CITY OF GREATER GEELONG

MINUTES

ORDINARY MEETING OF COUNCIL

Tuesday, 27 June 2017

Held at the
Council Conference and Reception Centre
City Hall, Little Malop Street, Geelong
commencing at 6.30p.m.

ADMINISTRATORS:

Dr Kathy Alexander (Chair)
Laurinda Gardner
Peter Dorling

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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, 27 JUNE 2017 COMMENCING AT 6.30P.M.

PRESENT: Dr K Alexander (Chair), L Gardner, P Dorling

Also present: K Spiller (Chief Executive Officer), P Bettess (Director Manager Planning and Development), B Luxford (Director Investment & Attraction), W Tieppo (Director City Services), L Quinn (Director Community Life), J Moloney (Director Finance & Strategy), R Leonard (Snr Manager Legal Services & Governance)

OPENING: The Chair declared the meeting open at 6.30pm

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.

APOLOGIES: Nil

CONFIRMATION OF MINUTES:

L Gardner moved, P Dorling seconded -

That the Minutes of the Ordinary Meeting held on 23 May 2017 be confirmed.

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST: Nil.

FAREWELL:

On behalf of Council, Dr Kathy Alexander (Chair), acknowledged the resignation of William Tieppo (Director City Services) for his significant contribution to Council and thanked him for the assistance he provided to the Administrators during their term of office.

7. AMENDMENT C368 AND PERMIT 11/2017 - 143 – 179 FLINDERS AVENUE LARA – RESOLUTION TO EXHIBIT

Source:	**Planning and Development – Strategic Implementation**
CEO:	**Kelvin Spiller**
Index Reference:	**Amendment C368 and Planning Permit 11/2017**

Purpose

To seek Ministerial Authorisation to exhibit a combined re-zoning and planning permit to re-zone land at 143 – 179 Flinders Avenue, Lara to the General Residential Zone and subdivide the land for conventional residential development.

Background

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

In 2013 the then Minister for Planning prepared Amendment C293 to the Greater Geelong Planning Scheme, to re-zone to the General Residential Zone the land immediately to the west of the land which is the subject of the current application.

In its Report to the Minister the C293 Planning Panel indicated in relation to the 143 – 179 Flinders Avenue that:

"While the Council submitted that this land should be included for rezoning the Panel is not convinced that all parties who might be affected by such a proposal have had the opportunity to make a submission." (P. 15)

Key Issues

- Amendment C368 is supported by the Lara Structure Plan, which identifies this land as suitable for conventional residential development to take advantage of its proximity to established residential areas and easy access to a range of community facilities and services.
- The appropriate extent of such rezoning, with respect to the provision of a 200 metre buffer to Serendip Sanctuary, was considered and determined as part of Ministerial Amendment C293.
- The land proposed to be rezoned by Amendment C368 conforms to the setback distance from Serendip Sanctuary established by Amendment C293.
- Council previously expressed its support for the rezoning of this land in its submission to the C293 Planning Panel.

P Dorling moved, L Gardner seconded -

That Council:

1) **supports the preparation and exhibition of Amendment C368 to the Greater Geelong Planning Scheme to re-zone land at 143 - 179 Flinders Avenue Lara from Rural Living Zone to General Residential Zone 1;**
2) **revises the Map at Clause 21.13 - 4 to identify the land at 143 – 179 Flinders Avenue as suitable for conventional residential development;**
3) **considers the application for a planning permit for the multi-lot subdivision of the land to be re-zoned to the General Residential Zone concurrently with the preparation of the Amendment, in accordance with the provisions of Section 96A of the Planning; and**
4) **requests the Minister for Planning to authorise the preparation and exhibition of Amendment C368 and Planning Permit 11/2017.**

Carried.

Attachment 1

Discussion

The subject land adjoins the eastern boundary of land in the General Residential Zone, via Ministerial Amendment C293 to the Greater Geelong Planning Scheme, in 2014.

The land is located on the western side of Flinders Avenue, approximately 250 metres south of its intersection with Caddys Road.

The request for Amendment C368 was lodged by TGM Consulting on behalf of L. Bisinella Developments Pty Ltd, who are also the applicants for planning permit 11/2017.

The combined application for the Amendment and Planning Permit is accompanied by the following reports:

- Vegetation Assessment;
- Approved Cultural Heritage Management Plan;
- Flood Impact Assessment;
- Infrastructure Servicing Report;
- Clause 56 (Subdivision) Assessment; and
- Traffic Report.

The re-zoning and planning permit will enable the land to be developed in an integrated manner with the adjoining residential land to the west, which will optimise the conventional residential development potential of this land, consistent with the objectives of the Lara Structure Plan.

It is further proposed to exhibit an amended map for inclusion in the Municipal Strategic Statement at Clause 23.13-4, to align the extent of the land identified as suitable for conventional residential development with the proposed re-zoning. This is consistent with the process adopted by the then Minister in relation to Amendment C293.

The extent of the area affected by the re-zoning is identified in Attachment 2.

The revised Map for inclusion in Clause 21.13-4 is provided as Attachment 3.

The proposed subdivision layout is shown on the plan in Attachment 4.

Stakeholder Consultation and Communication

Council planners sought referral comments from internal Council departments and external referral agencies. Issues raised in comments have been resolved or are addressed by draft Planning Permit conditions.

All nearby property owners and other parties who lodged submissions to Amendment C293 will be notified at the time of the exhibition of this Amendment to enable them to make a submission and appear before an Independent Panel appointed by the Minister for Planning if they wish.

Policy/Legal/Statutory Implications

The Amendment is consistent with the Lara Structure Plan, 2011 which identifies this land as suitable for conventional residential development to take advantage of its proximity to established residential areas and easy access to a range of community facilities and services.

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

- Limiting the impact of urban development on non-urban areas by allowing development within a designated township boundary (Clause 11.02-2, 11.07-1 and 11.07-2);
- Encouraging subdivision of land which contributes to a compact urban structure with walkable distances between activities and with access to facilities to meet day to day needs (Clause 15.01-3);
- Providing for a residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water-sensitive design. (Clause 16.01-1);
- Locates new housing in locations that offer good access to jobs, services and transport (Clause 16.01-2); and
- Managing stormwater from the site through the incorporation of water-sensitive urban design techniques to reduce run-off and peak flows and integrate stormwater treatment into the landscape (Clause 19.03-3).

The amendment is also consistent with the following elements of the Local Planning Policy Framework:

21.06 Settlement and Housing

- 21.06-2 Urban growth – This policy seeks to retain development within defined urban growth areas and provide a mix of housing suited to the needs of a diverse range of household types.
- 21.06-3 Urban consolidation – This policy seeks to encourage urban consolidation and encourage a range of development densities.
- 21.06-4 Neighbourhood character – This policy seeks to ensure development appropriately responds to the existing character of the area.

21.08 Development and Community Infrastructure

- 21.081 Key issues and influences – This policy recognises the need to provide for the efficient use of services and conservation of water.
- 21.08-3 Development Contributions – This policy encourages development to proceed in a contiguous manner which maximises the use of development and community infrastructure.
- 21.08-5 Accessibility – The policy recognises the need to facilitate the development of access opportunities for all members of the community.

Conflict of Interest

No Council officers involved in the preparation of this report have any direct or indirect interest, as defined in Section 80C of the Local Government Act, with respect to the matters to which this Amendment and Permit relate.

The Director, Planning & Development has declined to deal with this report due to civil proceedings issues by L Bisinella Developments Pty Ltd.

Environmental Implications

No adverse environmental consequences have been identified with respect to the proposed Amendment and Permit.

The documentation submitted in support of the planning permit application has informed the responses from both internal and external referral authorities, which are reflected in the conditions of the planning permit.

The internal referral response from Council's Environment Unit includes the following comments:

"The northern boundary of the area to be rezoned GRZ1 coincides with a '200 metre line' to the south of Serendip Sanctuary, which provides a buffer between the sanctuary and urban residential development.

there is no native vegetation present on the subject site, the site was seen to have been ploughed, planted out with exotic grass species and cut for hay at the time of the inspection. The several scattered trees remaining on the site are exotic Peppercorns *Schinus spp*.

Attachment 2

Land to which the Planning Scheme Amendment and Planning Permit applies.

Amendment C368
Area to be rezoned.

Although all due care has been taken to ensure that this document is correct, no warranty is expressed or implied by the City of Greater Geelong, Barwon Water or the State of Victoria in its use.

N

GEELONG

23/05/2017 2:08 pm

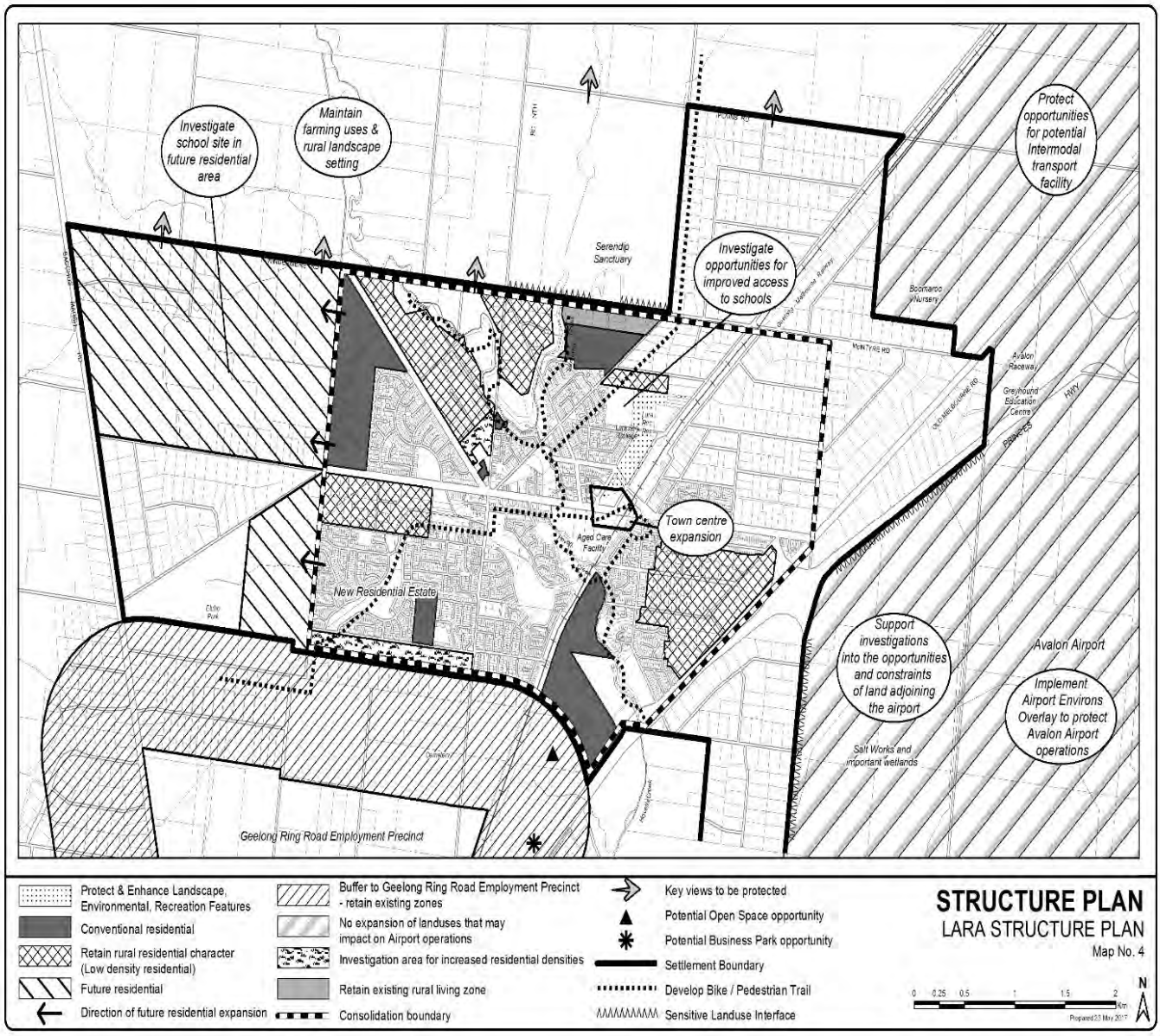
Prepared by the City of Greater Geelong - PLACES

MGA Zone 55

Scale 1 : 7500

Attachment 3

Revised Map: Clause 21.13-4



Attachment 4

Plan of Proposed Subdivision