

GREATER GEELONG PLANNING SCHEME
AMENDMENT C373
PLANNING PERMIT APPLICATION 879/2017
EXPLANATORY REPORT

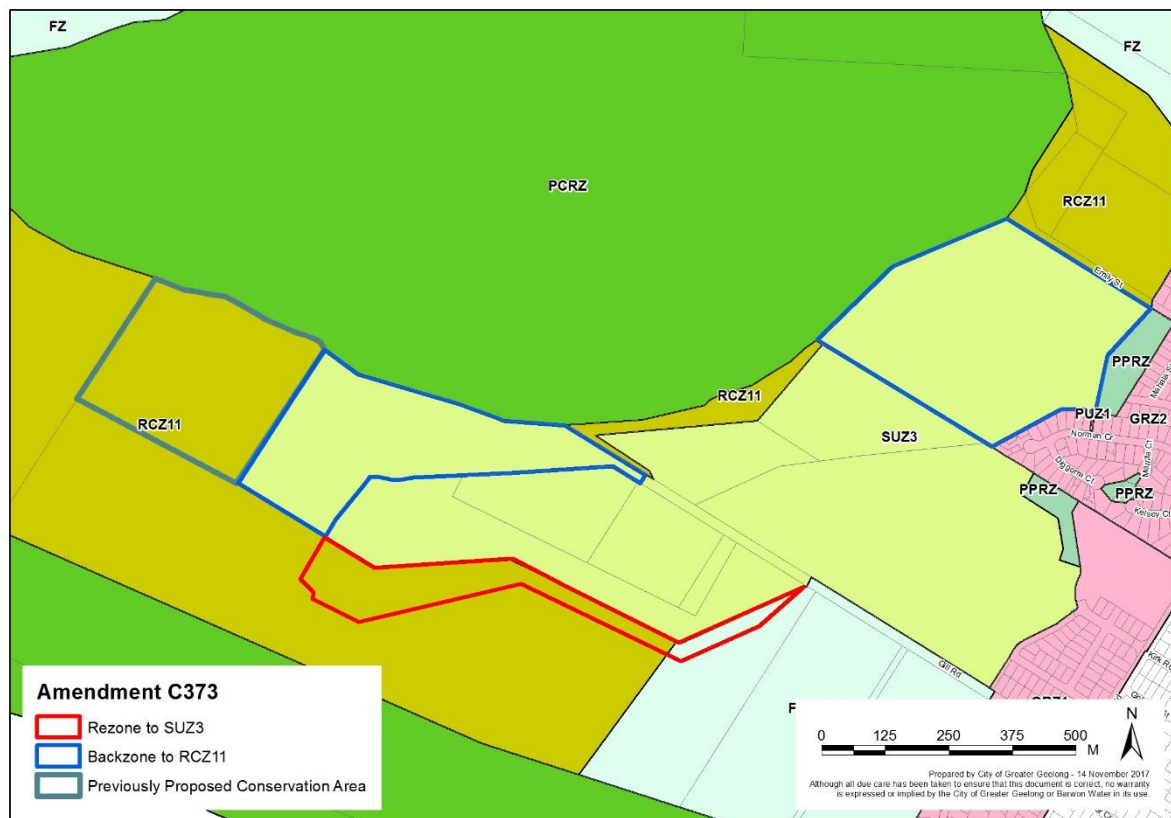
Who is the planning authority?

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

The Amendment has been made at the request of Spiire on behalf of Lonsdale Golf Club.

Land affected by the Amendment

The Amendment applies to land occupied by the Lonsdale Golf Course, off Fellows Road, Point Lonsdale together with the adjoining privately owned land fronting Gill Road and Emily Street, as shown on the following map.



The Amendment is a combined planning permit application and planning scheme amendment under Section 96A of the Act.

The planning permit application applies to 19 – 73 Gill Road, Point Lonsdale (Lot 1 Title Plan 822391K).

What the amendment does

The amendment proposes to rezone vacant farmland along the southern edge of the Lonsdale Golf course, off Gill Road, Point Lonsdale, from Farming Zone and Rural Conservation Zone to Special Use Zone 3 (Private Golf Course) to provide for a modest expansion of the existing golf course. It also substantially modifies the previously approved proposal to extend the course around the edges of Lake Victoria which are now proposed to be back zoned from Special Use Zone 3 to Rural Conservation Zone as shown on the map on the previous page. The amendment also proposes to amend the existing Development Plan Overlay 26 map and schedule to reflect the new course arrangements.

Specifically, the amendment seeks to:

- Rezone land from Farming Zone (FZ) and Rural Conservation Zone Schedule 11 (RCZ11) to Special Use Zone Schedule 3 (SUZ3);
- Rezone land from Special Use Zone (SUZ3) to Rural Conservation Zone (RCZ11);
- Amend the Development Plan Overlay Schedule 26 (DPO26);
- Apply the Development Plan Overlay (DPO26) to the land being rezoned to Special Use Zone (SUZ3);
- Delete the Development Plan Overlay (DPO26) from the land being zoned Rural Conservation Zone (RCZ11); and
- Amend Planning Scheme Maps 83 and 83DPO.

The planning permit seeks approval for a 2 lot subdivision to enable the golf club to purchase the newly rezoned Special Use Zone 3 land from the adjoining property owner. The planning permit is attached as a separate document to this Explanatory Report.

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment is required to facilitate the redevelopment/reconfiguration of Lonsdale Golf Club that cannot be achieved under the current zoning and planning scheme provisions which apply to the proposed golf course expansion area.

The amendment is required to vary the provisions of Development Plan Overlay Schedule 26 to remove reference to the previous Environment Effects Statement documentation and replace it with specific environmental requirements relating to the current proposal.

The residential component of the previously approved project along the Fellows and Gill Road frontages is not being changed by this amendment.

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

The proposal implements the objectives of planning in Victoria by providing for the economic development of the land and securing a pleasant, efficient and safe recreational environment for the local community.

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

Technical documentation has been prepared to inform the proposed development in relation to the environmental values associated with the land. The Biodiversity Assessment demonstrates that the refining of the area for the golf course development from the previous

project reduces the impact on native flora and fauna habitat. Removal of native vegetation within the site will follow the appropriate offset requirements.

In facilitating the reversion of those land areas no longer to be incorporated within the golf course configuration to RCZ, the natural environment and conservation values of these areas will be remain undisturbed.

The Amendment will facilitate the continued positive social and economic contribution of the golf course to the Point Lonsdale community and the region by providing enhanced community and recreation facilities for local residents and strengthening the club as a community focal point.

Does the Amendment address relevant bushfire risk?

A Bushfire Management Overlay (BMO/WMO) applies to the southern section of the land associated with the S96A planning permit application. Neither the proposed rezoning nor the subdivision application exacerbate the level of risk from bushfire.

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

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under *section 7(5) of the Planning and Environment Act 1987*.

The Amendment complies with Ministerial Direction No. 17 Localised Planning Statements. It implements the adopted Bellarine Peninsula Localised Planning Statement by providing for the development which is consistent with the adopted Point Lonsdale Structure Plan.

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

The Amendment implements the overall thrust of the State Planning Policy Framework by recognising and conserving coastal biodiversity and ecology, whilst also encouraging development that assists economic, social and cultural development.

The Amendment supports Clause 12.01-1 (Protection of biodiversity) and Clause 12.01-2 (Native vegetation management) by rezoning land to facilitate on-going conservation of areas of environmental significance and habitats for Victoria's flora and fauna. The clubs proposal seeks to ensure that native vegetation is avoided where possible and that where any removal is required, it is undertaken to the minimal extent necessary and with adequate offsetting.

The Amendment supports Clause 12.02-1 (Protection of coastal areas), Clause 12.02-2 (Appropriate development of coastal areas) and Clause 21.02-4 (Coastal tourism) by contributing to the conservation of areas with biodiversity value whilst facilitating tourism opportunities.

Similarly the Amendment supports Clause 13 (Environmental Risks) and Clause 14 (Natural Resource Management) by adopting environmental management and risk management approaches to avoid and minimise environmental degradation to achieve a quality, sustainable environment associated with the development.

The Amendment supports Clause 17.01 (Commercial) and Clause 17.03-1 (Facilitating tourism) by providing for the reconfiguration/redevelopment of an existing, suitably located facility that will afford value adding within the local economy and increased tourism opportunities through quality upgrades.

The Amendment supports Clause 19.03-2 (Water supply, sewerage and drainage) and Clause 19.03-3 (Stormwater) by providing the development with physical infrastructure that efficiently and effectively protects waterbodies and runoff from detrimental environmental effects.

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

Clause 21.05 (Natural Environment) seeks to protect, maintain and enhance the biodiversity of the municipality, including enhancing the coastal environment. The zoning changes being proposed by this Amendment will positively reduce development impacts on the environment.

Clause 21.07 (Economic Development and Employment) incorporates the intent to protect and enhance the Bellarine Peninsula's significant landscapes and environmental features whilst supporting tourism development. The Amendment facilitates the achievement of a reconfiguration/redevelopment on the Lonsdale Lakes Golf Course that has regard to minimising environmental impacts whilst contributing to the tourism offering on the Bellarine Peninsula beneficial to both the local and regional economy.

Clause 21.14 (The Bellarine Peninsula) - the amendment implements the recommendations of the Point Lonsdale Structure Plan referred to in this Clause.

Clause 22.05 (Agriculture, Rural Dwellings and Subdivision) and Clause 22.06 (Tourism, Accommodation and Function Centre Development in Rural Areas) incorporate the preservation of the rural landscape and prevention of land use conflicts. The proposal would facilitate a minimal loss of marginal agricultural land whilst providing a compatible use with associated environmental benefits attached to the reversion of land to RCZ11.

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

The Amendment makes proper use of the Victorian Planning Provisions to achieve the particular land use and development outcomes that are sought for the land.

The Amendment proposes to use the Special Use Zone 3 (SUZ3) for the Golf Course expansion which is the appropriate zone for a private golf course. The land that is being backzoned will go to Rural Conservation Zone 11 (RCZ11) which reflects its previous zoning prior to Amendment C67 which was the previous combined Amendment and EES for the Lonsdale Golf Course.

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

All relevant agencies have been consulted in the preparation of this Amendment.

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

The Amendment will not have any impact on the existing transport network.

Resource and administrative costs

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

The proposed Amendment will not impose any unreasonable resource or administrative costs on Greater Geelong Council in its capacity as the responsible authority.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

Greater Geelong City Council , Customer Service Centre, Ground Floor, 100 Brougham Street. GEELONG – 8.00am to 5.00pm weekdays

Greater Geelong City Council , other service centre .

'Amendments' section of the City's website www.geelongaustralia.com.au/amendments/

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection .

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority.

Submissions about Amendment C373 should be received by **Monday 12 March 2018** and addressed to:

The Coordinator
Strategic Implementation
City of Greater Geelong

- either by mail to: PO Box 104, GEELONG VIC 3220
- or by email to: strategicplanning@geelongcity.vic.gov.au
- or lodged online at: www.geelongaustralia.com.au/amendments/

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: week starting 30 April 2018
- panel hearing: week starting 28 May 2018

Further information

For further information about Amendment C373 please contact the Strategic Implementation Unit at the City of Greater Geelong on (03) 5272 4820 or via email strategicplanning@geelongcity.vic.gov.au