

MINUTES

ORDINARY MEETING OF COUNCIL

TUESDAY 25 SEPTEMBER 2018

7.00PM

COUNCIL CONFERENCE AND RECEPTION CENTRE
CITY HALL
LITTLE MALOP STREET, GEELONG

COUNCIL:

Cr B Harwood (Kardinia Ward)

Mayor

Cr S Asher (Bellarine Ward)

Cr J Mason (Bellarine Ward)

Cr T Sullivan (Bellarine Ward)

Cr E Kontelj (Brownbill Ward)

Cr S Mansfield (Brownbill Ward)

Cr P Murrhy (Brownbill Ward)

Cr R Nelson (Kardinia Ward)

Cr P Murnane (Kardinia Ward)

Cr A Aitken (Windermere Ward)

Cr K Grzybek (Windermere Ward)

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**MINUTES OF THE ORDINARY MEETING
OF THE GREATER GEELONG CITY COUNCIL
HELD AT THE COUNCIL CONFERENCE AND RECEPTION CENTRE
CITY HALL, LITTLE MALOP STREET, GEELONG
TUESDAY, 25 SEPTEMBER 2018
COMMENCING AT 7.00 PM**

PRESENT: Cr B Harwood (Mayor), Crs A Aitken, E Kontelj, S Mansfield, J Mason, P Murnane, P Murrhiy (*7.53), T Sullivan

Also present: M Cutter (Chief Executive Officer), B Luxford (Director Investment and Attraction), J Van Slageren (Acting Director Manager Planning and Development), G Wilson-Browne (Director City Services), R Stevens (Acting Director Community Life), P Anderson (Director Finance & Strategy), L Barton (Acting Executive Manager People and Organisation Development), R Leonard (Executive Manager Governance & Legal Services)

OPENING: The Mayor declared the meeting open at 7.00pm

ACKNOWLEDGEMENTS:

Council acknowledged Wadawurrung Traditional Owners of this land and all Aboriginal and Torres Strait Islander People who are part of the Greater Geelong community today.

Cr Mason acknowledged the National Police Remembrance Day with a service held on 25 September at St. Paul's Anglican Church, Latrobe Terrace, Geelong in recognition of the police who have died in the line of duty.

APOLOGIES: Cr Grzybek and Cr Asher (Leave of Absence), Cr Nelson

LEAVE OF ABSENCE:

Cr Mason moved, Cr Sullivan seconded -

That Leave of Absence be granted to Cr Harwood from 14 to 28 October 2018, inclusive.

Carried.

Cr Kontelj moved, Cr Mansfield seconded -

That Leave of Absence be granted to Cr Asher from 19 September to 6 October 2018, inclusive.

Carried.

CONFIRMATION OF MINUTES:

Cr Sullivan moved, Cr Mason seconded -

That the Minutes of the Ordinary Meeting held on 28 August 2018 be confirmed.

Carried.

**5. AMENDMENT C368 AND PLANNING PERMIT 11/2017 – 143-179
FLINDERS AVENUE LARA - CONSIDERATION OF PANEL REPORT AND
ADOPTION**

Source: Planning and Development – Strategic
Implementation
Acting Director: Joanne van Slageren
Portfolio: Sustainable Development

Purpose

To consider the Panel Report about Amendment C368 and PP11/2017 and to adopt the Amendment and recommend to the Minister that he approve the Amendment and Planning Permit.

Background

The Amendment re-zones land at 143 – 179 Flinders Avenue, Lara from the Rural Living Zone (RLZ) to the General Residential Zone, schedule 1 (GRZ1). The Planning Permit PP11/2017 allows the staged subdivision of the re-zoned land into conventional residential lots.

The Amendment was exhibited between 9 November and 11 December 2017.

Fifty (50) submissions were received in response to the exhibition of the Amendment and Planning Permit application.

All submissions were referred to an independent Panel, appointed by the Minister for Planning. A Directions Hearing was held on Monday 9 March 2018. The Panel hearing was held on 23 April 2018 and the Panel Report received on 13 June 2018.

Key Issues

The Panel conclusions included that:

- 1) The Amendment is supported by and implements the relevant sections of the State and Local Planning Policy Frameworks and is consistent with the relevant Ministerial Directions and Practice Notes.
- 2) The proposed General Residential Zoning of part of the land is a logical inclusion of conventional residential land.
- 3) The Rural Living Zone 200 metre buffer along the northern part of the site, south of Serendip Sanctuary, is appropriate.
- 4) The Structure Plan Map in the Lara Structure Plan (2011) should be updated to show the 200 metre buffer.
- 5) Pedestrian access to both Spoonbill Court and Firetail Way is appropriate.
- 6) The Planning Scheme Amendment and Planning Permit will be consistent with the bushfire policy at Clause 13.05 of the Planning Scheme subject to the requirements and recommendations of the bushfire risk assessment being given effect through the Planning Permit for the subdivision of the land.
- 7) The requirement for a financial contribution for the public open space contribution for the subdivision is appropriate.

- 8) Flinders Avenue is to be constructed along the frontage of the subject site and the adjoining property to the south (131A Flinders Avenue) to comprise a traffic lane in each direction, kerb and channel, a parking lane, cycle lane, and a sealed pedestrian path on the north-western side of Flinders Avenue, and a table drain on the south-east side.
- 9) The conditions of the draft Planning Permit as exhibited should be amended in accordance with the conclusions and recommendations of this report.
- 10) Council officers agree with the Panel's findings and recommend that the Amendment and Planning Permit be adopted with minor changes to the permit conditions.

Cr Mason moved, Cr Aitken seconded -

That Council:

- 1) Adopt Amendment C368 in the form as outlined in Attachment 6 of this report;**
- 2) Submit the adopted Amendment together with the prescribed information to the Minister for Planning requesting approval; and**
- 3) Recommend to the Minister for Planning that Planning Permit 11/2017 be approved in the form outlined in Attachment 5 of this report.**

Carried.

Financial Implications

There will be no significant financial implications on Council.

Community Engagement

The amendment was exhibited in accordance with the provisions of the *Planning and Environment Act 1987* to provide for full public comment, including notifying all affected landowners by mail. Submitters have been notified of the release of the Panel Report and will be notified of the Council's adoption and of the final decision on the Amendment by the Minister for Planning.

Social Equity Considerations

The amendment does not raise any social equity issues.

Policy/Legal/Statutory Implications

The amendment is consistent with the following clauses of the Planning Policy Framework and supports its implementation by:

- Clause 11.01-1S 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 11.01-1R Settlement Geelong (G21) - 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 - 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 19.03-4S 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.

Alignment to Council Plan

The amendment supports the Sustainable Built and Natural Environment strategic direction of Council Plan and is consistent with the strategic direction of community wellbeing and the priority of connected, creative and strong communities.

Conflict of Interest

No Council officers involved in the preparation of this report have any direct or indirect interest, in accordance with Section 80C of the Local Government Act.

Risk Assessment

There are no notable risks associated with implementing the recommendation contained in this report.

Environmental Implications

The proposed amendment will not have any adverse effects on the environment.

Discussion

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

In addition, the Amendment alters Clause 21.13 Lara Structure Plan Map to show land at 143-179 Flinders Avenue, Lara as 'Conventional Residential'.

The draft Planning Permit allows for the staged multi-lot subdivision of the land proposed to be re-zoned.

Fifty submissions were received in response to the exhibition of the Amendment and draft Planning Permit. The submissions included three from referral authorities which supported or did not object to the amendment and Planning Permit and/or specified Planning Permit conditions, four from nearby landowners and a local environmental group which supported the amendment as exhibited but which expressed concerns with regard to aspects of the draft Planning Permit and one from a nearby landowner which made no comment in relation to the Amendment, but which expressed concern with regard to perceived impacts arising from increased traffic related to the development. Thirty two submissions in support of the Amendment were received from individuals who indicated that they hoped to purchase land within the proposed subdivision.

Ten submissions were received which opposed or sought changes to the Amendment and draft permit as exhibited. These submissions predominantly addressed matters related to the merits of the proposed Planning Permit, rather than the re-zoning of the land.

Submissions expressing concern primarily related to proposed lot sizes, vehicle and pedestrian connectivity and off-site traffic impacts.

On 12 January 2018 the City's delegate considered a report on the submissions and made the following decision:

That Council having considered all submissions to Amendment C368 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 the Panel; and*
- 3) *Submit to the Panel its response to the submissions generally as outlined in this report.*

A two-person Panel, chaired by Ms Lucinda Peterson, conducted the Hearing on 23 April 2018. An officer from the Strategic Implementation Unit, assisted by an officer from the Statutory Planning Unit, represented the City and reflected the delegated authority resolutions and argued that the Amendment is strategically justified and that the draft Planning Permit should be supported.

The Panel Report, received on 13 June 2018, supports the City's position on all aspects of the Amendment, and has recommended some changes to the exhibited draft Planning Permit. The Panel Report's Executive Summary and Recommendations is at **Attachment 3**.

Attachment 4 is a tracked changes version of the Draft Planning Permit which includes the changes suggested by the Planning Panel.

Attachment 5 is a revised version of the draft permit conditions which incorporates wording changes agreed between Council officers and the applicant's consultants, as a result of matters raised by the parties in the course of their submissions to the Panel.

Attachment 6 contains the Amendment documentation in accordance with the recommendation contained in this report.

Attachment 7 contains the revised Plan of Subdivision submitted by the applicant at the Panel Hearing, on which the Plan of Subdivision referred to in the draft permit will be based.

Key Panel findings and Officer response

A) Re-zoning

Basis of Objections.

A number of submitters said that they had previously been given undertakings that the land would not be developed or subdivided.

The Township of Lara Care Group Inc. (Submitter 17) opposed the extent of the rezoning on the basis of increased cat numbers, traffic, open space, and the existing land 'over supply' of residential zoned land. They submitted that there is no justification to rezone this land as the existing residential land is well in excess of the minimum 15 year land supply requirement in the Planning Scheme. They expressed preference for the Low Density Residential Zone (LDRZ) with a single dwelling per acre, with 8 to 10 dwellings in total.

Several submitters stated that there is not a lack of zoned land within the Lara area to justify rezoning more land to General Residential Zone.

Panel Response:

The Panel considers that the land proposed to be rezoned to General Residential Zone is a logical extension of the existing conventional residential area as it is wedged between existing residential land to the west and a sealed road to the east and will utilise and build upon existing infrastructure. The addition of (approximately) 23 lots will not compromise the development of other land that has been zoned or designated for development.

Officer Response:

Council officers concur with the view of the Panel in relation to the suitability of the land for re-zoning to GRZ1.

B) Planning Permit

Basis of Objections.

Matters raised by objecting submitters included:

- that the lots should be between 1000 and 4000 square metres;
- that the properties facing Flinders Avenue are too small, and that this will result in children playing on the street or not playing at all because of the small lot sizes and the lack of open space areas close by;and
- concerns in relation to vehicle and pedestrian access and connectivity, as well as increasing traffic on surrounding roads.

Panel Response:

The Panel is satisfied that the proposed lots are conventionally sized residential lots that are generally consistent with state and local planning policies, the purposes and provisions of the General Residential Zone, and the Clause 56 residential subdivision provisions.

The lots that are less than 600 square metres are mostly lots of around 540 square metres in area. To the extent that these lots provide relatively smaller land areas the

Panel is satisfied that they respond to the emerging demand for smaller dwelling types and lower maintenance dwellings identified in Clause 21.06-1 of the Planning Scheme.

The vehicle access arrangements for the proposed subdivision in the amended Plan of Subdivision (TGM plan dated 24/04/18) are acceptable.

Pedestrian access to both Spoonbill Court and Firetail Way is appropriate and important to support walkable, integrated neighbourhoods.

Officer Response:

Council officers concur with the view of the Panel in relation to the proposed plan of subdivision and this is reflected in the draft Permit Conditions contained in **Attachment 5**.

Attachment 3 - Panel Report Executive Summary & Recommendations

Greater Geelong Planning Scheme Amendment C368 and Planning Permit Application 11/2017 | Panel Report | 13 June 2018

Executive summary

(i) Summary

Greater Geelong Planning Scheme Amendment C368 (the Amendment) and Planning Permit Application 11/2017 is a combined rezoning and subdivision of land at 143-179 Flinders Avenue, Lara.

The Amendment seeks to rezone the southern part of the site from the Rural Living Zone to the General Residential Zone – Schedule 1. The planning permit application seeks to create a multi-lot conventional residential subdivision on the southern part of the land. The northern part of the land is to be retained as Rural Living Zone to provide a 200 metre buffer to the Serendip Sanctuary to the north.

The land was identified as a potential candidate for residential zoning following the exhibition of Amendment C293 that rezoned adjacent land to the west from the Rural Living Zone to the General Residential Zone. However, the subject site was not considered for rezoning as part of Amendment C293 as it was not included in the exhibited amendment and was not supported by a landowner submission. However, the Structure Plan Map in Clause 21.13 'Lara' of the Greater Geelong Planning Scheme (Planning Scheme) was amended through Amendment C293 to change the designation of the subject land from 'Conventional residential' to 'Retain existing rural living zone'.

The current owner of the subject site has sought the proposed rezoning and planning permit.

In response to public exhibition of the proposed amendment 50 submissions were received.

The key issues for the Council are the provision of residential land and a preference for a cash-in-lieu contribution for public open space.

The key issues for the Proponent are the status of the proposed Barwon Water reserve as part of the public open space contribution and the details of infrastructure provision.

The key issues raised in other submissions, include, in summary:

- density and lot sizes of the proposed development
- impact on rural amenity
- pedestrian connection between the existing and proposed court bowls
- safety concerns regarding the vehicle access to lots fronting Flinders Avenue
- potential increase in volume of vehicles using the nearby Lewton Road
- lack of provision of physical public open space
- proximity of the development to the Serendip Sanctuary reserve
- potential increase in cats in the area
- support for the provision of more residential land.

Prior to the Hearing an amended Plan of Subdivision (dated 24/04/18) was submitted by the Proponent applying a 19 metre building setback to the lots along the northern boundary of the proposed General Residential Zone in response to a Bushfire Assessment undertaken in accordance with the Clause 13.05 'Bushfire' policy under the Planning Scheme.

The Panel concludes:

- The Amendment is supported by and implements the relevant sections of the State and Local Planning Policy Frameworks and is consistent with the relevant Ministerial Directions and Practice Notes.
- The proposed General Residential Zoning of part of the land is a logical inclusion of conventional residential land.
- The Rural Living Zone 200 metre buffer along the northern part of the site, south of Serendip Sanctuary, is appropriate.
- The Structure Plan Map in the Lara Structure Plan (2011) should be updated to show the 200 metre buffer.
- The proposed lot sizes are acceptable.
- The proposed lots should not be limited to development for single dwellings only.
- The vehicle access arrangements are acceptable.
- Pedestrian access to both Spoonbill Court and Firetail Way is appropriate.
- The Planning Scheme amendment and planning permit will be consistent with the bushfire policy at Clause 13.05 of the Planning Scheme subject to the requirements and recommendations of the bushfire risk assessment being given effect through the planning permit for the subdivision of the land.
- The requirement for a financial contribution for the public open space contribution for the subdivision is appropriate.
- The Barwon Water reserve should not form part of the public open space contribution.
- Flinders Avenue is to be constructed along the frontage of the subject site and the adjoining property to the south (131A Flinders Avenue) to comprise a traffic lane in each direction, kerb and channel, a parking lane, cycle lane, and a sealed pedestrian path on the north-western side of Flinders Avenue, and a table drain on the south-east side.
- The flood modelling is adequate.
- The relevant EPA noise publication provides the appropriate mechanism to regulate any potential noise impacts of the sewer pump and no additional requirements are required under the planning permit for the proposed subdivision.
- The prohibition on keeping cats and the mechanisms to apply this are appropriate.
- The conditions of the draft planning permit as exhibited should be amended in accordance with the conclusions and recommendations of this report.

(ii) Recommendations

Based on the reasons set out in this Report, the Panel recommends that:

1. **Greater Geelong Planning Scheme Amendment C368 be adopted as exhibited**
2. **Planning Permit Application 11/2017 be issued as exhibited subject to the following:**
 - a) **The road layout of the proposed subdivision to be in accordance with the Plan of Subdivision prepared by TGM Group dated 24/04/2018.**
 - b) **Amend Condition 25 requiring a landscaping plan to include that the plan show:**

- the boundaries between the subject site and Spoonbill Court and Firetail Way to be unfenced
 - a footpath connection between the new northern court and Spoonbill Court.
- c) Include a condition that the requirement for dwellings to be set back a minimum distance of 19 metres from the northern boundary of the proposed conventional residential subdivision is applied as a restriction in the Plan of Subdivision.
- d) Include a condition that the bushfire mitigation measures recommended in section 6.2 of the bushfire risk assessment (South Coast Bushfire Consultants, 26 April 2018) be applied to the affected lots through an agreement under section 173 of the *Planning and Environment Act 1987*.
- e) Amend conditions 5 and 7 to require the construction of Flinders Avenue along the frontage of the subject site and the adjoining property to the south (131A Flinders Avenue).
- f) Amend condition 7 requiring engineering road construction plans to specify that the cross section of Flinders Avenue include:
- a traffic lane in each direction
 - kerb and channelling, a parking lane, cycle lane and sealed pedestrian path on the north-western side of Flinders Avenue only
 - a table drain on the south-east side of Flinders Avenue.
- g) Amend condition 10 to require the drainage management plan to be amended to include the changes to the design of the underground pipe network in accordance with the Flood Impact Assessment Planning Panel Permit Application 11/2017 143-179 Flinders Avenue Lara', Report Reference: R.M00177.001.00 Docx, Date 24 April 2018, Venant Solutions.
- h) Amend Condition 2 that requires an agreement under Section 173 of the *Planning and Environment Act 1987* between the Council and the owner of the land, to provide that:
- No cats are to be kept on the new lots created
 - Prospective purchasers are to be informed about the prohibition by the vendor prior to purchase of a lot or lots within the subdivision
 - The Council is to enforce the prohibition until such time that it is superseded by a similar local law.
- i) Otherwise amend the conditions of the exhibited draft planning permit in accordance with the Panel version set out in Appendix C.

The Panel has provided a marked-up version of the permit conditions in accordance with the above recommendations, in Appendix C.

Attachment 4 – Panel Suggested Draft Permit Conditions

Greater Geelong Planning Scheme Amendment C368 and Planning Permit Application 11/2017 | Panel Report | 13 June 2018

Appendix C Planning Permit conditions – Panel preferred version

Permit conditions

DRAFT PLANNING PERMIT

GRANTED UNDER SECTION 96I OF THE
PLANNING AND ENVIRONMENT ACT 1987

Permit No.: PP-11-2017

Planning scheme: Greater Geelong Planning Scheme

Responsible authority: Greater Geelong City Council

ADDRESS OF THE LAND: 143-179 Flinders Avenue, Lara, Vic 3212

THE PERMIT ALLOWS: Staged Multi Lot Subdivision (~~23 lots~~)

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Plans

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must be generally in accordance with the Plan of Proposed Subdivision prepared by TGM Group, dated 24/04/18, Drawing reference 4986-108-PP01V12, Revision 4, but modified to show:
 - a) The staging of the subdivision.
 - b) Any lot within 19 metres of the northern boundary of the subdivision to include a restriction on title that no dwelling may be constructed within 19 metres of the northern boundary to achieve a Bushfire Attack Level of at least 12.5.

Endorsed Plans

- ~~12~~ The layout and site dimensions of the proposed subdivision as shown on the endorsed plan(s) shall not be altered or modified without the written consent of the Responsible Authority. There are no requirements to alter or modify the endorsed plan if a plan is certified under the provisions of the Subdivision Act 1988 that is generally in accordance with the endorsed plans.

Section 173 Agreement

- ~~23~~ Prior to the issue of Statement of Compliance for stage 1 of the subdivision, the owner of the land must enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987, to the satisfaction of the Responsible Authority. The agreement must provide for the following:

- a) A prohibition on the keeping of cats that provides for the following:
 - i. No cats are to be kept on the new lots created.
 - ii. Prospective purchasers are to be informed about the prohibition on keeping cats by the ~~developer~~ vendor prior to purchase of a lot or lots within the subdivision
 - iii. Council to enforce the prohibition until such time that it is superseded by a similar Council local law.
- b) The bushfire mitigation measures recommended in section 6.2 of the 'Bushfire risk assessment response to Clause 13.05 – 143-179 Flinders Avenue' prepared by Kylie Steel, South Coast Bushfire Consultants (dated 26 April 2018) to be applied and to and implemented on the affected lots.

The owner must pay the costs for preparation, execution and registration of the agreement and the agreement must be registered on the newly created titles.

Environmental (Construction) Management Plan

- 34 Prior to works for stage 1 of the subdivision commencing, an Environmental (Construction) Management Plan (CEMP) must be submitted and shall address control of site emissions during construction and the defects liability period to the satisfaction of the Responsible Authority. The plans must include measures to be taken to ensure that no polluted water and/or sediment laden runoff is to be discharged directly or indirectly into stormwater drains or watercourses during the construction period. The EMP shall be prepared in accordance with the EPA – Guideline for Environmental Management, Doing it Right on Subdivisions, Publication 960, September 2004. All development works must be carried out in accordance with the CEMP to the satisfaction of the Responsible Authority.

Cultural Heritage Management Plan

5. All works must be undertaken in accordance with the Cultural Heritage Management Recommendations in Part 2 sections 8 and 9 of the Cultural Heritage Management Plan Number 13780; prepared by Terra Culture, dated 18 November 2015, to the satisfaction of the Responsible Authority.

Engineering Road Construction Plans

- 46 Prior to works for each stage of the subdivision commencing, engineer designed roadworks and drainage construction plans must be submitted to and approved by the Responsible Authority. The engineering construction plans must detail construction to a standard that achieves a functional design including a minimum 21m from face of kerb to face of kerb for the court bowls with no adverse external impacts and achieve an acceptable standard of aesthetics including landscaping and is maintained in perpetuity to the satisfaction of the Responsible Authority.
- 57 Prior to works commencing, engineered designed roadworks and drainage plans must be submitted to and approved by the Responsible Authority showing a design for the full width road pavement in Flinders Avenue ~~from 125 Flinders Avenue to 185 Flinders Avenue~~ along the frontage of the subject site and the adjoining property to the south (131A Flinders Avenue) that must include the following, to the satisfaction of the Responsible Authority:

- a) a traffic lane in each direction
- b) kerb and channelling, a parking lane, cycle lane and sealed pedestrian path on the north-western side of Flinders Avenue only
- c) a table drain on the south-east side of Flinders Avenue.

Construction of Roads

- ~~68~~ Prior to a Statement of Compliance being issued for each stage of the subdivision, roadworks and drainage must be constructed in accordance with the approved plans and specifications to the satisfaction of the Responsible Authority, and must include:
- a) Fully sealed pavement with kerb & channel and turnaround area;
 - b) Concrete footpaths; and,
 - c) Underground stormwater drainage.
- ~~79~~ Prior to a Statement of Compliance being issued for stage 1 of the subdivision, the roadwork and drainage in Flinders Avenue from 125 between the southern boundary of 131A Flinders Avenue to the northern boundary of Lot 23 and the southern boundary of 185 Flinders Avenue must be constructed in accordance with the approved plans and specifications to the satisfaction of the Responsible Authority, and at no cost to Council.

~~Water Sensitive Urban Design (WSUD) Landscape Works~~

- ~~8 The Water Sensitive Urban Design works in accordance with the Stormwater Management Plan must be carried out and completed to the satisfaction of the Responsible Authority.~~

~~Practical Completion for the WSUD works can only be awarded subject to:~~

- ~~a) civil works within the treatment device being issued Practical Completion; and~~
- ~~b) landscape works within the treatment device being completed; and~~
- ~~c) the final stage of the development draining to that treatment device is issued Statement of Compliance; and~~
- ~~d) a relevant maintenance bond is in place for the planting works~~

~~A Practical Completion inspection is required and must be arranged by the permit holder with two weeks notice provided for onsite inspections. Any incomplete landscape works bond for WSUD will be returned on award of practical completion.~~

~~Water Sensitive Urban Design (WSUD) Maintenance~~

- ~~9 Water Sensitive Urban Design works must be maintained in accordance with Council's Landscape Standards Manual (June 2013), or any replacement landscape standard guidelines or manual which may be adopted by the Council, to the satisfaction of the responsible authority until:~~

- ~~a) the end of a period of no less than two (2) years from the date of practical completion of the landscaping unless otherwise agreed in writing by the responsible authority; or~~
- ~~b) Statement of Compliance is issued for the final stage of the development draining to that treatment device;~~

~~whichever is the latter.~~

~~A Handover inspection is required and must be organised by the permit holder with two weeks notice given for onsite inspections. No handovers will be accepted during summer months from 1 December to 29 February inclusive. Any landscape maintenance bond for WSUD will be returned on award of Handover.~~

Engineering Drainage Management Plan

- 10 Unless otherwise agreed in writing by the Responsible Authority, all works must be generally in accordance with the following ~~BMT-WBM~~ reports and to the satisfaction of the Responsible Authority:
- a) Proposed development of Caddy's Road, Lara – Flood Impact Assessment, Reference R.M20250.003.00. Modelling Addendum 2.docx, dated 20/6/2016
 - b) 'City of Greater Geelong Planning Scheme Amendment C368 Expert Witness Statement Flood Impact Assessment Planning Panel Permit Application 11/2017 143-179 Flinders Avenue Lara', Report Reference: R.M00177.001.00 Docx, Date 24 April 2018, Venant Solutions (Tabled document No 6).

Stormwater Management Design Plans

- 11 Prior to works commencing, a detailed Site Stormwater Management Plan must be submitted to and approved by the Responsible Authority. When approved the Site Stormwater Management Plan will form part of this permit. The plan must include, but is not limited to, detailed hydrological, hydraulic and water quality treatment analysis to the satisfaction of the Responsible Authority. The stormwater drainage system on the site must be designed in accordance with any Precinct Structure Plan and/or previously endorsed Drainage Strategy for the site, and such that stormwater runoff exiting the land meets the current best practice performance objectives for stormwater quality, as contained in the Urban Stormwater Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999) as follows:
- a) 80% retention of the typical annual load of suspended solids;
 - b) 45% retention of the typical annual load of total phosphorous;
 - c) 45% retention of the typical annual load of total nitrogen; and
 - d) 70% retention of the typical annual load of gross pollutants.

Construction of the Stormwater Management System

- 12 Prior to a Statement of Compliance being issued for each stage of the subdivision, a stormwater drainage system ~~including detention basin~~ must be constructed within easements, drainage reserve and/or road reserves to cater for all lots, roads, streets, and courts created by the subdivision in accordance with approved plans to the satisfaction of the Responsible Authority.

Creation of Easements

- 13 The Plan of Subdivision submitted for certification of each stage of the subdivision must include all easements deemed necessary to protect existing or future drainage lines within the subject site, and any easements required between the subject site and the nominated legal point of discharge must be created to the satisfaction of the Responsible Authority.

- 14 The Plan of Subdivision submitted for certification must include an easement 5.5m wide along the southern boundary of the balance of land to accord with the Caddy's Road, Flood Impact Assessment from Flinders Avenue to the boundary of 40-46 Caddys Road to the satisfaction of the Responsible Authority.

Functional Layout Plan

- 15 Prior to a Statement of Compliance being issued for each stage of the subdivision, a detailed Functional Layout Plan of the subdivision must be submitted to and approved by the Responsible Authority. The plan is to include, but is not limited to:
- a) Maintenance vehicle access points;
 - b) Maintenance vehicle access tracks;
 - c) Tree protection measures;
 - d) Existing and proposed street signs;
 - e) Existing and proposed linemarking changes;
 - f) Road, drainage, footpaths assets and utility installation offsets;
 - g) Further, temporary access, movement and/or alternative solution shall be catered for to allow access for waste removal of dwellings in Firetail Way while road construction is being undertaken.

Civil Maintenance Bond

- 16 Prior to a Statement of Compliance being issued for each stage of the subdivision, a civil works maintenance bond of 5% of the cost of the works must be paid to the Council. The bond will be returned after successful completion of the relevant maintenance period.

Revocation of Flood Prone Areas

- 17 Prior to a Statement of Compliance being issued for each stage of the subdivision, flood mapping is to be undertaken and submitted to the Responsible Authority to allow revocation of the flood prone designation for all lots covered by this permit.

Street Signs

- 18 Prior to a Statement of Compliance being issued for each stage of the subdivision, relevant street signs must be erected to the satisfaction of the Responsible Authority, including any signs required to prevent parking on the street on days of recycling and waste kerbside collections to allow the collection contractor to service the courts and streets.

Street Lighting

- 19 Prior to a Statement of Compliance being issued for each stage of the subdivision, street lighting is to be provided within and abutting the subdivision to the satisfaction of the Responsible Authority and at the full cost of the subdivider.

Fencing of Council Reserves

- 20 Prior to a Statement of Compliance being issued for each stage of the subdivision, appropriate fencing and vehicle access barriers shall be erected abutting Council reserve to the satisfaction of the Responsible Authority and at no cost to Council.

Disturbed Surfaces

- 21 Prior to a Statement of Compliance being issued for each stage of the subdivision, all disturbed surfaces on the land authorised by this permit except those areas set aside for roadways and footpaths shall be dressed with topsoil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Responsible Authority to prevent any erosion or siltation either on or adjacent to the land.

Engineering Works

- 22 The design and construction of the stormwater drainage connection into the existing Council infrastructure and any new council infrastructure must be approved and supervised by the Responsible Authority, to the satisfaction of the Responsible Authority. A fee of 3.25% of the cost of the works must be paid to the Responsible Authority for the checking and supervision of these works. A maintenance bond of 5% of the cost of the works must be paid to the Responsible Authority and must be returned after successful completion of the relevant maintenance period.

Topsoil Removal

- 23 No topsoil shall be removed from the land without the consent of the Responsible Authority and any topsoil disturbed as a result of works permitted by this permit shall be stockpiled on the site for later redressing of the land.

Public Open Space Contribution

- 24 The owner of the subject land must pay to the Council a sum equivalent to ten (10) per cent of the site value of all of the land in the subdivision as a public open space contribution pursuant to Section 18 of the Subdivision Act 1988. The contribution will be payable prior to the issue of a Statement of Compliance being issued for each stage of the subdivision.

Landscaping Plans

- 25 Prior to the certification of the plan of subdivision for each stage of the subdivision, Landscape Plans for all landscape works on public lands, prepared by a qualified Landscape Architect who is a member of the Institute of Landscape Architects, must be submitted to and approved by the Responsible Authority. The plans must be generally in accordance with any approved Landscape Master Plan. When approved, the plans will be endorsed and will then form part of the permit. The landscape plans must provide detailed planting, construction and specification details for all of the proposed landscaping works on public reserves and roads. The landscape plan must show:
- a) The layout of proposed new planting in all road reserves, reserves for municipal purposes and traffic management devices (e.g. medians, islands, and roundabouts).
 - b) Details of all other infrastructure within the road reserve and reserves for municipal purposes (e.g. underground services, street lights, stormwater pits, fire plugs etc).
 - c) A detailed planting schedule of all proposed trees and plants including botanical names, common names, pot sizes, sizes at maturity and quantities for each species.
 - d) All proposed street tree planting using semi-advanced trees with a minimum container size of 45 litres.

- e) Tree placement on secondary lot frontages using no more than two (2) trees that grow to an estimated size at maturity of no greater than 5 x 4m.
- f) All proposed groundcover & shrub planting with a minimum container size of 150mm.
- g) The maintenance schedule for all proposed planting.
- h) A footpath that connects Flinders Avenue with Firetail Way.
- i) A footpath that connects the new northern court with Spoonbill Court.
- j) The boundaries between the subject land and Spoonbill Court and Firetail Way to be unfenced.

Completion of Landscape Works

- 26 Unless otherwise approved in writing by the Responsible Authority, prior to the issue of a Statement of Compliance being issued for each stage of the subdivision, all landscape works shown on the endorsed plans for the subdivision must be completed to the satisfaction of the Responsible Authority.

Where landscape works forming part of the endorsed plans are not completed to the satisfaction of the Responsible Authority, prior to the applicant seeking a Statement of Compliance for a stage of the subdivision, the developer may request the approved landscape plan to be appropriately bonded or covered by a bank guarantee. Estimates must be professionally costed and submitted to the Responsible Authority for approval, once approved the bonds or bank guarantees must be submitted to the Responsible Authority separately prior to a Statement of Compliance being awarded issued for each stage of the subdivision.

- a) The incomplete landscape works bond or bank guarantee must be 125 per cent of the estimated cost of incomplete streetscape works.
- b) The maintenance bond or bank guarantee must be 100% of the estimated cost of maintenance activities for a two (2) year period.

Maintenance of Landscape Works

- 27 All works must be maintained to the satisfaction of the Responsible Authority for a period of two (2) years from the date of practical completion. During this period, any dead, diseased or damaged plants are to be repaired or replaced as required.
- 28 A maintenance bond to the value of 100% of the cost of works must be submitted to the Responsible Authority on application for practical completion of landscaping works to be retained until such time that the works have been accepted by Council for handover.
- 29 Where the landscape works are bonded, the maintenance period will commence from the date that the works are awarded Practical Completion by the Responsible Authority.
- 30 Works that have achieved practical completion will be randomly inspected throughout the maintenance period. Works deemed by the Responsible Authority as being inappropriately maintained or established will not be accepted and will remain on maintenance until such time that the Responsible Authority deems it acceptable.

Telecommunications

- 31 The owner of the land must enter into agreements with:

- a) a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - b) a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network (NBN) will not be provided by optical fibre.
- 32 Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:
- a) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
 - b) a suitably qualified person that fibre ready telecommunications facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Powercor Conditions

- 33 The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Powercor Australia Ltd in accordance with Section 8 of that Act.
- 34 The applicant shall provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor. (A payment to cover the cost of such work will be required). In the event that a supply is not provided the applicant shall provide a written undertaking to Powercor Australia Ltd that prospective purchasers will be so informed.
- 35 The applicant shall, where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor.
- 36 Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.
- 37 Any construction work must comply with Energy Safe Victoria's "No Go Zone" rules.
- 38 The applicant shall set aside on the plan of subdivision for the use of Powercor Australia Ltd reserves and/or easements satisfactory to Powercor Australia Ltd where any electric substation (other than a pole mounted type) is required to service the subdivision. Alternatively, at the discretion of Powercor Australia Ltd a lease(s) of the site(s) and for easements for associated powerlines, cables and access ways shall be provided. Such a lease shall be for a period of 30 years at a nominal rental with a right to extend the lease for a further 30 years. Powercor Australia Ltd will register such leases on the title by way of a caveat prior to the registration of the plan of subdivision.

- 39 The applicant shall provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land and for any new powerlines required to service the lots and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall show on the plan an easement(s) in favour of Powercor Australia Ltd for 'Powerline Purposes' pursuant to Section 88 of the Electricity Industry Act 2000.
- 40 The applicant shall obtain for the use of Powercor Australia Ltd any other easement external to the subdivision required to service the lots.
- 41 The applicant shall adjust the position of any existing easement(s) for powerlines to accord with the position of the line(s) as determined by survey.
- 42 The applicant shall obtain Powercor Australia Ltd's approval for lot boundaries within any area affected by an easement for a powerline and for the construction of any works in such an area.
- 43 The applicant shall provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.

Barwon Water Conditions

General

- 44 The owner shall create easements for Pipelines or Ancillary Purposes and or reserves in favour of Barwon Region Water Corporation on the plan of subdivision in accordance with Barwon Water's Land Development Manual, without cost to Barwon Water, over existing and proposed water and sewerage infrastructure within the land. If further easements or reserves are required following design of water and sewerage infrastructure these must be added to the plan of subdivision prior to seeking Barwon Water's consent to the issue of a statement of compliance for the subdivision.
- 45 The plan of subdivision must be referred to Barwon Water in accordance with the Subdivision Act 1988 and any subsequent amendments to the plan provided to Barwon Water.
- 46 Additional water and/ or sewer assets are required to service this development. The creation of assets is additional to the internal works required for which the developer will be responsible to provide. The assets required are a Sewerage Pump Station (SPS) and rising main to serve the development.

Water

- 47 The provision and installation of individual water services to all lots in the subdivision. Note, that tappings and services are not to be located under existing or proposed driveways.
- 48 The payment of New Customer Contributions for water for each additional connection which includes any new lot on a plan of subdivision and/or any apartment, unit or premises within the development that is or can be separately metered for water supply.

- 49 Reticulated water mains or a water main extension are/ is required to service the proposed development. This work must be designed by a Barwon Water accredited Consulting Engineer and constructed by a Barwon Water accredited Contractor following the "Developer Works" process.

Sewer

- 50 The provision of sewerage services to all lots in the subdivision. Individual allotment house connection drains are to be provided for and extend into each allotment. Note that if any common drain or drain from another allotment crosses under a proposed dwelling, a "modification to consent" is to be obtained from the Victorian Building Association and presented to Barwon Water with the required drainage plan. It should be noted that the property service sewer drain remains the responsibility of the property owner(s).
- 51 The payment of New Customer Contributions for sewer for each additional connection which includes any new lot on a plan of subdivision and/or any apartment, unit or premises within the development that is or can be separately metered (for water supply).
- 52 Reticulated sewer mains or a sewer main extension are/ is required to service the proposed development. This work must be designed by a Barwon Water accredited Consulting Engineer and constructed by a Barwon Water accredited Contractor following the "Developer Works" process.
- 53 The owner/developer is required to design and construct a Sewerage Pump Station and rising main to service this development.

Downer Utilities Condition

- 54 The plan of subdivision submitted for certification must be referred to AusNet (Gas) in accordance with Section 8 of the Subdivision Act 1988.

Country Fire Authority Conditions

Hydrants

- 55 Operable hydrants, above or below ground must be provided to the satisfaction of CFA.
- 56 The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of the building envelope, the rear of all lots) must be 120m and hydrants must be no more than 200m apart.
- 57 Hydrants must be identified as specified in 'Identification of Street Hydrants for Firefighting purposes' available under publications on the Country Fire Authority web site (www.cfa.vic.gov.au)

Roads

- 58 Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.
- 59 The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 metres. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.

- 60 Roads must have a minimum trafficable width of:
- a) 5.5m if parking is prohibited on one or both sides of the road,
 - b) 7.3m where parking is allowable on both sides of the road.
- 61 Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the CFA may be used as alternatives.
- 62 Any road with a trafficable width (Kerb to Kerb) less than 7.3 metres, must have 'No Standing' signage and/or appropriate on-road line markings installed to clearly identify that parking is only allowed on one side of the roadway.

Expiry

- 63 The permit will expire if the plan of subdivision is not certified within 2 years from the date of this permit and if a statement of compliance is not issued within 5 years of the date of certification of that plan.

The Responsible Authority may extend the certification period referred to if a request is made in writing before the permit expires or within 6 months afterwards.

Attachment 5 – Draft Permit with additional recommended changes

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DRAFT PLANNING PERMIT

GRANTED UNDER SECTION 96I OF THE
PLANNING AND ENVIRONMENT ACT 1987

Permit No.: PP-11-2017

Planning scheme: Greater Geelong Planning Scheme

Responsible authority: Greater Geelong City Council

ADDRESS OF THE LAND: 143-179 FLINDERS AVENUE, LARA, VIC 3212

THE PERMIT ALLOWS: STAGED MULTI LOT SUBDIVISION

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Plans

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must be generally in accordance with the Plan of Proposed Subdivision prepared by TGM Group, dated 24/04/18, Drawing reference 4986-108-PP01V12, Revision 4, but modified to show:
 - a) The staging of the subdivision.
 - b) All lots within 19 metres of the northern boundary of the subdivision to include a restriction on title that no dwelling may be constructed within 19 metres of the northern boundary.

Endorsed Plans

2. The layout and site dimensions of the proposed subdivision as shown on the endorsed plan(s) shall not be altered or modified without the written consent of the Responsible Authority. There are no requirements to alter or modify the endorsed plan if a plan is certified under the provisions of the Subdivision Act 1988 that is generally in accordance with the endorsed plans.

Section 173 Agreement

3. Prior to the issue of a Statement of Compliance for stage 1 of the subdivision, the owner of the land must enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987, to the satisfaction of the Responsible Authority. The agreement must provide for:
 - a) A prohibition on the keeping of cats that provides for the following:
 - i. No cats are to be kept on the new lots created.
 - ii. Prospective purchasers are to be informed about the prohibition on keeping cats by the vendor prior to purchase of a lot or lots within the subdivision
 - iii. Council to enforce the prohibition until such time that it is superseded by a similar Council local law.

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- b) The bushfire mitigation measures recommended in section 6.2 of the 'Bushfire risk assessment response to Clause 13.05 – 143-179 Flinders Avenue' prepared by Kylie Steel, South Coast Bushfire Consultants (dated 26 April 2018) to be applied and implemented on the affected lots.

The owner must pay the costs for preparation, execution and registration of the agreement and the agreement must be registered on the newly created titles.

Environmental (Construction) Management Plan

4. Prior to works for each stage of the subdivision commencing, an Environmental (Construction) Management Plan (CEMP) must be submitted and shall address control of site emissions during construction and the defects liability period to the satisfaction of the Responsible Authority. The plans must include measures to be taken to ensure that no polluted water and/or sediment laden runoff is to be discharged directly or indirectly into stormwater drains or watercourses during the construction period. The EMP shall be prepared in accordance with the EPA – Guideline for Environmental Management, Doing it Right on Subdivisions, Publication 960, September 2004. All development works must be carried out in accordance with the CEMP to the satisfaction of the Responsible Authority.

Cultural Heritage Management Plan

5. All works must be undertaken in accordance with the Cultural Heritage Management Recommendations in Part 2 sections 8 and 9 of the Cultural Heritage Management Plan Number 13780; prepared by Terra Culture, dated 18 November 2015, to the satisfaction of the Responsible Authority.

Engineering Road Construction Plans

6. Prior to works for each stage of the subdivision commencing, engineer designed roadworks and drainage construction plans must be submitted to and approved by the Responsible Authority. The engineering construction plans must detail construction to a standard that achieves a functional design including a minimum 21m from face of kerb to face of kerb for the court bowls with no adverse external impacts and achieve an acceptable standard of aesthetics including landscaping and is maintained in perpetuity to the satisfaction of the Responsible Authority.
7. Prior to works commencing, engineered designed roadworks and drainage plans must be submitted to and approved by the Responsible Authority showing a design for the full width road pavement in Flinders Avenue from 125 Flinders Avenue to 185 Flinders Avenue that must include the following, to the satisfaction of the Responsible Authority:
- a) a traffic lane in each direction
 - b) kerb and channelling, a parking lane, cycle lane and sealed pedestrian path on the north-western side of Flinders Avenue only
 - c) a table drain on the south-east side of Flinders Avenue.

Construction of Roads

8. Prior to a Statement of Compliance being issued for each stage of the subdivision, roadworks and drainage must be constructed in accordance with the approved plans and specifications to the satisfaction of the Responsible Authority, and must include:
- a) Fully sealed pavement with kerb & channel and turnaround area;

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- b) Concrete footpaths; and
 - c) Underground stormwater drainage.
9. Prior to a Statement of Compliance being issued for stage 1 of the subdivision, the roadwork and drainage in Flinders Avenue 125 Flinders Avenue to the northern boundary of Lot 23 must be constructed in accordance with the approved plans and specifications to the satisfaction of the Responsible Authority, and at no cost to Council.

Creation of Easements

10. The Plan of Subdivision submitted for certification of each stage of the subdivision must include all easements deemed necessary to protect existing or future drainage lines within the subject site, and any easements required between the subject site and the nominated legal point of discharge must be created to the satisfaction of the Responsible Authority.
11. The Plan of Subdivision submitted for certification must include an easement 5.5m wide along the southern boundary of the balance of land to accord with the Caddy's Road, Flood Impact Assessment from Flinders Avenue to the boundary of 40-46 Caddys Road to the satisfaction of the Responsible Authority.

Engineering Drainage Management Plan

12. Unless otherwise agreed in writing by the Responsible Authority, all works must be generally in accordance with the following reports and to the satisfaction of the Responsible Authority:
- a) Proposed development of Caddy's Road, Lara – Flood Impact Assessment, Reference R.M20250.003.00. Modelling Addendum 2.docx, dated 20/6/2016
 - b) 'City of Greater Geelong Planning Scheme Amendment C368 Expert Witness Statement Flood Impact Assessment Planning Panel Permit Application 11/2017 143-179 Flinders Avenue Lara', Report Reference: R.M00177.001.00 Docx, Date 24 April 2018, Venant Solutions (Tabled document No 6).

Stormwater Management Design Plans

13. Prior to works commencing, a detailed Site Stormwater Management Plan must be submitted to and approved by the Responsible Authority. When approved the Site Stormwater Management Plan will form part of this permit. The plan must include, but is not limited to, detailed hydrological, hydraulic and water quality treatment analysis to the satisfaction of the Responsible Authority. The stormwater drainage system on the site must be designed in accordance with any Precinct Structure Plan and/or previously endorsed Drainage Strategy for the site, and such that stormwater runoff exiting the land meets the current best practice performance objectives for stormwater quality, as contained in the Urban Stormwater Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999) as follows:
- a) 80% retention of the typical annual load of suspended solids;
 - b) 45% retention of the typical annual load of total phosphorous;
 - c) 45% retention of the typical annual load of total nitrogen; and
 - d) 70% retention of the typical annual load of gross pollutants.

Construction of the Stormwater Management System

14. Prior to a Statement of Compliance being issued for each stage of the subdivision, a stormwater drainage system must be constructed within easements, drainage reserve

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and/or road reserves to cater for all lots, roads, streets, and courts created by the subdivision in accordance with approved plans to the satisfaction of the Responsible Authority.

Functional Layout Plan

15. Prior to a Statement of Compliance being issued for each stage of the subdivision, a detailed Functional Layout Plan of the subdivision must be submitted to and approved by the Responsible Authority. The plan is to include, but is not limited to:
- a) Maintenance vehicle access points;
 - b) Maintenance vehicle access tracks;
 - c) Tree protection measures;
 - d) Existing and proposed street signs;
 - e) Existing and proposed linemarking changes;
 - f) Road, drainage, footpaths assets and utility installation offsets;
 - g) Further, temporary access, movement and/or alternative solution shall be catered for to allow access for waste removal of dwellings in Firetail Way while road construction is being undertaken.

Civil Maintenance Bond

16. Prior to a Statement of Compliance being issued for each stage of the subdivision, a civil works maintenance bond of 5% of the cost of the works must be paid to the Council. The bond will be returned after successful completion of the relevant maintenance period.

Revocation of Flood Prone Areas

17. Prior to a Statement of Compliance being issued for each stage of the subdivision, flood mapping is to be undertaken and submitted to the Responsible Authority to allow revocation of the flood prone designation for all lots covered by this permit.

Street Signs

18. Prior to a Statement of Compliance being issued for each stage of the subdivision, relevant street signs must be erected to the satisfaction of the Responsible Authority, including any signs required to prevent parking on the street on days of recycling and waste kerbside collections to allow the collection contractor to service the courts and streets.

Street Lighting

19. Prior to a Statement of Compliance being issued for each stage of the subdivision, street lighting is to be provided within and abutting the subdivision to the satisfaction of the Responsible Authority and at the full cost of the subdivider.

Fencing of Council Reserves

20. Prior to a Statement of Compliance being issued for each stage of the subdivision, appropriate fencing and vehicle access barriers shall be erected abutting Council reserve to the satisfaction of the Responsible Authority and at no cost to Council.

Disturbed Surfaces

21. Prior to a Statement of Compliance being issued for each stage of the subdivision, all disturbed surfaces on the land authorised by this permit except those areas set aside for roadways and footpaths shall be dressed with topsoil and, where appropriate, re-

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vegetated and stabilised to the satisfaction of the Responsible Authority to prevent any erosion or siltation either on or adjacent to the land.

Engineering Works

22. The design and construction of the stormwater drainage connection into the existing Council infrastructure and any new council infrastructure must be approved and supervised by the Responsible Authority, to the satisfaction of the Responsible Authority. A fee of 3.25% of the cost of the works must be paid to the Responsible Authority for the checking and supervision of these works. A maintenance bond of 5% of the cost of the works must be paid to the Responsible Authority and must be returned after successful completion of the relevant maintenance period.

Topsoil Removal

23. No topsoil shall be removed from the land without the consent of the Responsible Authority and any topsoil disturbed as a result of works permitted by this permit shall be stockpiled on the site for later redressing of the land.

Public Open Space Contribution

24. The owner of the subject land must pay to the Council a sum equivalent to ten (10) per cent of the site value of all of the land in the subdivision as a public open space contribution pursuant to Section 18 of the Subdivision Act 1988. The contribution will be payable prior to a Statement of Compliance being issued for each stage of the subdivision.

Landscaping Plans

25. Prior to the certification of the plan of subdivision for each stage of the subdivision, Landscape Plans for all landscape works on public lands, prepared by a qualified Landscape Architect who is a member of the Institute of Landscape Architects, must be submitted to and approved by the Responsible Authority. The plans must be generally in accordance with any approved Landscape Master Plan. When approved, the plans will be endorsed and will then form part of the permit. The landscape plans must provide detailed planting, construction and specification details for all of the proposed landscaping works on public reserves and roads. The landscape plan must show:
- a) The layout of proposed new planting in all road reserves, reserves for municipal purposes and traffic management devices (e.g. medians, islands, and roundabouts).
 - b) Details of all other infrastructure within the road reserve and reserves for municipal purposes (e.g. underground services, street lights, stormwater pits, fire plugs etc).
 - c) A detailed planting schedule of all proposed trees and plants including botanical names, common names, pot sizes, sizes at maturity and quantities for each species.
 - d) All proposed street tree planting using semi-advanced trees with a minimum container size of 45 litres.
 - e) Tree placement on secondary lot frontages using no more than two (2) trees that grow to an estimated size at maturity of no greater than 5 x 4m.
 - f) All proposed groundcover & shrub planting with a minimum container size of 150mm.
 - g) The maintenance schedule for all proposed planting.
 - h) A footpath that connects Flinders Avenue with Firetail Way.
 - i) A footpath that connects the new northern court with Spoonbill Court.

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- j) The boundaries between the subject land and Spoonbill Court and Firetail Way to be unfenced.

Completion of Landscape Works

26. Unless otherwise approved in writing by the Responsible Authority, prior to a Statement of Compliance being issued for each stage of the subdivision, all landscape works shown on the endorsed plans for the subdivision must be completed to the satisfaction of the Responsible Authority.

Where landscape works forming part of the endorsed plans are not completed to the satisfaction of the Responsible Authority, prior to the applicant seeking a Statement of Compliance for a stage of the subdivision the developer may request the approved landscape plan to be appropriately bonded or covered by a bank guarantee. Estimates must be professionally costed and submitted to the Responsible Authority for approval. Once approved, the bonds or bank guarantees must be submitted to the Responsible Authority separately prior to a Statement of Compliance being issued for each stage of the subdivision.

- a) The incomplete landscape works bond or bank guarantee must be 125 per cent of the estimated cost of incomplete streetscape works.
b) The maintenance bond or bank guarantee must be 100% of the estimated cost of maintenance activities for a two (2) year period.

Maintenance of Landscape Works

27. All works must be maintained to the satisfaction of the Responsible Authority for a period of two (2) years from the date of practical completion. During this period, any dead, diseased or damaged plants are to be repaired or replaced as required.
28. A maintenance bond to the value of 100% of the cost of works must be submitted to the Responsible Authority on application for practical completion of landscaping works to be retained until such time that the works have been accepted by Council for handover.
29. Where the landscape works are bonded, the maintenance period will commence from the date that the works are awarded Practical Completion by the Responsible Authority.
30. Works that have achieved practical completion will be randomly inspected throughout the maintenance period. Works deemed by the Responsible Authority as being inappropriately maintained or established will not be accepted and will remain on maintenance until such time that the Responsible Authority deems it acceptable.

Telecommunications

31. The owner of the land must enter into agreements with:
- a) a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
b) a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network (NBN) will not be provided by optical fibre.

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32. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:
- a) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the item; and
 - b) a suitably qualified person that fibre ready telecommunications facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Powercor Conditions

33. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Powercor Australia Ltd in accordance with Section 8 of that Act.
34. The applicant shall provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor. (A payment to cover the cost of such work will be required). In the event that a supply is not provided the applicant shall provide a written undertaking to Powercor Australia Ltd that prospective purchasers will be so informed.
35. The applicant shall, where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor.
36. Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.
37. Any construction work must comply with Energy Safe Victoria's "No Go Zone" rules.
38. The applicant shall set aside on the plan of subdivision for the use of Powercor Australia Ltd reserves and/or easements satisfactory to Powercor Australia Ltd where any electric substation (other than a pole mounted type) is required to service the subdivision. Alternatively, at the discretion of Powercor Australia Ltd a lease(s) of the site(s) and for easements for associated powerlines, cables and access ways shall be provided. Such a lease shall be for a period of 30 years at a nominal rental with a right to extend the lease for a further 30 years. Powercor Australia Ltd will register such leases on the title by way of a caveat prior to the registration of the plan of subdivision.
39. The applicant shall provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land and for any new powerlines required to service the lots and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall show on the plan an easement(s) in favour of Powercor Australia Ltd for 'Powerline Purposes' pursuant to Section 88 of the Electricity Industry Act 2000.

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40. The applicant shall obtain for the use of Powercor Australia Ltd any other easement external to the subdivision required to service the lots.
41. The applicant shall adjust the position of any existing easement(s) for powerlines to accord with the position of the line(s) as determined by survey.
42. The applicant shall obtain Powercor Australia Ltd's approval for lot boundaries within any area affected by an easement for a powerline and for the construction of any works in such an area.
43. The applicant shall provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.

BARWON WATER CONDITIONS

General

44. The owner shall create easements for Pipelines or Ancillary Purposes and or reserves in favour of Barwon Region Water Corporation on the plan of subdivision in accordance with Barwon Water's Land Development Manual, without cost to Barwon Water, over existing and proposed water and sewerage infrastructure within the land. If further easements or reserves are required following design of water and sewerage infrastructure these must be added to the plan of subdivision prior to seeking Barwon Water's consent to the issue of a statement of compliance for the subdivision.
45. The plan of subdivision must be referred to Barwon Water in accordance with the Subdivision Act 1988 and any subsequent amendments to the plan provided to Barwon Water.
46. Additional water and/ or sewer assets are required to service this development. The creation of assets is additional to the internal works required for which the developer will be responsible to provide. The assets required are a Sewerage Pump Station (SPS) and rising main to serve the development.

Water

47. The provision and installation of individual water services to all lots in the subdivision. Note, that tappings and services are not to be located under existing or proposed driveways.
48. The payment of New Customer Contributions for water for each additional connection which includes any new lot on a plan of subdivision and/or any apartment, unit or premises within the development that is or can be separately metered for water supply.
49. Reticulated water mains or a water main extension are/ is required to service the proposed development. This work must be designed by a Barwon Water accredited Consulting Engineer and constructed by a Barwon Water accredited Contractor following the "Developer Works" process.

Sewer

Date issued:

4 October 2017

Signature for the responsible authority:

DRAFT, Version 2

Planning and Environment Regulations 2015 - Form 9, Section 96J

50. The provision of sewerage services to all lots in the subdivision. Individual allotment house connection drains are to be provided for and extend into each allotment. Note that if any common drain or drain from another allotment crosses under a proposed dwelling, a "modification to consent" is to be obtained from the Victorian Building Association and presented to Barwon Water with the required drainage plan. It should be noted that the property service sewer drain remains the responsibility of the property owner(s).
51. The payment of New Customer Contributions for sewer for each additional connection which includes any new lot on a plan of subdivision and/or any apartment, unit or premises within the development that is or can be separately metered (for water supply).
52. Reticulated sewer mains or a sewer main extension are/ is required to service the proposed development. This work must be designed by a Barwon Water accredited Consulting Engineer and constructed by a Barwon Water accredited Contractor following the "Developer Works" process.
53. The owner/developer is required to design and construct a Sewerage Pump Station and rising main to service this development.

DOWNER UTILITIES CONDITION

54. The plan of subdivision submitted for certification must be referred to AusNet (Gas) in accordance with Section 8 of the Subdivision Act 1988.

CFA CONDITION

Hydrants

55. Operable hydrants, above or below ground must be provided to the satisfaction of CFA.
56. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of the building envelope, the rear of all lots) must be 120m and hydrants must be no more than 200m apart.
57. Hydrants must be identified as specified in 'Identification of Street Hydrants for Firefighting purposes' available under publications on the Country Fire Authority web site (www.cfa.vic.gov.au)

Roads

58. Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.
59. The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 metres. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.
60. Roads must have a minimum trafficable width of:
 - a) 5.5m if parking is prohibited on one or both sides of the road,
 - b) 7.3m where parking is allowable on both sides of the road.

Date issued:

4 October 2017

Signature for the responsible authority:

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Planning and Environment Regulations 2015 - Form 9, Section 96J

61. Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the CFA may be used as alternatives.
62. Any road with a trafficable width (Kerb to Kerb) less than 7.3 metres, must have 'No Standing' signage and/or appropriate on-road line markings installed to clearly identify that parking is only allowed on one side of the roadway.

Expiry

63. The permit will expire if one of the following circumstances applies:
 - a) The first stage of the plan of subdivision has not been certified within two years of the date of this permit.
 - b) All stages of the plan of subdivision have not been certified within five years of the date of this permit.
 - c) A statement of compliance is not issued within five years of the date of certification of a particular stage of subdivision.

The Responsible Authority may extend the certification periods referred to if a request is made in writing before the permit expires or within 6 months afterwards.

NOTES

Parks notes:

1. Landscape plans must be submitted to the Responsible Authority for approval separately to adjoining land including Council reserves.
2. Landscape treatments within traffic control devices such as medians and roundabouts are subject to specific control measures.
3. Street tree species selection within the landscape plan is subject to approval by Powercor in accordance with the requirements of the Distribution Construction Standard, Underground Trenching. Tree location and species type shall be determined, in consultation with CitiPower/Powercor, based on the specific site and the ability of the tree to both enhance the local amenity and co-exist with utility services infrastructure – with all trees to be identified on a 'master services plan' provided by the party planting the trees.
4. A practical completion is required to satisfy condition 26 and must be organised by the permit holder with two weeks' notice given for onsite inspections. The incomplete works bond will be returned once practical completion has been awarded.
5. Landscaping works bonded as outstanding must be enacted within one (1) year of statement of compliance being awarded.
6. A handover inspection is required to satisfy condition 26 and must be organised by the permit holder with two weeks' notice given for onsite inspections. The maintenance bond will be returned on acceptance of handover.
7. No handovers will be accepted during the summer period, between 30 November and 1 March.

Barwon Water Note:

1. The developer is to apply to Barwon Water for details relating to costs and conditions required for the provision of water supply and sewerage services to the subdivision. It would be appreciated if all communications between the developer/agent and Barwon Water quote Barwon Water reference number L013555.

Date issued:

4 October 2017

Permit No.: 11-2017

Signature for the responsible authority:

DRAFT, Version 2

Page 10 of 11

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No. C368 to the Greater Geelong Planning Scheme.

WHEN DOES THE PERMIT BEGIN?

The permit operates from a day specified in the permit being a day on or after the day on which the amendment to which the permit applies comes into operation.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of a permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- In accordance with section 96M of the **Planning and Environment Act 1987**, the applicant may not apply to the Victorian Civil and Administrative Tribunal for a review of any condition in this permit.

Attachment 6 – Amendment Documents for Adoption

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C368

INSTRUCTION SHEET

The planning authority for this amendment is Greater Geelong City Council.

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 1 attached map sheet.

Zoning Maps

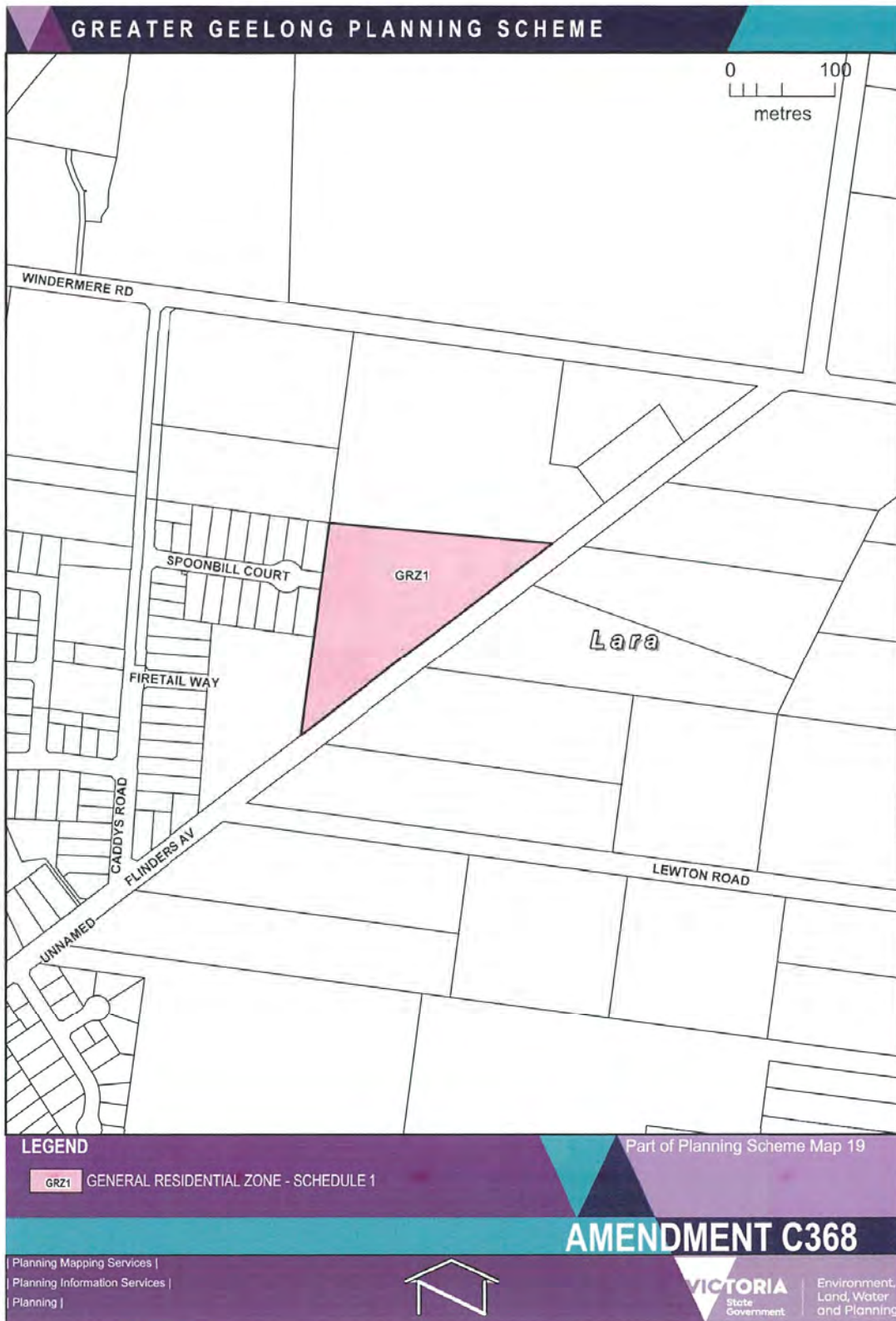
1. Amend Planning Scheme Map No. 19 in the manner shown on the 1 attached map marked "Greater Geelong Planning Scheme, Amendment C368".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In Local Planning Policy Framework – replace Clause 21.13 with a new Clause 21.13 in the form of the attached document.

End of document



GREATER GEELONG PLANNING SCHEME

21.13

201-
03/03/2016
C358/C333

21.13-1
30/05/2014
C293

LARA

Key issues and influences

Lara is a township designated for urban growth and is strategically located between Geelong and Melbourne with excellent road, rail, seaport and airport links.

The rural landscape setting is important to the character of the town.

Key environmental, cultural and landscape features need to be protected and managed.

The Hovells and Serendip Creek systems have a propensity to flood and in low lying areas there is a lack of overland flood conveyance and grade for drainage systems putting constraints on development in these areas.

Retail and commercial expansion is required to meet the needs of local residents and to reduce the high level of escape expenditure.

There is a strong reliance on the private motor car as a form of transport and active and public transport infrastructure and services need to be improved.

The Geelong Ring Road Employment Precinct, Avalon Airport and nearby land provide significant opportunities for employment and economic growth.

21.13-2

03/03/2016
C393

Objectives

- To maintain a compact urban form and provide for sustainable communities.
- To maintain and enhance the rural characteristics of Lara.
- To ensure an adequate supply of appropriately zoned and located residential and commercial land.
- To protect the rural landscape setting of the township particularly to the north overlooking the You Yangs.
- To consolidate retail and commercial activities at the existing Lara town centre.
- To ensure that any expansion of the Lara Town Centre integrates with the existing retail, commercial and community facilities in the Town Centre.
- To provide community and recreation services and infrastructure to meet the needs of the local and surrounding population.
- To protect and enhance key environmental, cultural and landscape features.
- To protect flood prone areas and areas that can not be readily drained from urban encroachment.
- To provide an efficient and integrated movement network for public transport, vehicular, bicycle and pedestrian movements.
- To protect Avalon Airport, Geelong Ring Road Employment Precinct and the potential intermodal transport facility from urban encroachment and sensitive uses.

Strategies

- Contain urban development within the defined settlement boundary in accordance with the Structure Plan map included in this clause.
- Support the development of areas identified for rezoning to Residential 1 and Low Density Residential in accordance with the Structure Plan map included in this clause.

GREATER GEELONG PLANNING SCHEME

- Support the rezoning of 'future residential' areas when a review of lot supply indicates rezoning is necessary to continue to achieve at least 15 years lot supply taking into consideration any infill opportunities that will not be realised in the short term.
- Ensure the sequential development of 'future residential' area west of O'Hallorans Road proceeds from east to west.
- Ensure new development incorporates sustainability principles including environmentally sustainable design, energy efficiency, connectivity and water sensitive urban design.
- Ensure new subdivision developments on General Residential Zone Schedule 1 zoned land incorporate urban design treatments that reinforce the rural characteristics of the town.
- Limit Rural Living to existing zoned land within Lara.
- Locate and integrate future education, community and recreation facilities to enhance their accessibility and to maximise joint use wherever possible.
- Provide additional bicycle and pedestrian opportunities and connections throughout the township including new footpaths and bicycle lanes.
- Support the implementation of the principles and objectives contained in the Lara Town Centre Urban Design Framework, including expanding the town centre to provide additional retail and commercial land including a full-line supermarket and community and transport infrastructure.
- Consider alternative town centre layout options provided that all the aims and strategies of the Lara Town Centre Urban Design Framework are satisfied.
- Limit the Patullos Road shopping strip to the existing Commercial 1 zoned land.
- Limit industrial uses within the township to land currently zoned for industrial purposes.
- Ensure that land use and development outside the settlement boundary does not prejudice the long term strategic directions identified in the Structure Plan map included in the clause including:
 - Retention of the rural landscape setting including views to the You Yangs;
 - Protection of agricultural land, particularly to the north of Lara and aquaculture or intensive agricultural production activities adjacent and complementary to Avalon Airport;
 - Protection of buffers to the Geelong Ring Road Employment Precinct;
 - Protection of opportunities for a potential intermodal transport facility
 - Protection of the current and future operations and development of Avalon Airport including associated or compatible uses.

21.13-3 Implementation

03/03/2016
C333

These strategies will be implemented by:

Applying Zones and Overlays

Apply the General Residential Zone Schedule 1 and Low Density Residential Zone to identified residential infill areas with appropriate Development Plan Overlay and Development Contribution Plan Overlay controls (or similar mechanisms).

Ensure future development for subdivision and use of land affected by the Lara West Precinct Structure Plan is generally consistent with the outcomes identified in this plan.

GREATER GEELONG PLANNING SCHEME

Apply the Urban Floodway Zone, Land Subject to Inundation Overlay and the Special Building Overlay to identified areas as a matter of urgency.

Apply appropriate zone/s required to facilitate commercial, retail and community development in the Lara town centre.

Further Work

Carry out the following further flooding and drainage work for Lara:

- update flood mapping data;
- develop a drainage infrastructure plan for the Lara area;
- introduce, as a matter of urgency, appropriate flood or inundation overlay controls in the planning scheme; and
- include drainage infrastructure in Development Contributions Plans for future developments.

Support the preparation of an Avalon Airport Environs Study to consider the application of an Airport Environs Overlay.

Support the preparation of an environmental assessment of land within the vicinity of Avalon Airport to determine opportunities and constraints.

Support the detailed assessment of the proposed intermodal transport facility in the context of employment, road, rail and freight planning for this part of Victoria.

References

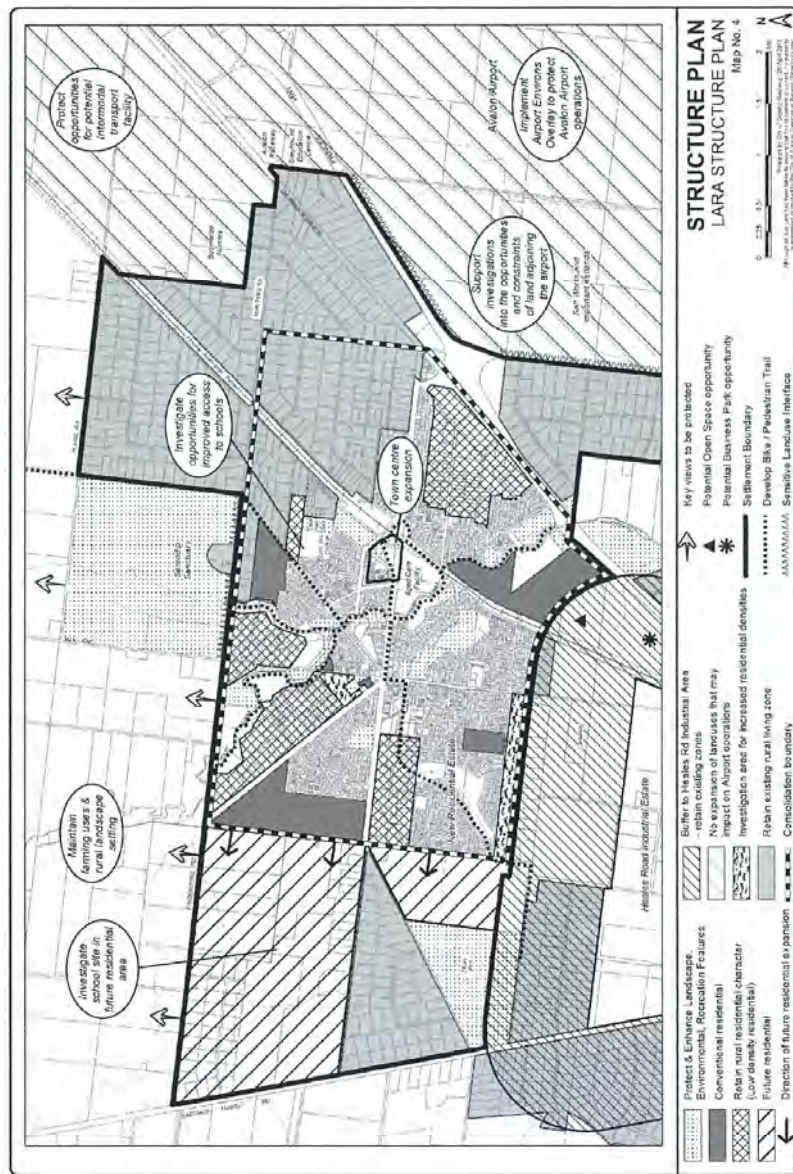
Lara Structure Plan, City of Greater Geelong, April 2011.

Lara Structure Plan Retail Development Issues, Tim Nott Retail Analysis + Strategy, March 2009

Lara Town Centre Urban Design Framework, David Lock Associates, March 2006.

Lara West Precinct Structure Plan, SMEC Urban, September 2013

GREATHER GEELONG PLANNING SCHEME



Attachment 7 – Revised Plan of Subdivision as Submitted to the Panel



General Note:
 This is a preliminary plan for planning consideration.
 Dimensions and areas are approximate and are subject to final survey.

PRELIMINARY

		<p>PLAN OF PROPOSED SUBDIVISION</p> <p>FLINDERS AVENUE LARA, 3212</p> <p>L. BISINELLA DEVELOPMENTS</p>	<p>Site Number: 4586-108-PP01V12 Sheet: 1 of 1 Date of Survey: -</p> <p style="text-align: center; font-size: 0.8em;">LENGTHS IN METRES</p> <p style="text-align: center;">0 10 20 30 40 50 60 70 1:1000</p> <p>Survey: <input type="checkbox"/> Drawn: RD Checked: <input type="checkbox"/></p> <p>DWG: 4586-108-PP01V12 REV: #</p>
<p>TGM Group 1214 Lonsdale Street (PO Box 117) Geelong VIC 3220 T: 03 5220 6000 F: 03 5220 4501 GPO BOX 117 GEELONG VIC 3220 Geelong Fax: 03 5220 4501</p>			<p>Date of Issue: 1/10/18 Scale: A3</p>