

AMENDMENT C367

MOLLERS LANE LEOPOLD REZONING



FURTHER NOTICE OF AMENDMENT

13 September 2019

WHY ARE WE NOTIFYING YOU?

The City of Greater Geelong recently adopted Amendment C367ggee to the Greater Geelong Planning Scheme. Due to changes to the proposed subdivision plan as part of the Planning Panel review of submissions, the Minister for Planning has directed Council to give further notice to you as an owner or occupier of land that may be affected.

Council's adopted subdivision plan changes the proposed use of the area of land in the south west portion of the site from public open space to residential and makes minor changes to the open space and subdivision layout near the northern waterway.

This further notification is confined to the changes to the proposed subdivision plan.

This Direction has been made to allow potentially affected third parties, including adjoining land owners and servicing authorities, to be formally notified of these proposed changes.

WHAT HAS CHANGED FROM THE EXHIBITED PLAN?

The plan on the back of this page is the adopted subdivision plan for the area. The major change affects the south-west corner of the site, which is now planned for residential subdivision comprising 34 lots and one medium density site compared with the exhibited version which planned this area to be encumbered public open space. There are some minor changes to the open space configuration through the centre of the site along the northern waterway. This plan also shows a subdivision plan for the Lutheran Church site and provides for future integration with 10 Willows Place.

Accompanying changes have been made to the draft planning permit and the Design and Development Overlay Schedule 43 to give effect to these, and to address issues raised by the Planning Panel.

CAN I MAKE A FURTHER SUBMISSION?

Any person may make a submission to the Minister for Planning about the changes. Submissions must include your name, contact address and email. You should say why you support or oppose the changes.

Submissions must be addressed to:

The Hon Richard Wynne MP

Minister for Planning

c/- Department of Environment, Land, Water and Planning

Barwon South West Region Office

P O Box 103

GEELONG VIC 3220

Or by email: stateplanning.services@delwp.vic.gov.au

CLOSING DATE FOR SUBMISSIONS.

The closing date for submissions is **Monday 21 October 2019**.

WHAT HAPPENS TO MY SUBMISSION?

Your submission will be considered by the Minister (or their delegate). The Minister may refer any submissions to an appointed panel.

WHERE CAN I GET FURTHER INFORMATION?

You can view the revised and adopted amendment documents on Council website at www.geelongaustralia.com.au/amendments

Please direct any questions to Susan Williamson, Senior Strategic Planner on 5272 4845 (Mondays & Tuesdays 9am-5pm and Wednesdays 9am-2.30pm) or email swilliamson@geelongcity.vic.gov.au

PETER SMITH

COORDINATOR STRATEGIC IMPLEMENTATION

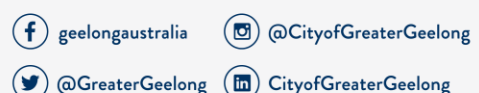
CUSTOMER SERVICE CENTRE

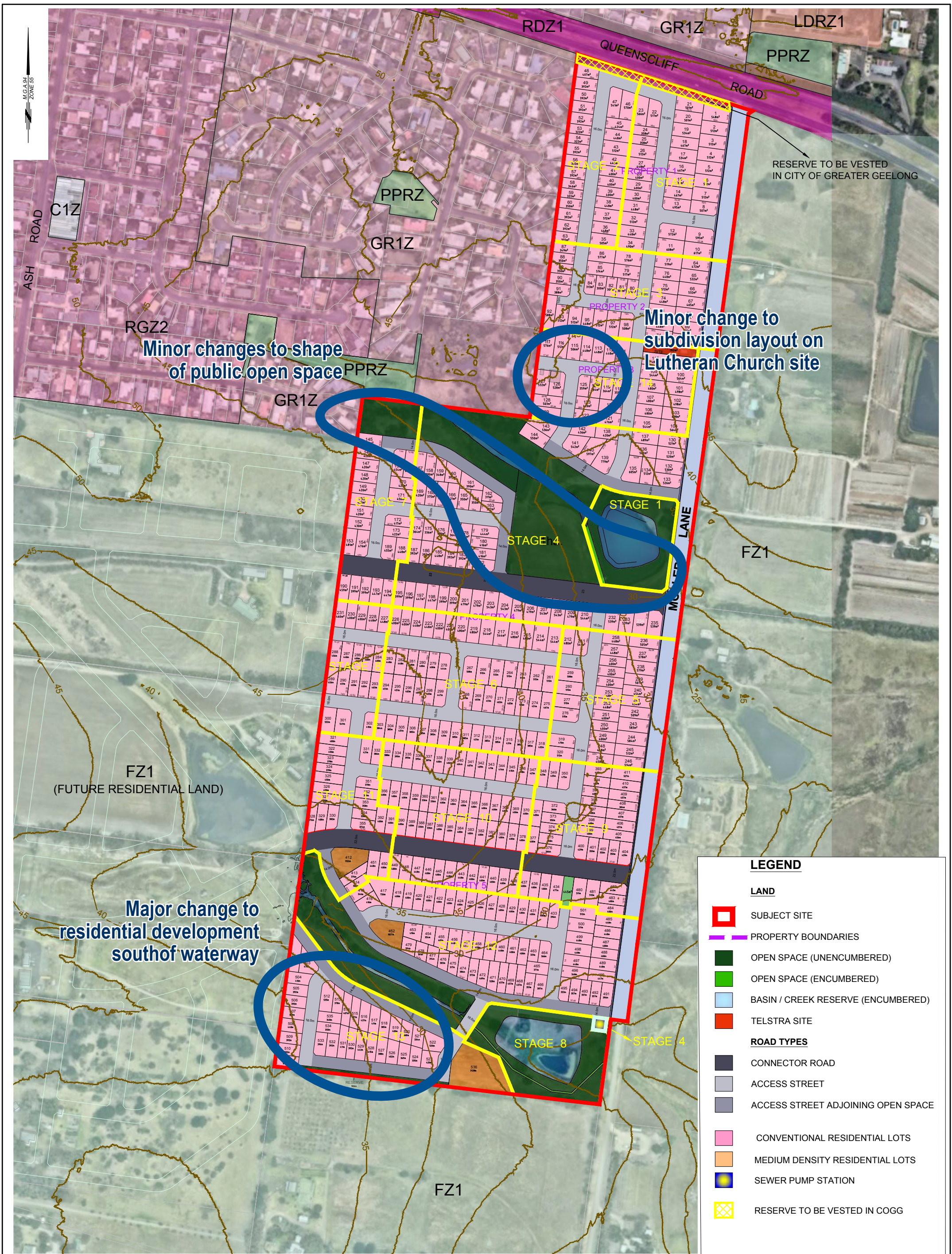
Geelong
100 Brougham Street
Geelong VIC 3220
8:00am - 5:00pm

CITY OF GREATER GEELONG

PO Box 104, Geelong VIC 3220
P: 03 5272 5272
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

LATEST NEWS:






LEGEND

LAND

-  SUBJECT SITE
 -  PROPERTY BOUNDARIES
 -  OPEN SPACE (UNENCUMBERED)
 -  OPEN SPACE (ENCUMBERED)
 -  BASIN / CREEK RESERVE (ENCUMBERED)
 -  TELSTRA SITE
- ROAD TYPES**
-  CONNECTOR ROAD
 -  ACCESS STREET
 -  ACCESS STREET ADJOINING OPEN SPACE
 -  CONVENTIONAL RESIDENTIAL LOTS
 -  MEDIUM DENSITY RESIDENTIAL LOTS
 -  SEWER PUMP STATION
 -  RESERVE TO BE VESTED IN COGG

Rev.	Revision	Date
-	-	-

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DEVELOPMENT ANALYSIS			
TOTAL SITE AREA	39.53 ha	TOTAL LOTS (APPROX.)	536
ENCUMBERED RESERVES	1.292 ha	LOTS PER DEVELOPABLE HA	14.25
ENCUMBERED OPEN SPACE	0.127 ha		
ROAD RESERVE	0.396 ha		
TELSTRA SITE	0.078 ha		
PUMP STATION	0.023 ha		
TOTAL	1.916 ha		
TOTAL DEVELOPABLE AREA	37.61 ha		
PUBLIC OPEN SPACE (UNENCUMBERED)	4.886 ha (12.99%)		

PLAN OF PROPOSED SUBDIVISION & STAGING

MOLLERS LANE, LEOPOLD

MOLLERS LANE DEVELOPMENTS PTY. LTD.
PAMAS PROPERTY PTY. LTD

Job Number: 15196-100	Date of Issue: 29/05/2019
Sheet: 1 of 1	
Date of Survey: --	

SCALE 1:2000

20 0 20 40 60 80 100
LENGTHS ARE IN METRES

At Size
A1

Survey: --	Drawn: AD	Checked: CM
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DWG: 15196-100 STAGING-Y6 VERSION: Y6