNING SCHEME

AMENDMENT C....

EXPLANATORY REPORT

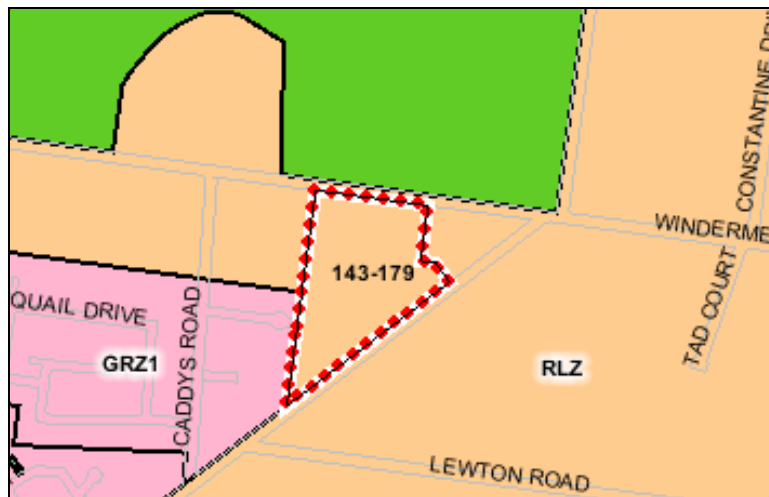
Who is the planning authority?

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

The amendment has been made at the request of TGM Group Pty Ltd on behalf of the L. Bisinella Developments Pty Ltd.

Land affected by the Amendment

The amendment applies to land at 143-179 Flinders Avenue, Lara described as Lot A on Plan of Subdivision 734359J.



What the amendment does

The amendment seeks to rezone land at 143-179 Flinders Avenue, Lara from the Rural Living Zone (RLZ) to the General Residential Zone 1 (GRZ1).

The amendment:

- Amends Planning Scheme Map No. 19ZN to rezone 143-179 Flinders Avenue, Lara from the Rural Living Zone (RLZ) to the General Residential Zone 1 (GRZ1).
- Alters Clause 21.13 Lara Structure Plan Map to show land at 143-179 Flinders Avenue, Lara as 'Conventional Residential'.

Concurrent with the preparation of the planning scheme amendment a planning permit application is also made pursuant to Section 96A of the *Planning and Environment Act 1987*. The planning permit proposes the multi lot subdivision of land in accordance with endorsed plans.

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment is required to facilitate the rezoning of a 2.1 hectare area of land in the Lara settlement boundary for residential development.

The land was identified by the City of Greater Geelong to be included in response to Planning Scheme Amendment C293 which recommended the rezoning of Rural Living zoned land to the General Residential 1 Zone surrounding Caddys Road. However as Amendment C293 did not include this land and was not supported by a land owners submission the land was not considered for rezoning.

Since that period the land has been sold and all the adjoining General Residential 1 Zone to the west has been subdivided and designed to integrate with this land for future conventional residential development. Thus the land remains a logical extension of the General Residential 1 Zone and the logical addition to facilitate residential development consistent with conventional residential development in north Lara.

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

The amendment implements the objectives of planning in Victoria by rezoning land that is consistent with the direction of conventional residential development in north Lara.

The amendment seeks to complete residential development in north Lara and provide a consistent and coherent residential estate by the logical rezoning of this land in the Lara Settlement Boundary, 200 metres south of Windermere Road.

The amendment also seeks to introduce the General Residential 1 Zone to facilitate residential development to meet the varying household needs of the Lara Community.

How does the Amendment address any environmental, social and economic effects?

Land at 143-179 Flinders Avenue, Lara has been used for agricultural purposes and does not contain any significant flora and fauna species as assessed in the Vegetation Assessment accompanying this amendment.

The amendment will have positive social effects as it will provide residential growth opportunities to facilitate a mix of dwelling types in close proximity to the Lara School and sporting facilities. It will also have a positive economic effect by providing additional work for the local building industry and additional residents to invest in Lara.

The amendment is also accompanied by an approved Cultural Heritage Management Plan which includes recommendations prior to and during the proposed subdivision.

Does the Amendment address relevant bushfire risk?

The subject land is not located within a Bushfire Risk Area.

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

The amendment is consistent with the Ministerial Direction regarding the form and content of Planning Schemes under Section 7(5) of the Act and Ministerial Direction No. 11 – Strategic Assessment of Amendments. The Amendment is not affected by any other Ministerial Direction.

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

The amendment is consistent with the intent of the State Planning Policy Framework (SPPF) and supports its implementation by:

- Clause 11 Settlement - The amendment supports this policy as it will facilitate residential growth in an orderly manner located close to educational and community services in a broader established residential context.
- Clause 11.07 Geelong (G21) Regional Growth - The amendment supports this policy as Lara is identified as an area to support planned growth and reinforce the role of distinct towns and to optimise the use of existing infrastructure and services.
- Clause 15 Built Environment and Heritage - The amendment supports this policy as the subdivision design will enable the creation of a safe, functional and high quality environment with a sense of place and cultural identity in keeping with the surrounding residential character.
- Clause 16 Housing - The amendment is considered to accord with this policy as it will facilitate a serviced diverse housing development in an existing developed residential context in close walking distance to town services.
- Clause 19.03-3 Stormwater - The amendment supports this policy via the management of stormwater from the site through Lara Central Estate via incorporation of water-sensitive urban design techniques to reduce run-off and peak flows and integrate stormwater treatment.

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

The amendment is consistent with the Local Planning Policy Framework including:

- Clause 21.06-2 Urban Growth - This policy aims to limit urban sprawl by directing urban growth to designated urban growth areas and to improve housing affordability through the maintenance of appropriate urban land supplies, the promotion of competition in the housing market and the development of a diverse range of well-located housing stock.
- Clause 21.06-3 Urban Consolidation - The amendment supports this policy as it will result in the consolidation of an existing urban areas in a managed way, encourage an appropriate range of dwelling types within close proximity to urban services.
- Clause 21.06-4 Neighbourhood Character - The amendment supports this policy as it will result in the development of conventional residential lots in keeping with the surrounding character.
- Clause 21.13 Lara - The amendment supports this policy as the residential development of this land will maintain a compact urban form, maintain the surrounding rural characteristics and provide appropriately zoned land to supply the varying residential demands of Lara.

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

The amendment is consistent with the objectives of planning in Victoria as it accords with the strategic direction for residential growth in Lara north 200 metres south of Windermere Road which is the northern extent of the Lara settlement boundary.

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

It is anticipated that the formal views of relevant agencies will also be sought through the exhibition of the amendment.

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

The amendment is unlikely to have any significant impact on the transport system as defined in Section 3 of the Transport Integration Act 2010.

Resource and administrative costs

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

The amendment is not expected to place any substantial resource or administrative cost burden on the responsible authority as it represents an expected strategic planning outcome for this land.

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

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.

[The following sections of the Explanatory Report are only applicable to exhibited amendments and should be removed at the adoption stage]

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by **[insert submissions due date]**.

A submission must be sent to: **[insert Council's address]**

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: **[insert directions hearing date]**
- panel hearing: **[insert panel hearing date]**