

PANEL SUBMISSION

GREATER GEELONG PLANNING SCHEME AMENDMENT C363ggee

CENTRAL ROAD DRYSDALE REZONING

Part A Submission (revised) to the Independent Panel

Panel: Con Tsotsoros (Chair), Elke Cummins
Date: Monday 3 August 2020
Prepared by: Peter Schembri, Senior Strategic Planner on behalf of the
City of Greater Geelong

TABLE OF CONTENTS

INTRODUCTION	5
SUMMARY OF THE AMENDMENT	5
SITE AND CONTEXT	8
GREATER GEELONG AND BELLARINE PENINSULA CONTEXT	8
DRYSDALE / CLIFTON SPRINGS CONTEXT	10
LOCAL SITE CONTEXT	14
BACKGROUND	17
CHRONOLOGY OF EVENTS.....	17
APPLICATION AND SUPPORTING DOCUMENTS.....	17
THE PROPOSED AMENDMENT.....	18
STRATEGIC CONTEXT AND ASSESSMENT	23
STRATEGIC ASSESSMENT	23
DRYSDALE CLIFTON SPRINGS STRUCTURE PLAN ADOPTED 1983	23
THE GEELONG REGION DEVELOPMENT STRATEGY 1988.....	25
DRYSDALE CLIFTON SPRINGS STRUCTURE PLAN 1992	27
GEELONG REGION RURAL RESIDENTIAL LIVING STRATEGY 1993.....	31
URBAN GROWTH STRATEGY 1996.....	33
DRYSDALE CLIFTON SPRINGS STRUCTURE PLAN 2010	34
AMENDMENT C146 ADA STREET INFILL DEVELOPMENT AREA.....	37
G21 REGIONAL GROWTH PLAN 2013	38
BELLARINE PENINSULA LOCALISED PLANNING STATEMENT 2015	40
SETTLEMENT STRATEGY AND AMENDMENT C395.....	41
DISTINCTIVE AREAS AND LANDSCAPES	45
CONSIDERATION AGAINST THE PLANNING POLICY FRAMEWORK	48
CONSIDERATION AGAINST THE LOCAL PLANNING POLICY FRAMEWORK.....	50
EXHIBITION AND SUBMISSIONS	54
COUNCIL RESOLUTION TO PREPARE AND EXHIBIT AN AMENDMENT	54
MINISTERIAL AUTHORISATION.....	54
EXHIBITION 54	
SUBMISSIONS RECEIVED	55
CHANGES TO THE AMENDMENT DOCUMENTATION.....	55
LATE SUBMISSIONS	56
RESPONSE TO ISSUES RAISED IN SUBMISSIONS	57
STRATEGIC PLANNING POLICY AND TOWN CHARACTER	57
MARSH COURT	61
DIRECTLY AFFECTED LANDOWNERS	62
POST EXHIBITION CHANGES TO THE AMENDMENT DOCUMENTS	73
CONCLUSION	74
APPENDICES	75

APPENDIX 1 – CHRONOLOGY OF EVENTS	75
APPENDIX 2 - RESPONSE TO STRATEGIC ASSESSMENT GUIDELINES	78
APPENDIX 3 - AUTHORISATION FOR C363 FROM THE MINISTER’S DELEGATE	83
APPENDIX 4 - LOCATION OF SUBMITTERS MAP	85
APPENDIX 5 - DRAFTING CHANGES TO THE EXHIBITED AMENDMENT DOCUMENTATION	86

TABLE OF FIGURES

FIGURE 1 - AFFECTED LAND.....	6
FIGURE 2 - DRYSDALE / CLIFTON SPRINGS IN CONTEXT OF GEELONG REGION.....	9
FIGURE 3 - DRYSDALE AREA MAP	12
FIGURE 4 - AERIAL MAP OF THE DRYSDALE AREA	13
FIGURE 5 - EXISTING ZONING	15
FIGURE 6 - PRELIMINARY FLOOD MODELLING RESULTS EXTENT (1%AEP)	16
FIGURE 7 - EXISTING ZONING	16
FIGURE 8 - EXHIBITED ZONING MAPS	19
FIGURE 9 - EXHIBITED OVERLAY MAPS	20
FIGURE 10 - EXHIBITED FRAMEWORK PLAN	22
FIGURE 11 - REZONING OF AREA C.....	24
FIGURE 12 - GEELONG REGION DEVELOPMENT STRATEGY FRAMEWORK PLAN.....	26
FIGURE 13 - DRYSDALE CLIFTON SPRINGS STRUCTURE PLAN 1992	30
FIGURE 14 - DRYSDALE CLIFTON SPRINGS STRUCTURE PLAN MAP	36
FIGURE 15 - MAP 2 ROLES AND FUNCTIONS WITHIN THE REGION (RGP P. 9)	39
FIGURE 16 - BELLARINE PENINSULA LOCALISED PS FRAMEWORK PLAN	41
FIGURE 17 - GREATER GEELONG HOUSING FRAMEWORK PLAN 2036.....	44
FIGURE 18 - BELLARINE PENINSULA DECLARED AREA	47

INTRODUCTION

1. This Part A Submission* has been prepared by the Planning Authority, the City of Greater Geelong, in response to Panel Direction No. 1 issued on 3 June 2020 which states:

Council must circulate a Part A submission to parties on the distribution list by **4.00pm on Monday, 3 August 2020** that includes:

- a) background to the Amendment including chronology of events
- b) strategic context and assessment
- c) issues identified in submissions
- d) any suggested changes to the Amendment in response to submissions
- e) directions from the City of Greater Geelong Settlement Strategy 2018 relevant to the Amendment
- f) progress update on the Distinctive Areas and Landscapes Program.

*The submission supersedes council's Part A Submission 27 March 2020 due to COVID-19 adjournment of the hearing and new directions issued on 3 June 2020 by the Panel. This submission has updated the following sections of the 27 March submission:

- Appendix 1 - Chronology of events
- Settlement Strategy and Amendment C395
- Distinctive Areas and Landscapes
- Late submissions
- Post exhibition changes to the Amendment documents, including changes to the exhibited Central Road Drysdale Development Contributions Plan to remove public open space land items.
- Appendix 4 - Location of Submitters map

2. The structure of this Part A submission follows the above Panel Direction. A further 'Part B' submission will be presented at the Panel Hearing on 24 August 2020.

Summary of the Amendment

3. The Amendment has been prepared by the City of Greater Geelong at the request of McLeods Developments Pty Ltd.
4. The Amendment proposes to rezone rural living zoned land to facilitate conventional residential development, supported by development plan and development contributions plan overlay controls.

5. There are 28 parcels in the area bounded by Jetty Road, Thomas Street, Wyndham Street and to the rear boundary of Central Road properties, Drysdale proposed to be rezoned.
6. Adjoining largely vacant residential zoned land in Marsh Court and Sheileen Court also forms part of the Amendment. Three parcels are proposed to be applied with a Design and Development Overlay.
7. The affected land is shown on the map below (**Figure 1**):

Figure 1 - Amendment C363 Affected land



8. The Amendment process has been conducted in accordance with the relevant provisions of the *Planning and Environment Act 1987* including Part 3, Division 1 – Exhibition and notice of amendment.
9. A total of 71 submissions were received following close of the exhibition period. A summary of each submission is provided in Attachment 4 of the 28 January 2020 Council meeting minutes that considered submissions.
10. At that meeting, Council resolved to refer all submissions, and Council's response to the submissions, to an Independent Panel appointed by the Minister for Planning.

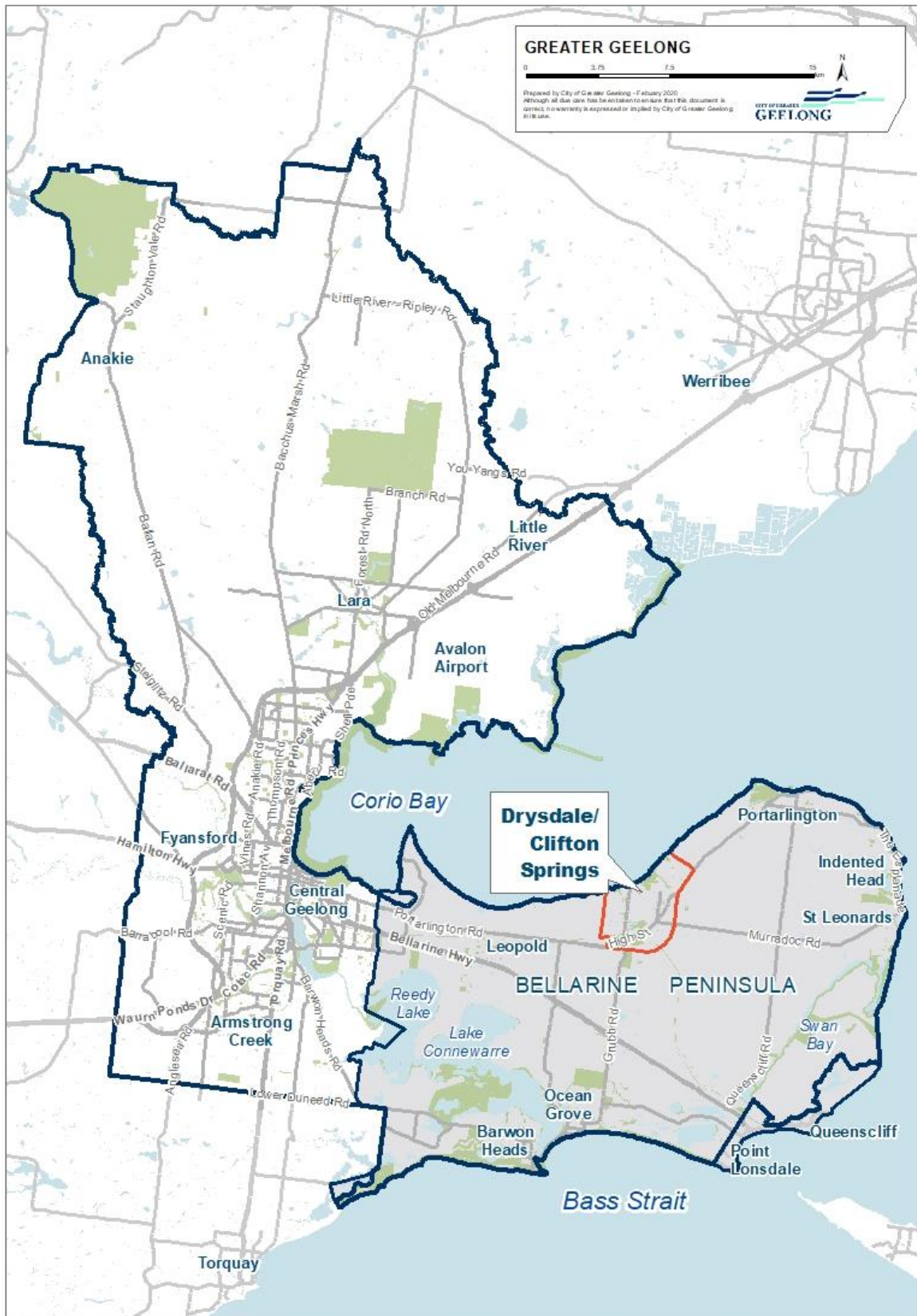
11. Council received late submissions. The submissions were accepted, considered in three separate Delegated Authority Reports and referred to the appointed Panel. A response to the submissions will be provided in Council's Part B submission.

SITE AND CONTEXT

Greater Geelong and Bellarine Peninsula context

12. As Victoria's second largest city in the fastest growing region, Geelong is the primary service centre in the south-western half of the state, playing a key support role to Melbourne. With its close proximity to the State's capital, Geelong is increasingly being seen as a major urban growth location within the broader Melbourne context.
13. According to the ABS Greater Geelong's population in 2018 was 252,217. [ld](#) Consulting forecasts the municipality's population to grow to 393,216 by 2041. It is therefore anticipated that Greater Geelong will continue to experience strong growth and demand for housing over a sustained period.
14. The Bellarine Peninsula is located approximately 90 kilometres from Melbourne and 12 kilometres to the east of urban Geelong. The area has high environmental and landscape value, growing tourism and primary production industries and attractive townships.
15. The 'Bellarine' features significant wetland areas and open farmed landscapes with the distinct townships of Barwon Heads, Drysdale/Clifton Springs, Indented Head, Leopold, Ocean Grove, Point Lonsdale, Portarlington, Queenscliff, St Leonards and the rural living area around Wallington.
16. Most townships are located along the coast, are popular with holiday makers, and in recent years have attracted increased numbers of permanent residents.
17. The towns of Drysdale and Clifton Springs are located on the northern Bellarine along the Geelong Portarlington arterial road. The towns developed as two distinct communities – Drysdale a traditional administrative, commercial and residential centre serving the rural hinterland, whilst Clifton Springs is an example of the large-scale subdivision which characterised the land-boom era of the late 50's and early 60's. The two communities have effectively merged over time.
18. The location of the town in relation to the rest of the municipality and the Bellarine Peninsula is indicated in **Figure 2**.

Figure 2 - Drysdale / Clifton Springs in context of Geelong Region



Drysdale / Clifton Springs context

19. Drysdale / Clifton Springs is a coastal location with a strong connection to its rural hinterland, reflected through the historic village character of the Drysdale Town Centre.
20. The town is located on the northern coastline of the Bellarine Peninsula, approximately 20 kilometres from Geelong. The primary entry into the town is from Geelong via Portarlington Road which remains the primary route into the town centre (which is named High Street). The second main entry is from Murradoc Road which collects motorists from St Leonards, Indented Head and Portarlington.
21. The northern boundary is formed by the coast and the southern boundary is defined by the long-planned Drysdale Bypass (now under construction). Directly south of the Bypass is the Drysdale Regional Community and Cultural Hub. Rural living allotments to the east create soft edges around more conventional residential development.
22. Over the last 10 years the town's western edge has expanded with the development of the Jetty Road Urban Growth Area. This area is in the locality of Curlewis which is considered part of the township for structure planning purposes.
23. The services within the town include shopping, medical, business, light industrial, recreation and community facilities that are not only used by the local community but also by residents of Portarlington, Indented Head and St Leonards, as well as visitors.
24. The township is currently experiencing significant investment which will be outlined in Council's Part B submission.
25. Drysdale / Clifton Springs is a relatively affordable coastal place to live and attractive to families and retirees. It has a mostly permanent population and residents generally travel to Geelong or Melbourne for work.
26. According to the Australian Bureau of Statistics the population of Drysdale/ Clifton Springs/ Curlewis (Clifton Springs SA2) at 2018 was 14,637.
27. Id Consulting forecast the population at 2041 to be 26,904.

City of Greater Geelong	Forecast year						Change between 2016 and 2041	
Area	2016	2021	2026	2031	2036	2041	Total change	Avg. annual % change
Clifton Springs	7,586	8,226	8,663	9,466	9,922	10,246	+2,660	1.2
Curlewis	1,602	3,699	5,070	6,917	8,126	8,669	+7,067	7.0
Drysdale - Bellarine	4,573	5,708	6,191	6,859	7,476	7,989	+3,416	2.3
							26,904	

Source: <https://forecast.id.com.au/geelong/population-summary>

28. **Figures 3** and **4** map the local context of the township.

Figure 3 - Drysdale area map

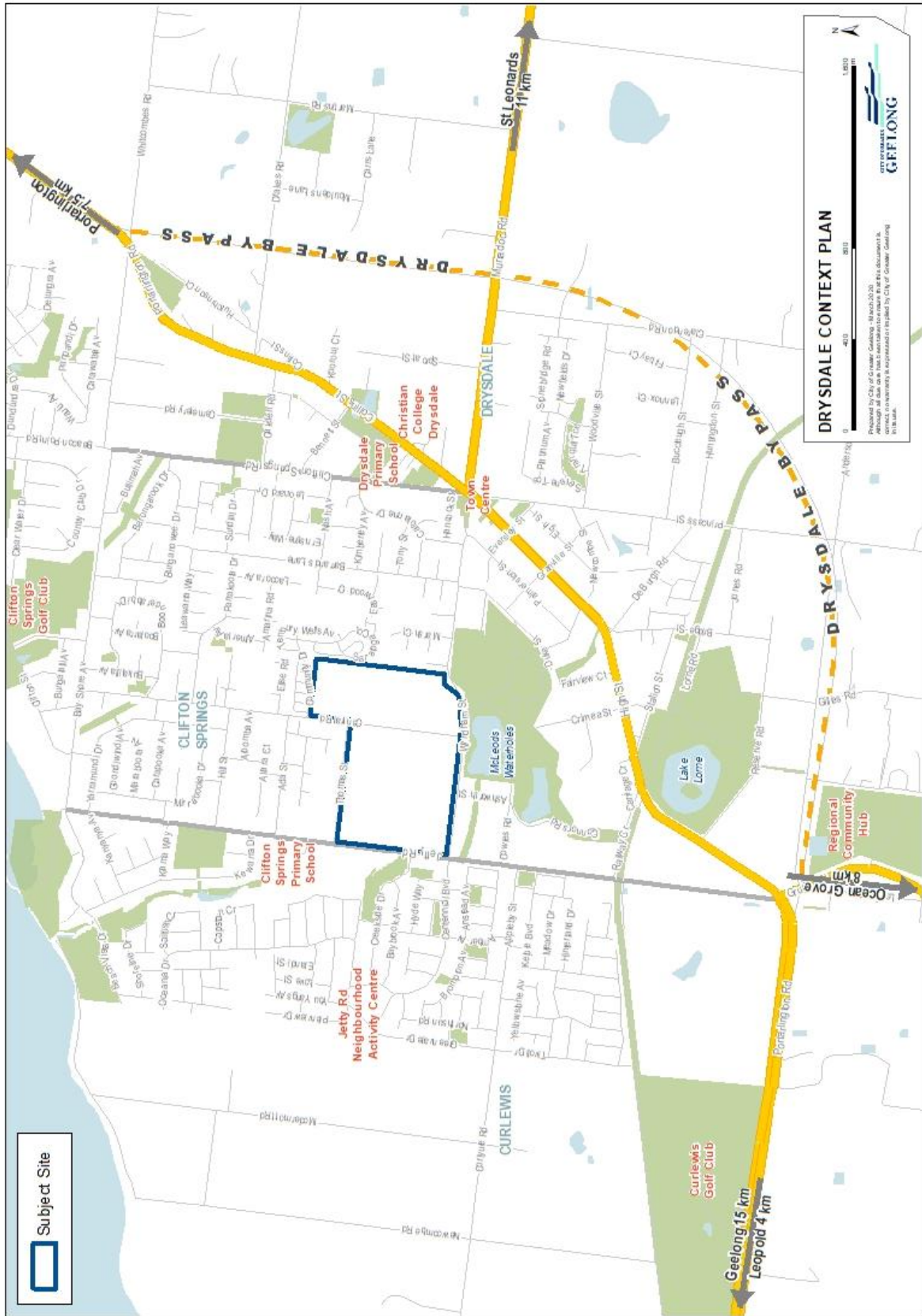
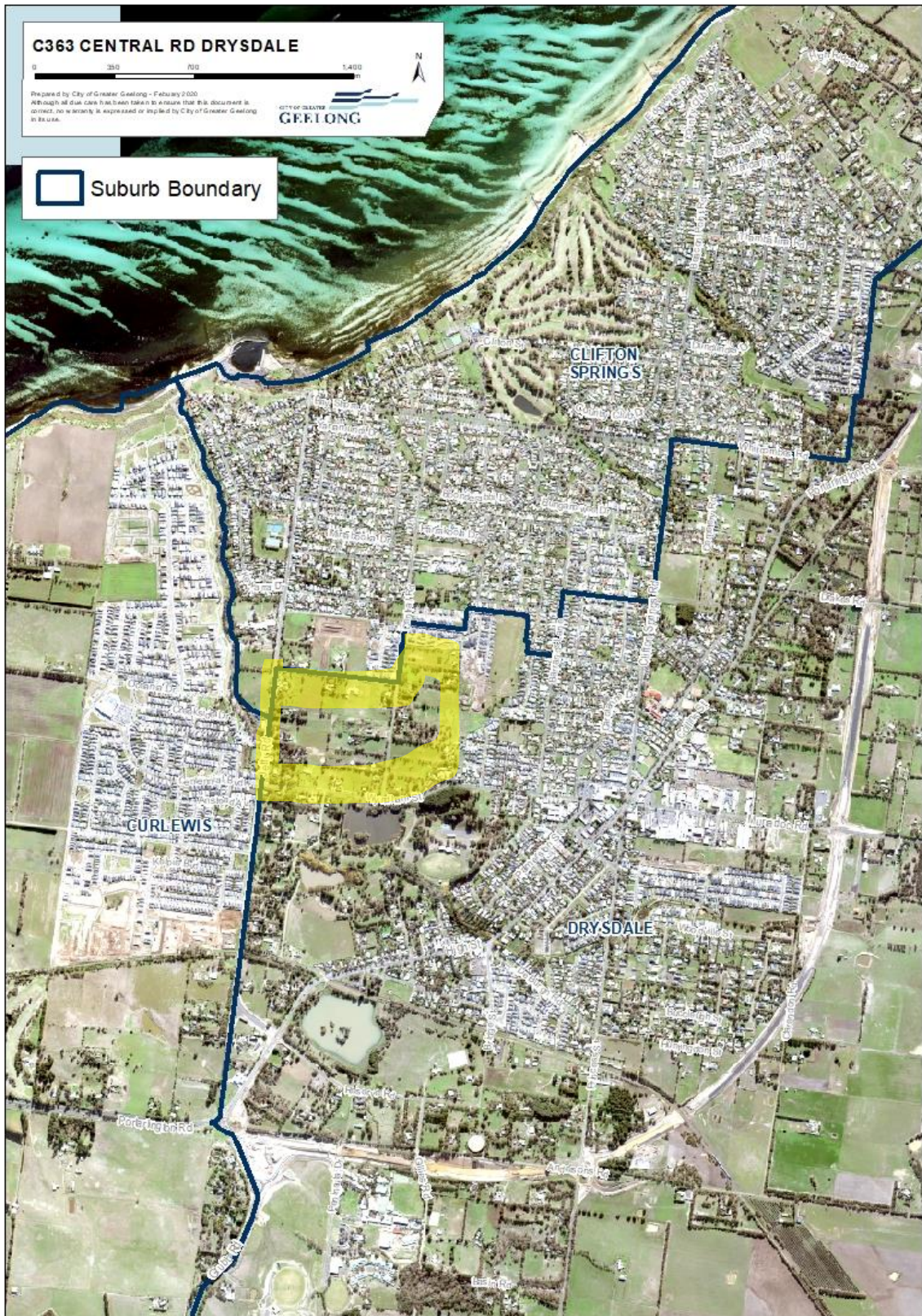


Figure 4 - Aerial map of the Drysdale area



Local site context

29. The land proposed to be rezoned is located in Drysdale north of Wyndham Street, east of Jetty Road, south of Thomas Street and on both sides of Central Road. The total area is approximately 42 hectares.
30. Immediately east of the Central Road properties is underutilised residential zoned land at 23 Marsh Court, 1 Sheileen Court and 2-20 Sheileen Court.
31. To the south lies McLeods Waterholes and rural living lots. Residential development progresses on all other sides, including a new residential estate north of Thomas Street and the Bellarine Springs Retirement Village to the east of Central Road.
32. From the southern boundary of the site on Wyndham Street, both the Drysdale Town Centre and the Jetty Road Neighbourhood Activity Centre are less than 1 kilometre away. Located opposite on Jetty Road is the Drysdale Clifton Springs Primary School.
33. The majority of existing lots within the subject site are currently utilised for low density residential / lifestyle purposes and contain an existing dwelling and associated outbuildings. Most lots are cleared, with clearings interspersed with planted native (non-indigenous) and exotic trees and shrubs along windrows, property boundaries and around dwellings.
34. The land increases in elevation from west to east, with the highest points all located east of Central Road. There are four stormwater overland flow paths; three associated with external catchments and one the result of local run off.
35. **Figure 5** shows an aerial image of the area and **Figure 6** models the risk of flooding during the 1% Annual Exceedance Probability storm event.
36. All of the land to be rezoned is contained within the Rural Living Zone ([Figure 7](#)).
37. No Overlay controls apply.

Figure 5 - Existing Zoning

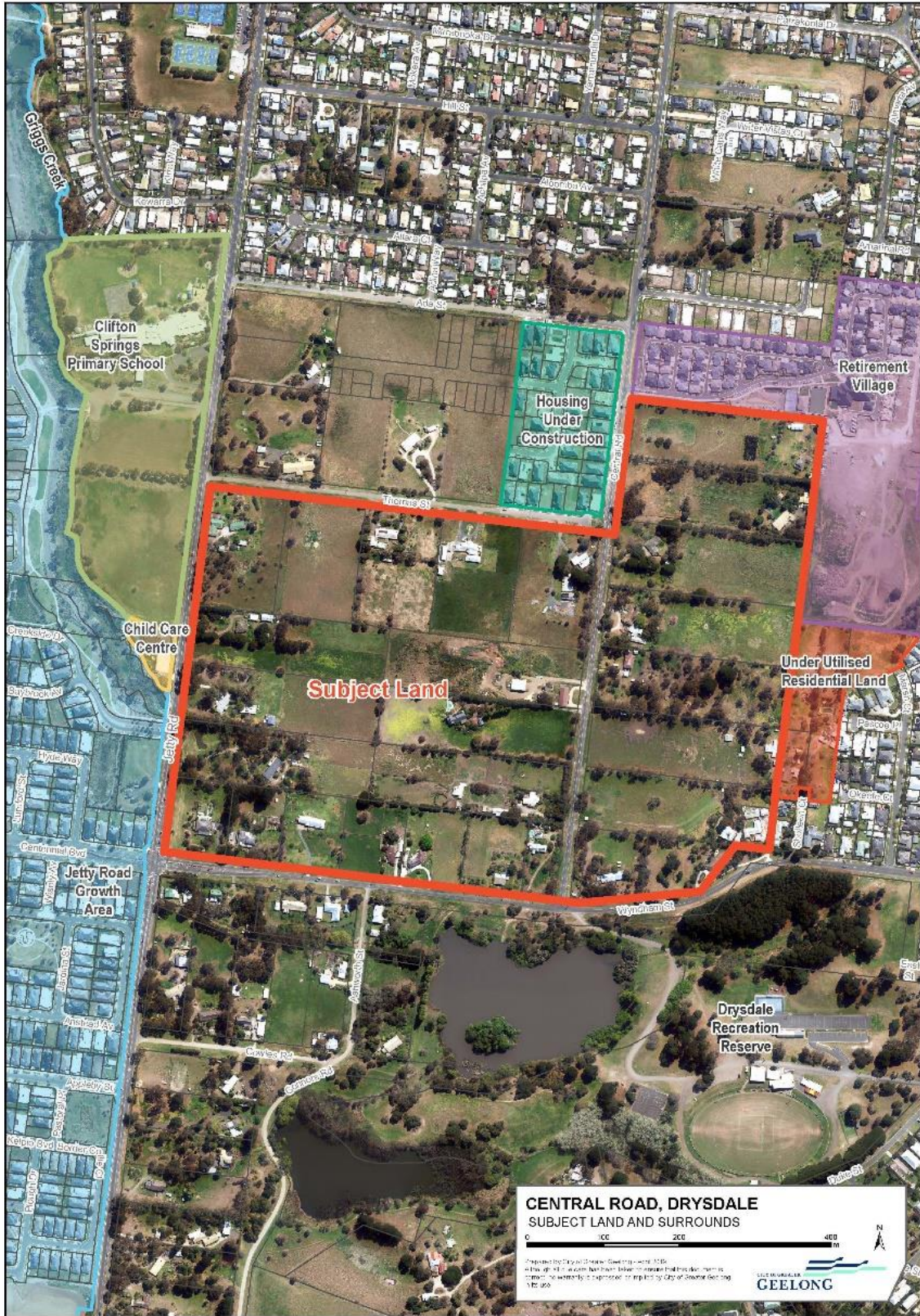
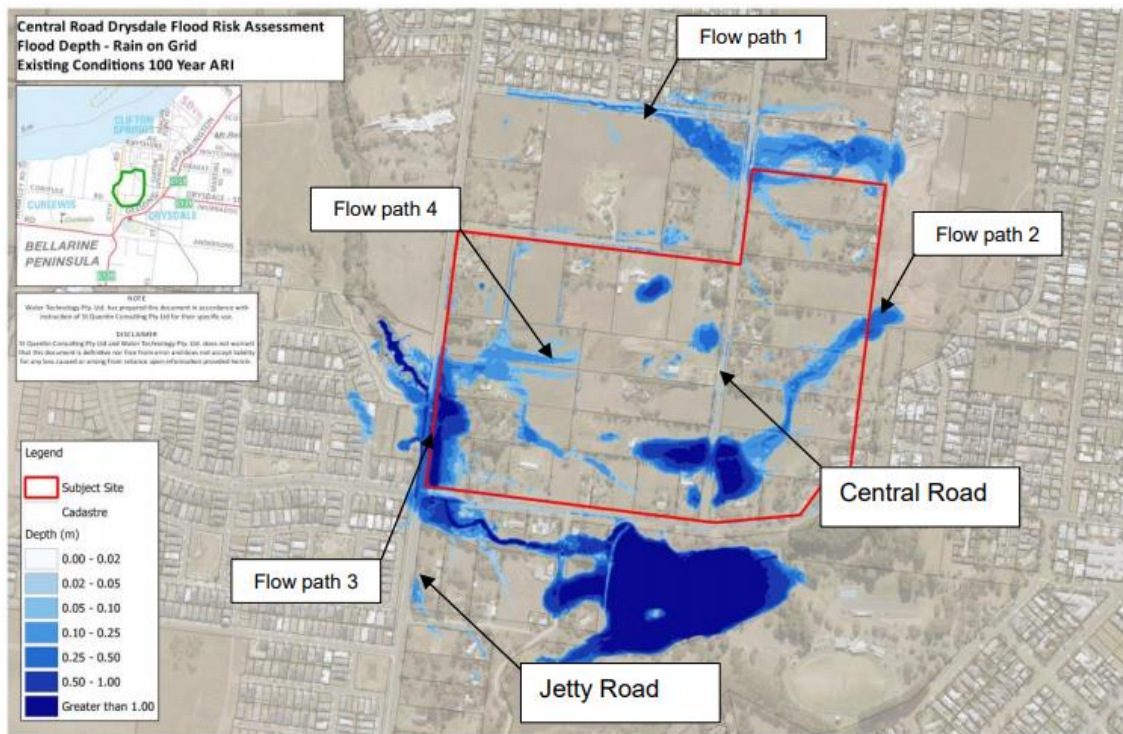
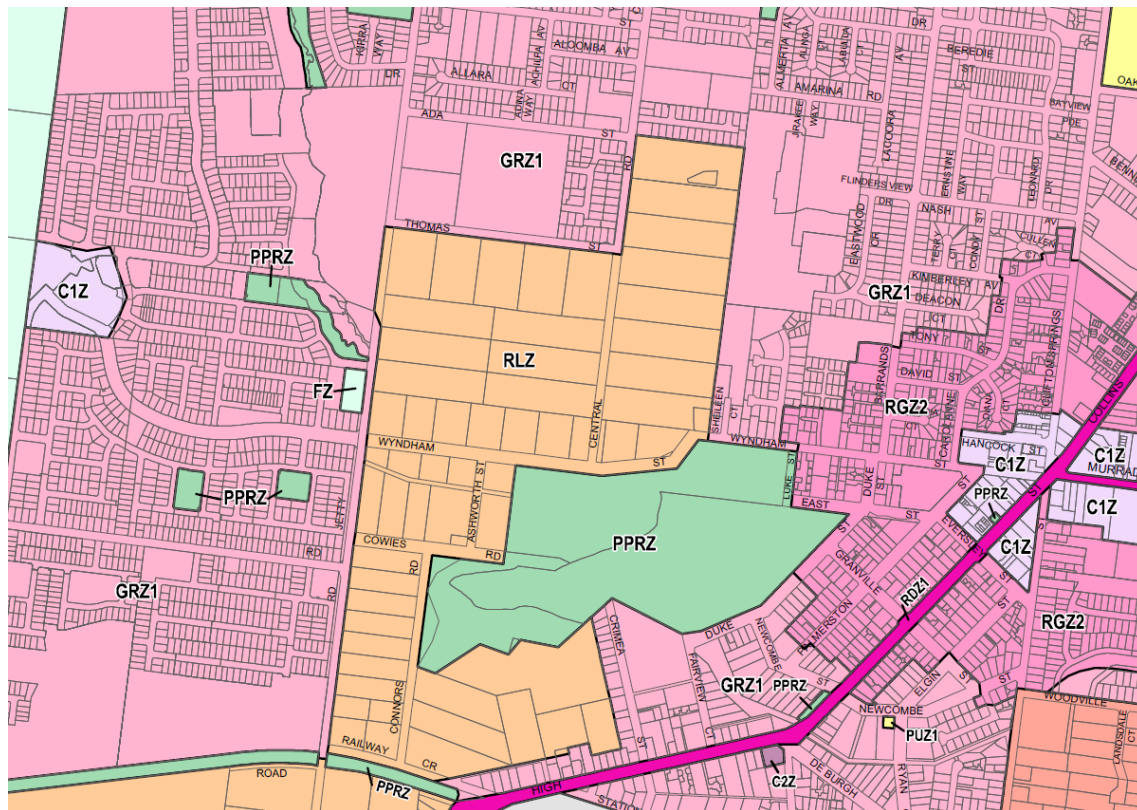


Figure 6 - Preliminary Flood Modelling Results Extent (1%AEP)



Source: Water Technology, Final Report Central Rd Drysdale – Stormwater Management Plan, May 2019

Figure 7 - Existing Zoning



BACKGROUND

Chronology of events

38. As requested in the Panel Directions, a chronology of events has been prepared, and is presented in table format at [Appendix 1](#).

Application and supporting documents

39. In July 2017 the consultant acting for McLeods Developments Pty Ltd lodged a planning scheme amendment request to rezone 28 Rural Living Zone properties on either side of Central Road, Drysdale, to facilitate conventional residential development.
40. The request was accompanied by a Planning Report and supporting technical reports (reports revised as required):
- Traffic & Transport Assessment, Cardno, January 2019
 - Urban Services Assessment, St Quentin, July 2017
 - Stormwater Management Plan, Water Technology, May 2019
 - Functional Design Report, Water Technology, July 2018
 - Cultural Heritage Assessment, Cultural Heritage Management Group, August 2019
 - Bushfire Hazard Assessment, Okologie, April 2018
 - Ecological Assessment, Okologie, May 2016*
 - Ecological Assessment, Okologie, October 2016
 - Arboricultural Assessment, Let's Talk About Trees, February 2018
 - Arboricultural Assessment 151,161 & 171 Jetty Rd, Let's Talk About Trees, December 2016
 - Plan of Tree Locations (high resolution), St Quentin 2016 & 2018
 - Landscape Masterplan Report, Tract July 2019
 - Masterplan & Infrastructure Costs Report, Tract August 2019
 - Land Budget, Tract July 2019
41. The technical reports are available on Council's [Amendment C363](#) webpage.

* Report inadvertently not exhibited with the Amendment. Now available on the C363 webpage.

42. Some of the above technical reports informed the need, standard and costs for the infrastructure items included in the draft Central Road Drysdale Development Contributions Plan.
43. A valuation report (February 2018), Westlink Consulting, was also prepared to inform the draft Central Road Drysdale Development Contributions Plan. The valuation report was not published on Council's Amendment C363 webpage for privacy reasons. The report was mailed directly to landowners.
44. The draft Central Road Drysdale Development Contributions Plan was prepared by Urban Enterprise and finalised for exhibition in August 2019.
45. The planning scheme amendment request did not include the application of a Design and Development Overlay to the land at 23 Marsh Court, 1 Sheileen Court and 2-20 Sheileen Court. This part of the Amendment was instigated by Council officers.

The proposed amendment

46. Amendment C363 proposes the following changes to the Planning Scheme:
 - Rezone all the land in the Rural Living Zone to the General Residential Zone Schedule 1.
 - Insert a new Schedule 44 to Clause 43.02 Design and Development Overlay that will apply to 1 Sheileen Court, 2-20 Sheileen Court and 23 Marsh Court, Drysdale.
 - Insert a new Schedule 37 to Clause 43.04 Development Plan Overlay that will apply to the land being rezoned, except for 91-101 Central Road, Drysdale.
 - Insert a new Schedule 8 to Clause 45.06 Development Contributions Plan Overlay that will apply to the land being rezoned, except for 91-101 Central Road, Drysdale.

- Amend Clause 72.04 Schedule to Documents Incorporated in this Planning Scheme to include the Central Road Drysdale Development Contributions Plan [DATE].

47. The exhibited new zone and overlay maps are shown below.

Figure 8 - Exhibited zoning maps

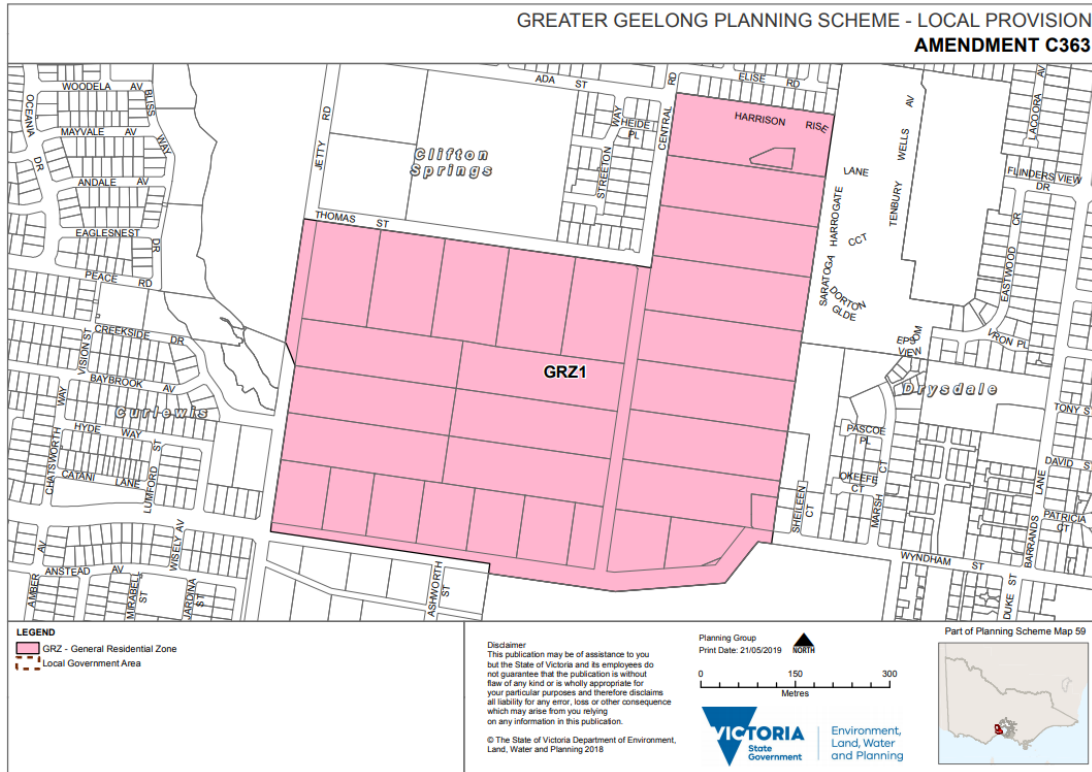
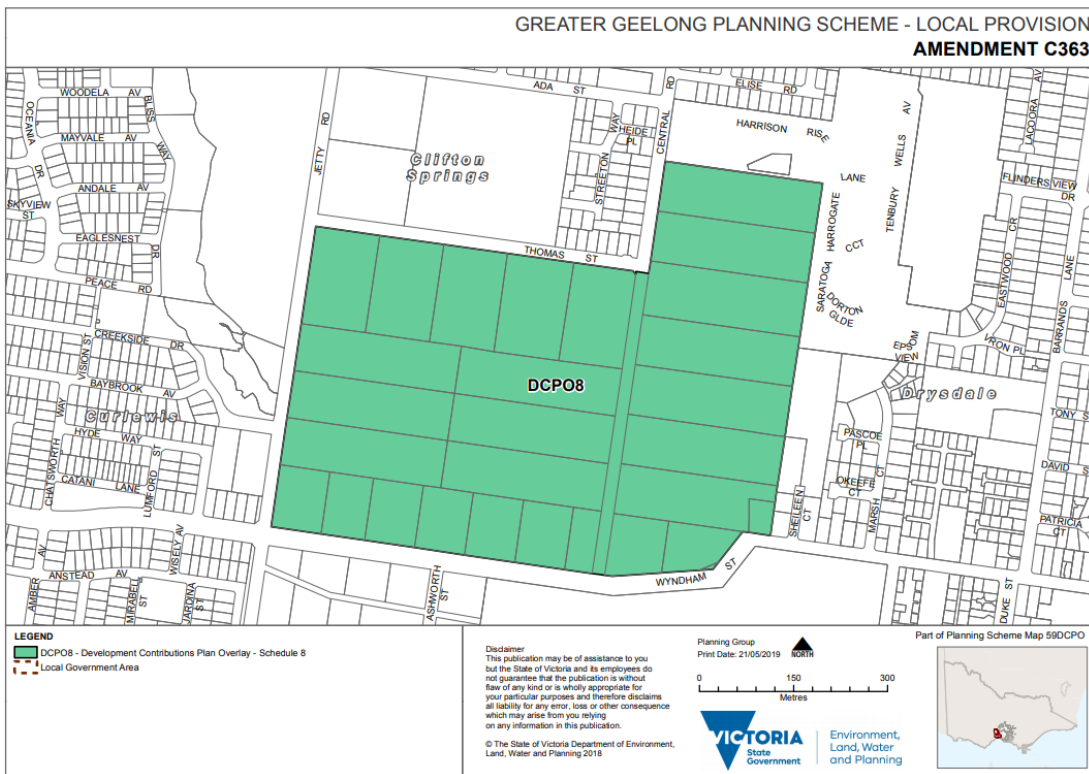
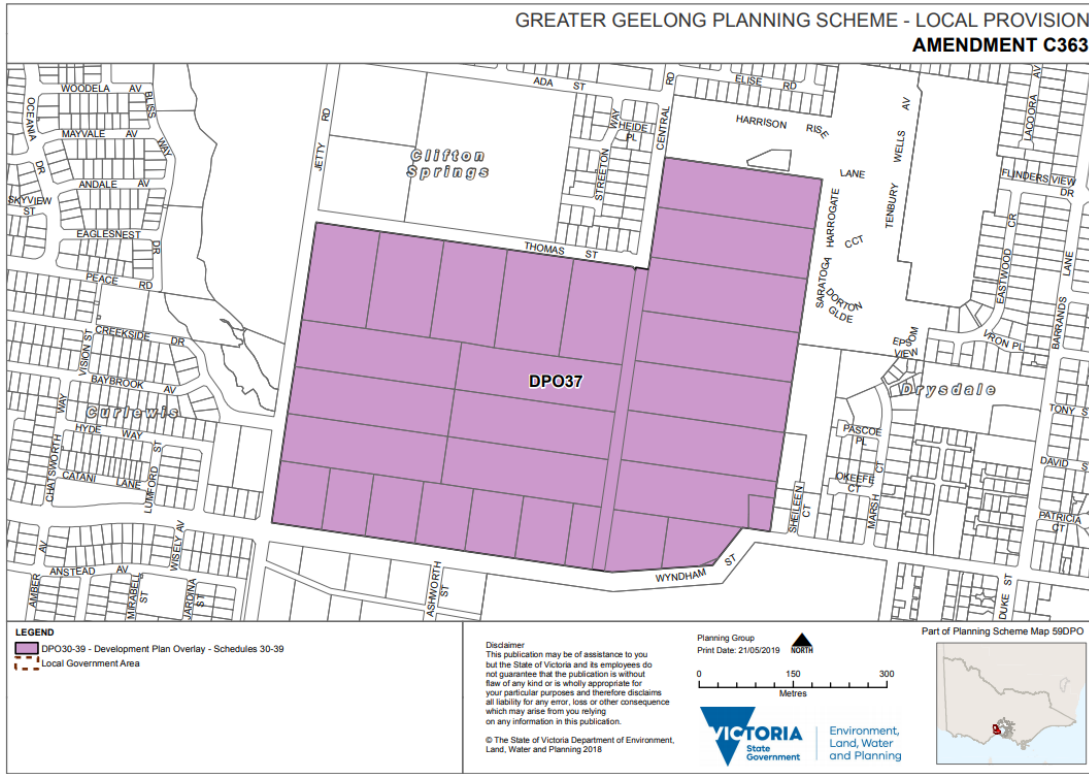


Figure 9 - Exhibited Overlay Maps



GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C363



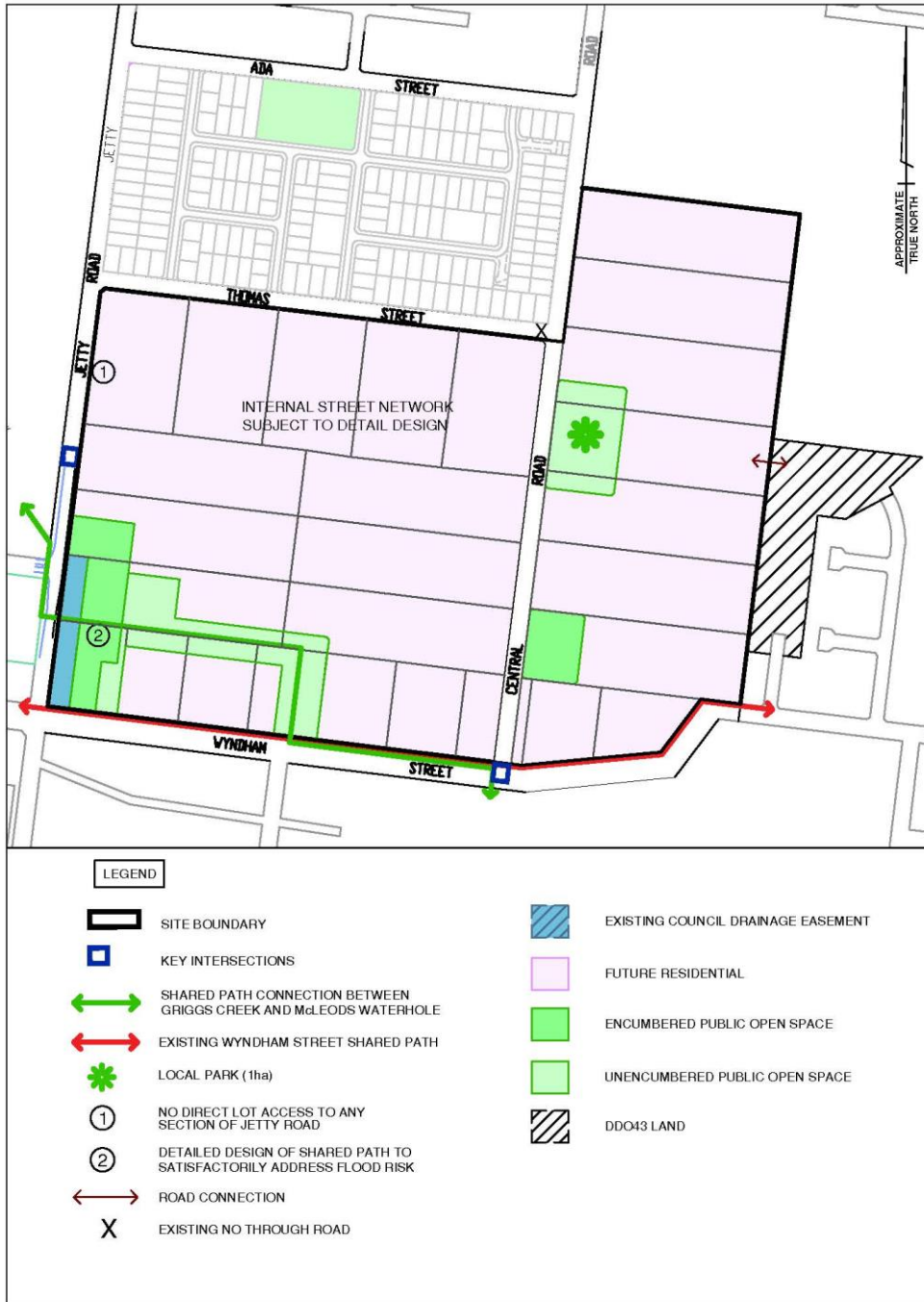
- LEGEND**
- DDO44 - Design and Development Overlay - Schedule 44
 - Local Government Area



Part of Planning Scheme Map 59DDO

48. The exhibited draft Development Plan Overlay Schedule included a framework plan map that shows the location of key land uses and development assets:

Figure 10 - Exhibited framework plan



STRATEGIC CONTEXT AND ASSESSMENT

Strategic Assessment

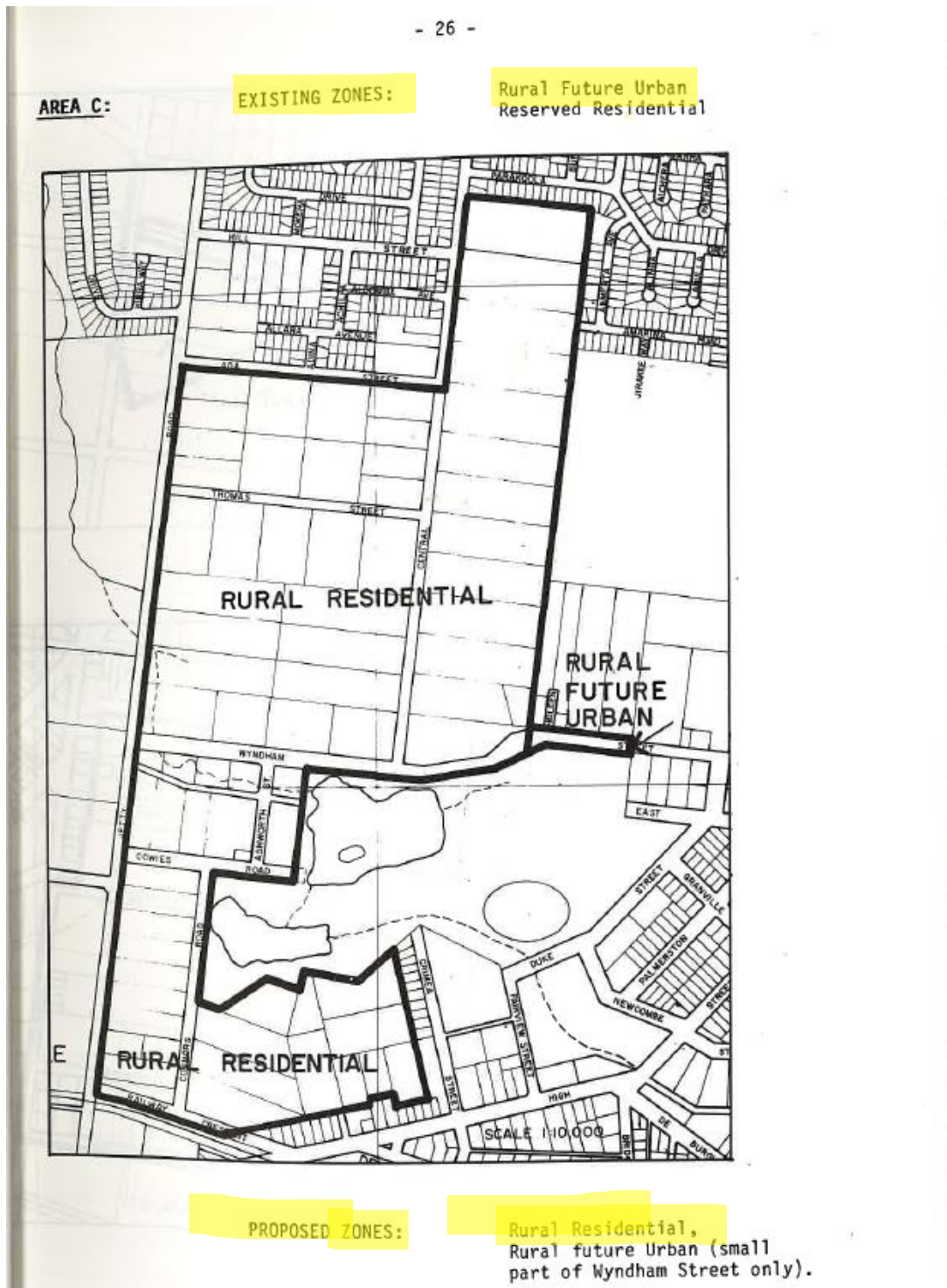
49. Minister's Direction No. 11 requires a planning authority to evaluate and discuss how an amendment addresses strategic planning considerations. What should be considered as part of the Direction is explained in the DELWP Practice Note 46 (May 2017): "*Strategic Assessment Guidelines for preparing and evaluating planning scheme amendments.*"
50. The exhibited Explanatory Report includes a Strategic Assessment, and this is the basis for the response to the Strategic Assessment Guidelines provided in **Appendix 2**.
51. An overview and assessment of the key strategic documents will be provided in chronological order to provide the best context to the Panel. This is followed by assessment of the key state and local policies.

Drysdale Clifton Springs Structure Plan Adopted 1983

52. Prior to 1983 the subject site was zoned Rural Future Urban in the Geelong Regional Planning Scheme.
53. Commencing in August 1982 the Geelong Regional Commission prepared the Drysdale Clifton Springs Structure Plan and the [Structure Plan](#) was adopted on 1 December 1983 by the Commission.
54. The Structure Plan represented the policy of the Geelong Regional Commission, the Shire of Bellarine and other authorities in the planning and development of the area.
55. Regarding the subject land, the Structure Plan proposed rezoning to Rural Residential (which subsequently became the Rural Living Zone under the new format Victoria Planning Provisions in July 2000).
56. Part of the rationale for the Rural Residential Zone was to provide a semi-rural buffer between the two communities. The Structure Plan went on to say this separation is not intended to isolate the communities but to provide opportunities for linkages with future community and recreational facilities.

57. **Figure 11** shows the proposed rezoning of AREA C, which includes the site.

Figure 11 - Rezoning of AREA C



The Geelong Region Development Strategy 1988

58. In line with its role as a regional planning agency and development facilitator, the Geelong Regional Commission was requested by the State Government to prepare Victoria's first regional economic development strategy.
59. This request culminated in the completion of *Directions: The Geelong Region Development Strategy* in June 1988. The [Strategy](#) assessed the region's strengths and weaknesses and focused on key issues including urban development.
60. Consideration of the issues provided the foundation for a ten-year vision which included sub-goals relevant to Drysdale (p. 44):

Sub Goal: Quality Environment - Physical

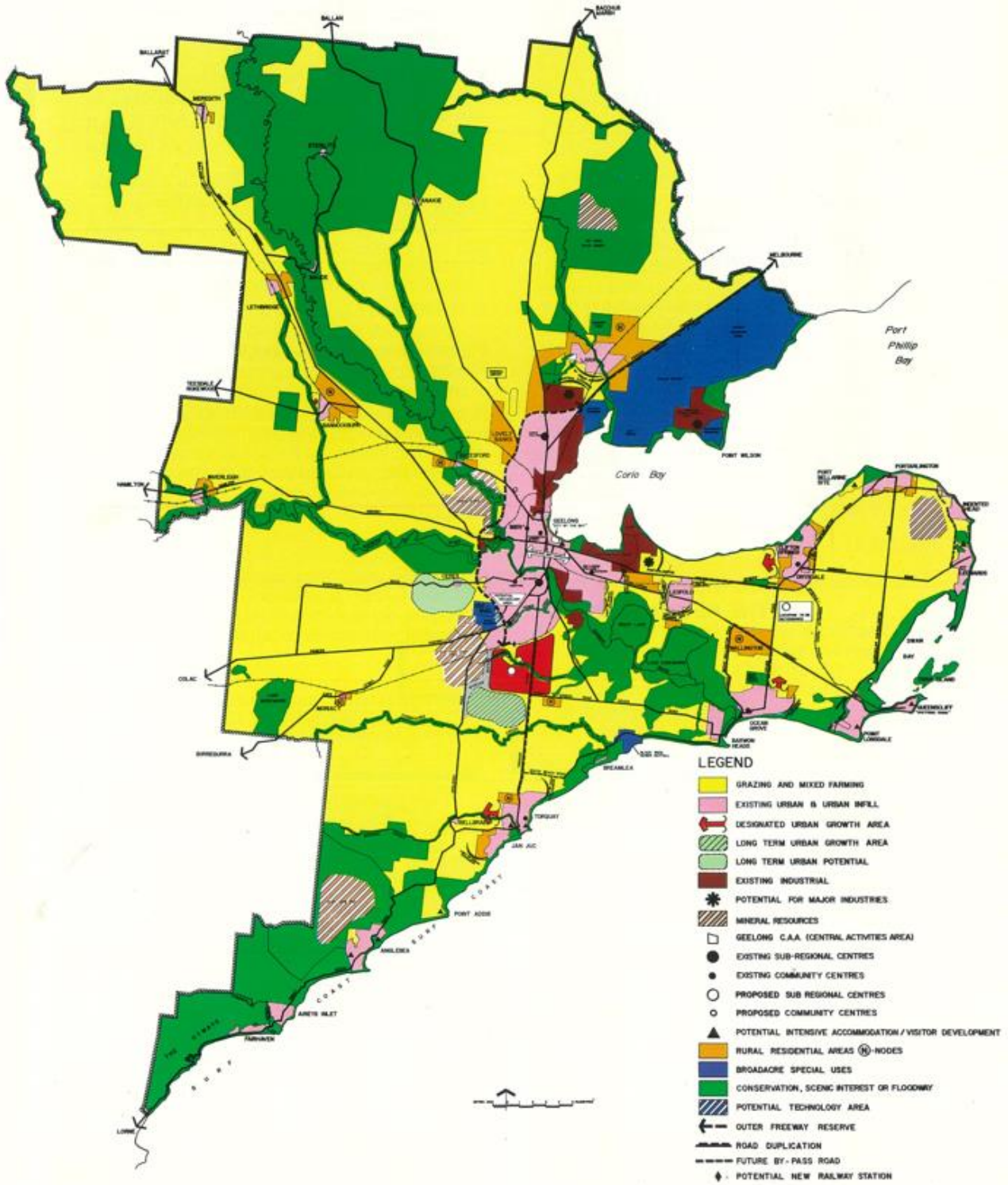
- *The concentration of coastal growth in the main centres of Drysdale/Clifton Springs, Ocean Grove and Torquay/Jan Juc, and the containment of growth in other coastal towns within presently zoned land.*
- *The provision of a greater variety of dwelling stock, particularly an increase in medium density units, by redevelopment and infill in the inner suburbs and provision in coastal and new development areas.*
- *The concentration of rural and rural residential growth around existing settlements which have established services.*

[emphasis added]

61. The Geelong Region Development Strategy – Physical Framework Plan is shown at **Figure 12**.
62. The Plan identifies the subject site in the legend as 'Rural Residential Areas'.

Figure 12 - Geelong Region Development Strategy Framework Plan

Figure 3 — PHYSICAL FRAMEWORK PLAN



Drysdale Clifton Springs Structure Plan 1992

63. On 28 May 1992 the Geelong Regional Commission adopted the Drysdale/Clifton Springs Structure Plan. The [Structure Plan](#) superseded the former (1983) Structure Plan.

64. The 'Foreword' section on page 1 states:

Since the adoption of the Plan in 1983, circumstances in the area have changed significantly. The area has been designated one of the region's three preferred centres for urban growth on the coast (refer Directions; The Geelong Regional Development Strategy). The population growth rate has continued well above anticipated projections, and considering the relative inexpensiveness of land in the area, is expected to remain high. Another significant attracting focus for the area has been the development of the Drysdale Village Shopping Centre anchored by a major supermarket.

65. The Foreword goes on to say:

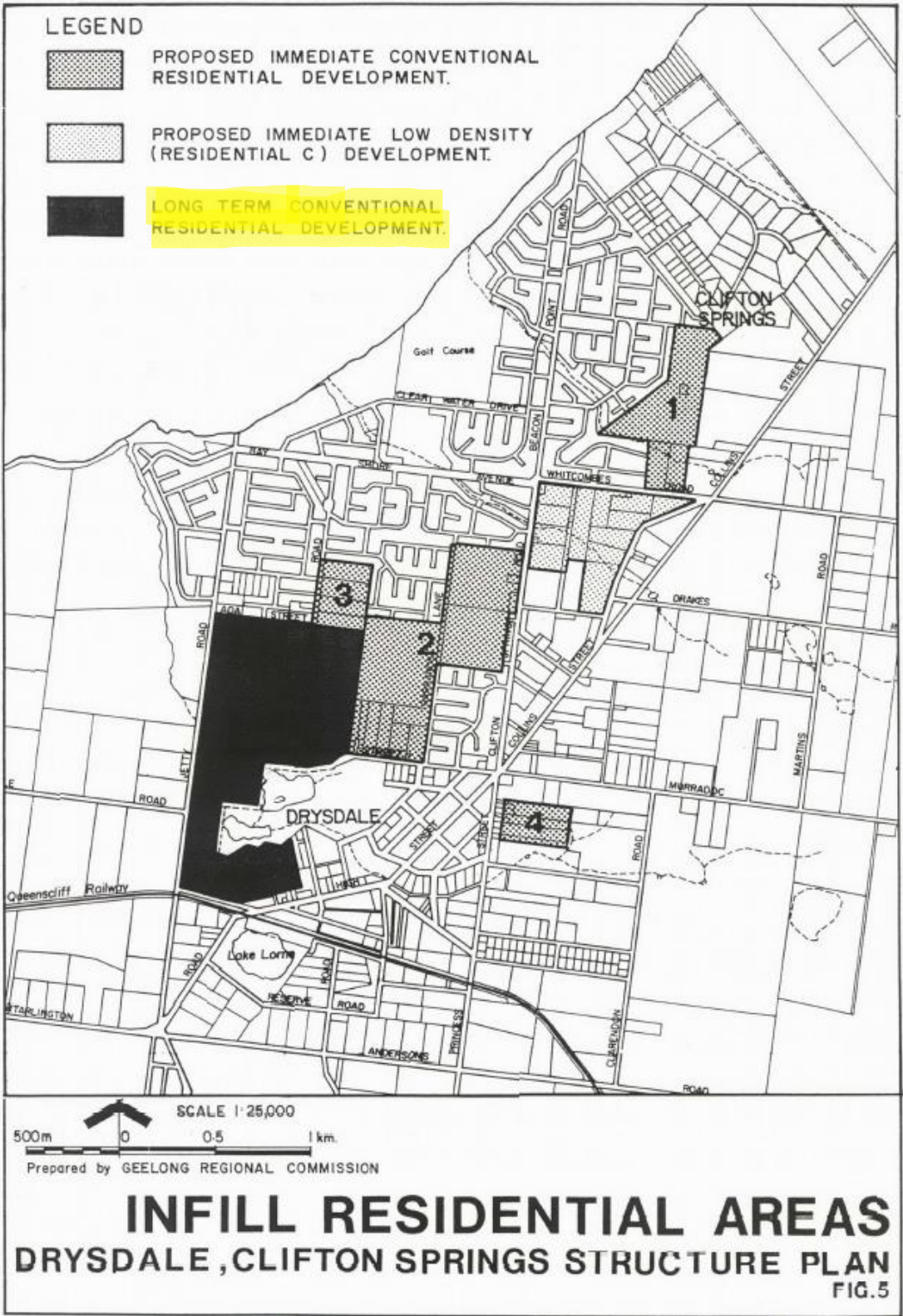
A total of 40 submissions were received during the two month exhibition period. These have been assessed in detail by both organizations. As a result, this new Structure Plan which has been adopted by both the Council and the Commission contains a number of changes to the Public Exhibition Document. The most significant of these changes is the abandoning of the previous planning concept of maintaining a "green break" between the communities of Drysdale and Clifton Springs in favour of more cost-effectiveness conventional residential development. All changes to the Public Discussion Document are fully explained in this report.

66. Section 5 of the Structure Plan considered existing and future development opportunities. This included discussion about the Amendment C363 land on pages 19-22 as well as a map showing the location of infill residential areas.

In addition to the above "infill" areas, there exists substantial areas on the east side of Jetty Road, north of the railway line which are zoned or have been subdivided for rural-residential use. These areas are identified on the Infill Residential Areas Map Figure 5, as Long-Term Conventional Residential Development.

These areas are all within the future and current urban limits of Drysdale/Clifton Springs and were subdivided twenty years ago prior to the existence of regional planning policies and the commitment of local and regional authorities to Structure Plans.

The future use of these areas has been reviewed because their central location, proximity to all urban facilities and ability to be provided with reticulated services are factors which make their continued use for rural-residential purposes inefficient. Undoubtedly they are an underutilisation of prime land.



67. Section 6 is the 'Structure Plan', which draws on the investigations and objectives outlined in earlier sections. The introduction includes the following statements:

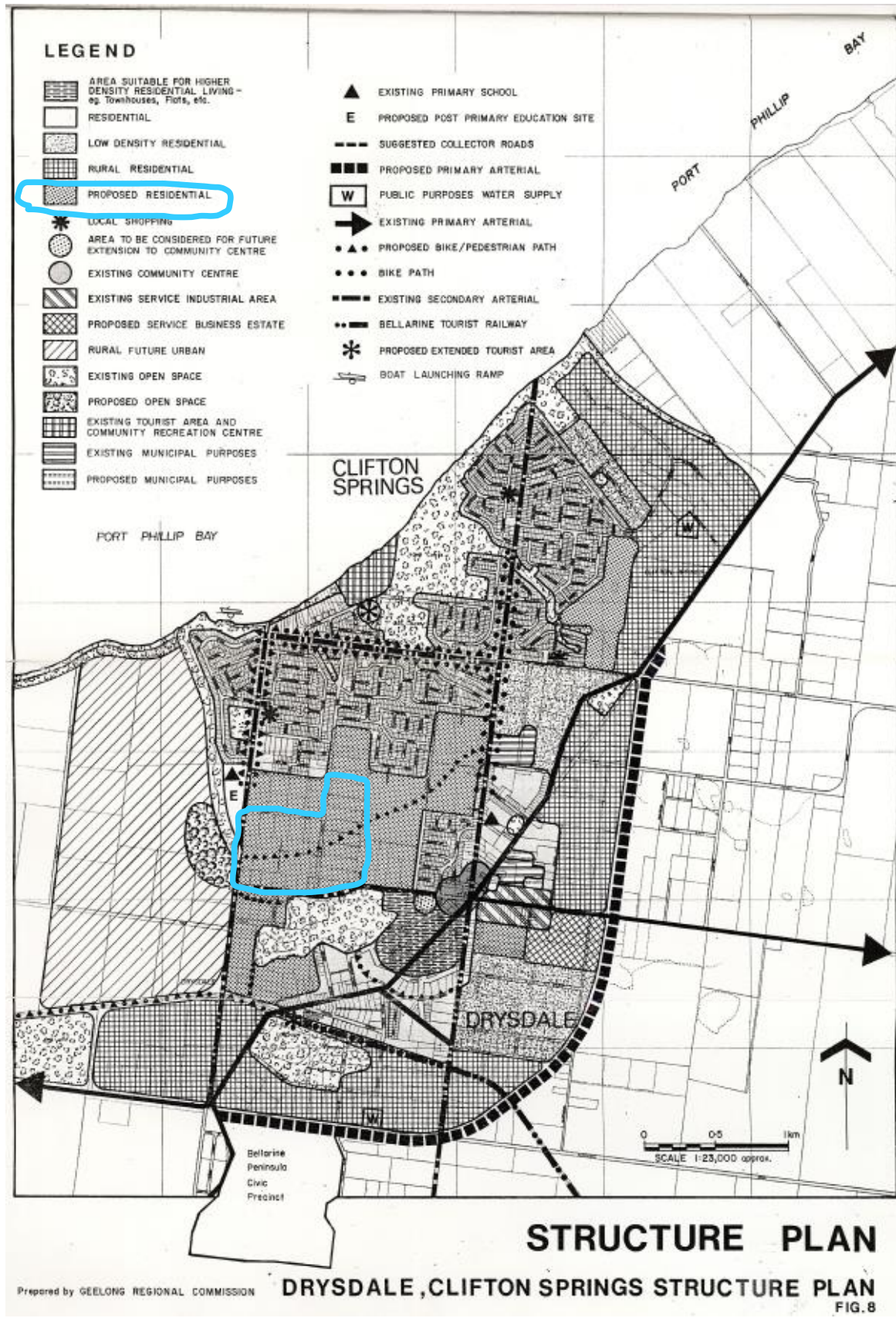
The Drysdale and Clifton Springs communities are currently separated by a wide buffer of either undeveloped paddocks or low density rural-residential allotments. The concept of the "green break", which had been intended to be strengthened by education and recreational facilities in the previously adopted Structure Plan and low density residential use in the Public Discussion Document released in January 1990, has now been abandoned in this adopted Structure Plan.

The existing "buffer" area is very centrally located with respect to the excellent range of commercial and community facilities available within the study area and is capable of being provided with all reticulated services, either immediately in the case of the eastern portion or in the longer term future.

It has therefore been decided to use this extremely valuable land for more intensive residential use, which from cost-effective and urban consolidation viewpoints are supported and justified.

68. The Drysdale Clifton Springs Structure Plan map is shown in **Figure 13**.
69. Section 7 of the Structure Plan identified the specific areas that were rezoned as part of the structure plan process. The subject land was not included as one of these areas, and hence, remained in the Rural Residential Zone.

Figure 13 - Drysdale Clifton Springs Structure Plan 1992



Geelong Region Rural Residential Living Strategy 1993

70. In August 1993 the Geelong Regional Commission prepared the Geelong Region Rural Residential Living Strategy. The Strategy reviewed the earlier 1983 version with an emphasis on the broader regional implications of the rural residential lifestyle.
71. The review was influenced by the 1992 State Government Rural Planning Policy introduced into the state section of all planning schemes in Victoria.
72. The Strategy included a section on Drysdale Clifton Springs as follows:

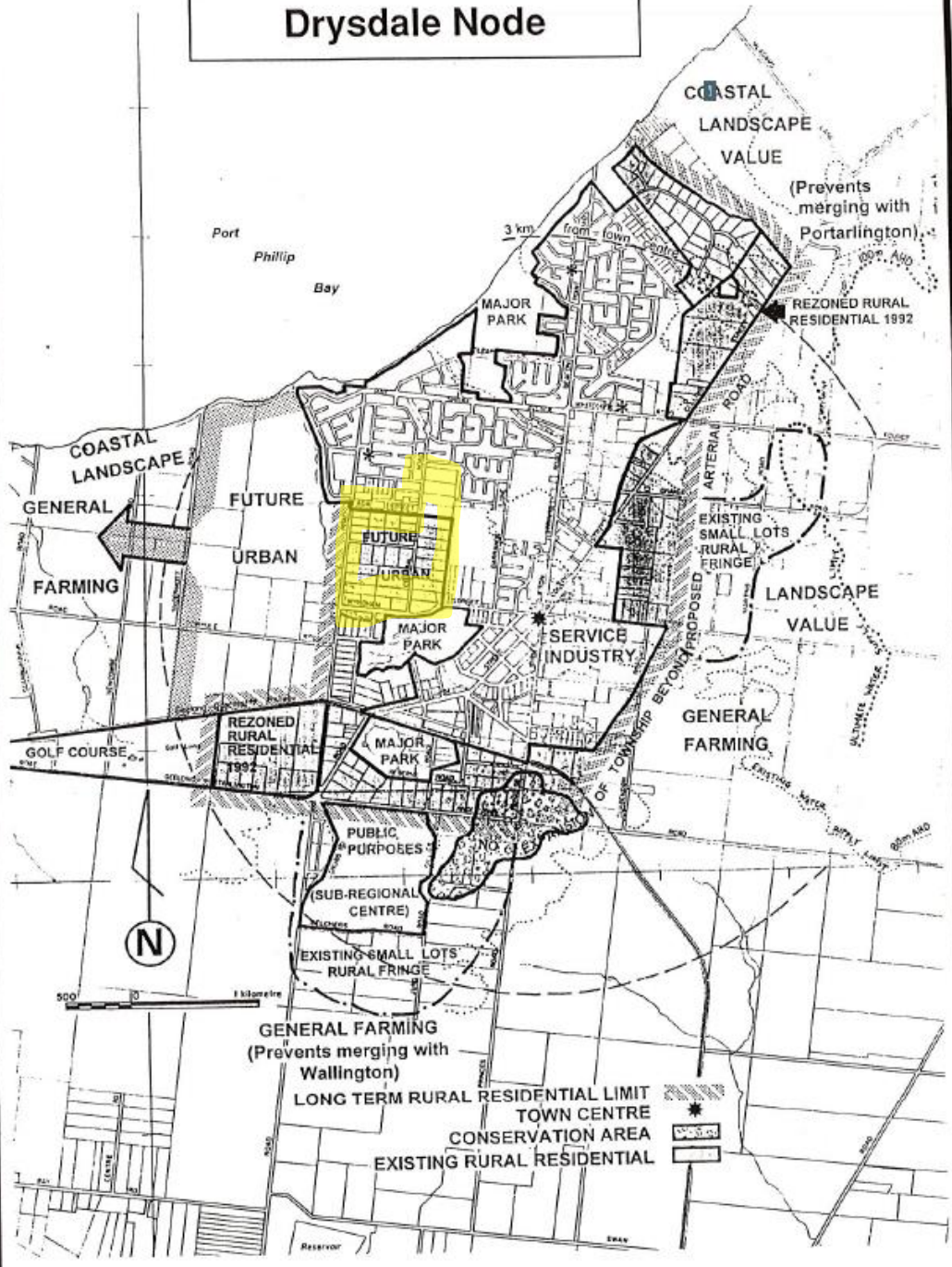
As well as being a large Rural Residential Node, Drysdale/Clifton Springs is a designated coastal growth centre in which urban residential zonings are being extended. As a result of the 1992 review of its Structure Plan some Rural Residential Zones were rezoned as urban residential, and further Rural Residential Zones are proposed to be similarly zoned in future. Despite some additional Rural Residential Zonings being added in the Structure Plan the number of houses in the zone decreased slightly, and will decrease further in future.

Other constraints limit the scope for growth. The coastal area has a high landscape value and is generally considered unsuitable for rural residential development. Urban development is planned to extend westwards, and the alignment of a future bypass around the southern and eastern boundaries of the town effectively discourages fringe growth. Wallington is only 2 kms to the south, and Portarlington (Port Bellarine Zonings) less than 3 kms to the north-east.

Extension is not an urgent need, however, owing to current supply levels ranging from 11 to 18 years. The areas rezoned in 1992 will take some years to reach full development, and supply levels will need to be reduced closer to 5 years before extension should be considered.


No other land in the vicinity of Drysdale/Clifton Springs should be considered until a further major review is undertaken. It is unlikely, however, that any further Rural Residential Zoning would be justified adjacent to this growing urban centre when the current supply runs out.

Drysdale Node



RURAL RESIDENTIAL STRATEGY
- Guidelines

Geelong
Regional
Commission



Urban Growth Strategy 1996

73. The City of Greater Geelong Urban Growth Strategy was prepared during 1995 and 1996. The purpose of the Urban Growth Strategy was to determine the most suitable areas for the accommodation of urban growth to the year 2020.
74. The Strategy identified the areas of Armstrong Creek, Urban Geelong, Lara, Leopold, Drysdale/Clifton Springs and Ocean Grove for urban growth.
75. Relevant planning principles are stated in Section 3 (pages [14-14](#)):

3.4 Settlements

- The long standing planning policy of maintaining a non-urban break between Geelong and Melbourne should be upheld.
- The long standing planning policy of maintaining non-urban breaks between settlements should be upheld to foster a sense of physical identity for each of the townships outside Urban Geelong and protect the intrinsic qualities of the environs surrounding the settlements.
- Where possible, natural boundaries should form the edge of urban areas to assist in reinforcing the edge of urban centres and resisting development pressure on the fringe of existing townships and Urban Geelong.
- Urban consolidation should be actively encouraged to enable existing boundaries of townships to be maintained and increased densities that will support the provision of upgraded services.

3.8 Rural Residential

- Rural residential development is a recognised legitimate living opportunity; however, the provision of this form of land use may be considered extravagant in terms of sustainable development principles.
- There is a need to balance housing choice objectives with sustainable development objectives.
- Alternative rural living opportunities should be investigated including re-subdivision and cluster farming proposals.
- Infill development in the preferred nodes should be permitted, where the costs of appropriate servicing are attributable to the developer.
- There are sufficient stocks of vacant rural residential land in existing nodes to cater for demand together with existing developed stock which may be exchanged on the market.
- New areas of rural residential development on the urban, edge of Geelong should not be encouraged.

76. On 11 December 1996 the Urban Growth Strategy was formally adopted by Council.

Drysdale Clifton Springs Structure Plan 2010

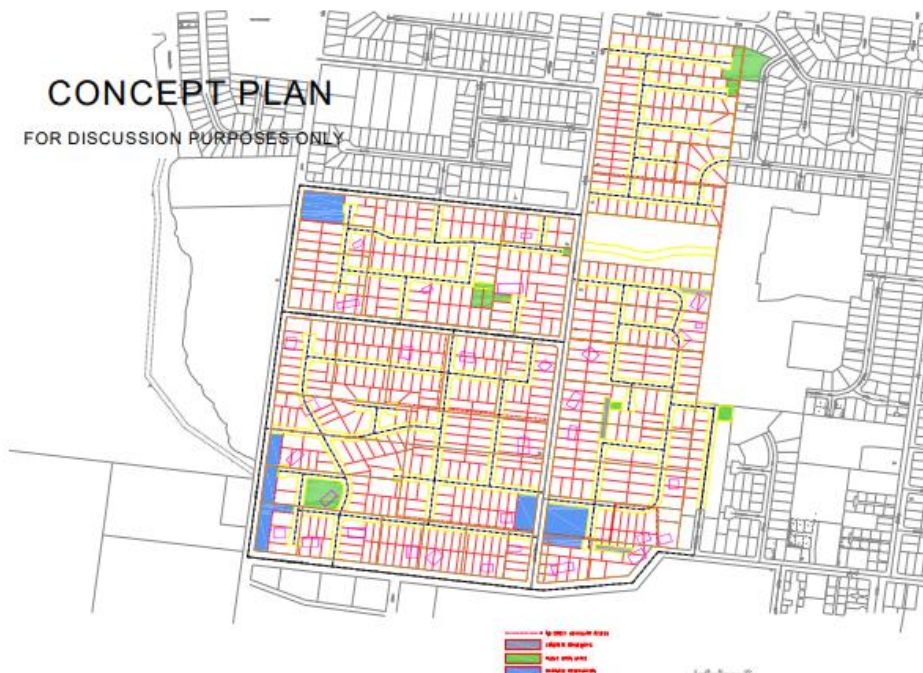
77. A review of the 1992 Drysdale Clifton Springs Structure Plan commenced in 2009 and was adopted by the City of Greater Geelong in September 2010.
78. The Structure Plan was prepared in a new format applied to all the City's townships, being in three parts: (A) Structure Plan; (B) Implementation and Review; and (C) Background Report.
79. The Structure Plan is a strategic framework for the future planning and development of the area. How the plan will be used is stated on page 1:

The Structure Plan is to be used by the City of Greater Geelong to determine the application of local planning policies, planning zones and overlays. It will guide Council's consideration of proposed rezonings and applications for planning permits. Council will also use the Structure Plan to determine the future provision of infrastructure and services in the townships.

80. Residential development opportunities are discussed on pages 8-10, including discussion about the subject site:

Central Road

Consistent with the 1992 Structure Plan, the area bound by Jetty Road, Wyndham Street, Central Road (including the large Residential 1 zoned allotments to the north east) and Ada Street is considered suitable for residential development. This area is within close proximity to the town centre, has access recreational spaces and community facilities and is connected to appropriate infrastructure. The development of this area will achieve the long term objective of linking Drysdale and Clifton Springs together and help to integrate the Jetty Road Urban Growth Area with the rest of the community.



To ensure a coordinated development over multiple ownerships, the area should be managed through the application of either a Development Plan Overlay (DPO) or an Incorporated Plan Overlay (IPO) based around the Central Road Concept Plan (Figure 1). The DPO should also apply to the undeveloped Residential 1 zoned land on east side of Central Road to maximise integration. A Development Contributions Plan (DCP) may also be appropriate to assist in the delivery of drainage infrastructure and an open space network including linkages from Griggs Creek to McLeods Waterholes and the recreation reserve. As part of the Structure Plan implementation Council will rezone the land and develop a DPO for the area in partnership with landholders. Prior to the completion of the DPO there should be no further subdivision or establishment of non-residential buildings to ensure an integrated development can be achieved.

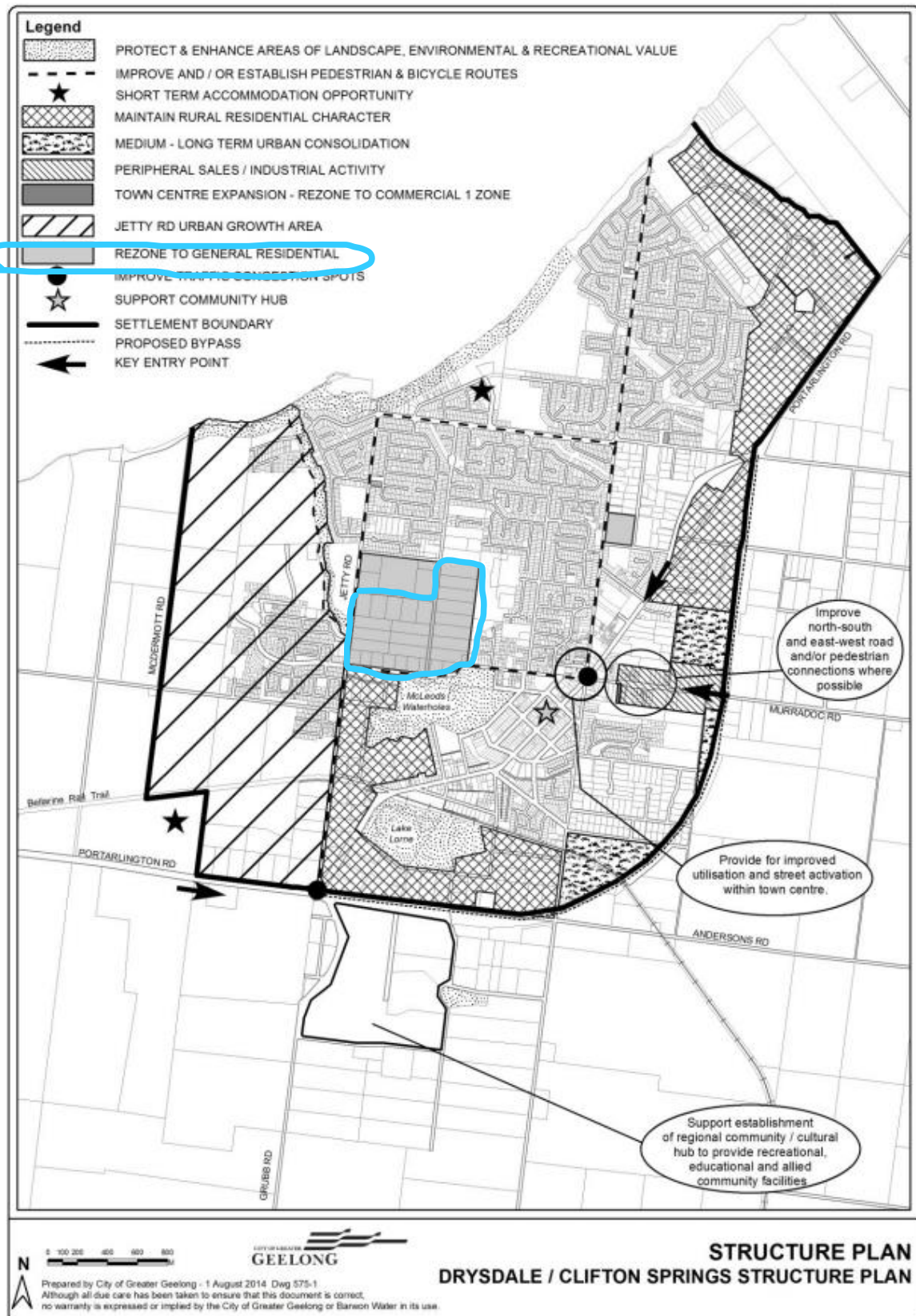
The 1992 Structure plan identifies the area south of Wyndham Street and east of Jetty Road as being appropriate for residential growth. However advice from Council's Engineering Services Department indicates that the area has significant drainage issues. Given that the Structure Plan has identified a lot supply for at least 20 years it is considered that this area should remain zoned Rural Living Zone and continue to provide a buffer role and larger lots to the McLeods Waterholes Reserve.

81. Part B Implementation and Review supports the rezoning of the subject site as highlighted below:

Applying Zones and Overlays	<p>Apply a Business 1 zone to the block bounded by High, Everley and Princess Streets as part of Structure Plan implementation.</p> <p>Rezone the Drysdale Bowling Club site to Business 1 zone to facilitate the development of a supermarket subject to the relocation of the bowling club and via a combined permit and rezoning process.</p> <p>Apply a Residential zone with either an Infrastructure Plan Overlay (IPO) and/or Development Plan Overlay (DPO) based on the principles identified in the Structure Plan to Princess Street, Central Road and Oakden Road.</p> <p>Support the rezoning of identified residential infill areas to a Residential Zone with appropriate DPO and Developer Contribution Plan (DCP) controls.</p>
------------------------------------	--

82. The Drysdale Clifton Springs Structure Plan map is shown in **Figure 14**. The full Structure Plan is available [here](#)
83. The adopted Structure Plan was implemented into the Greater Geelong Planning Scheme by **Amendment C194** approved in January 2011.
84. There were no submissions at the C194 panel hearing about the subject site and the July 2010 [panel report](#) did not specifically make any findings or recommendations about the site. The panel formed the view that the Structure Plan will set a sound strategic framework for the future development of Drysdale and Clifton Springs.

Figure 14 - Drysdale Clifton Springs Structure Plan map



Amendment C146 Ada Street Infill Development Area

85. Amendment C146 applied to 12 hectares of land directly north of the subject site bounded by Jetty Road, Ada Street, Thomas Street and Central Road in Clifton Springs.
86. The amendment rezoned the land from Rural Living Zone to Residential 1 Zone and applied Development Plan Overlay Schedule 23.
87. The amendment was considered by the C194 Panel and the [panel report](#) dated November 2009 made the following findings (p. 13):

4.5 Panel findings

The Panel has reviewed the amendment in accordance with the provisions of the Greater Geelong Planning Scheme and the *Drysdale – Clifton Springs Structure Plan* (2009). The Panel has found that it is consistent with these provisions. The development that would be facilitated by this amendment has a long standing and sound strategic basis in relation to catering for the urban expansion of Greater Geelong.

A planning framework is clearly established in *Drysdale – Clifton Springs Structure Plan* (2009) to guide the more detailed planning and development of this infill development area. The City of Greater Geelong is cognisant of continued growth pressures and demand for serviced residential allotments in the Geelong region. The *Structure Plan* provides a clear strategy for the development of the Central Road area (which includes the Ada Street Infill Development Area). The development of the Central Road area is seen as achieving the long term objective of linking Drysdale and Clifton Springs together and helping to integrate the Jetty Road Urban Growth Area with the rest of the local community.

88. The Amendment was gazetted on 21 October 2010.

G21 Regional Growth Plan 2013

89. The *G21 Regional Growth Plan (April 2013)* manages growth and land use pressures to 2050. It pulls together the strategic land use and growth planning already undertaken across the region including the G21 Geelong Region Plan and builds on this to identify where future residential and employment growth will occur. It also identifies the key infrastructure required to manage and support this growth.
90. A full copy of the Regional Growth Plan is available [here](#)
91. Map 2 (see **Figure 15**) designates Drysdale Clifton Springs as a District Town on page 9.
92. Section 4.0 discusses the identified planned growth centres and settlement growth. The following sections are most relevant to Amendment C363:

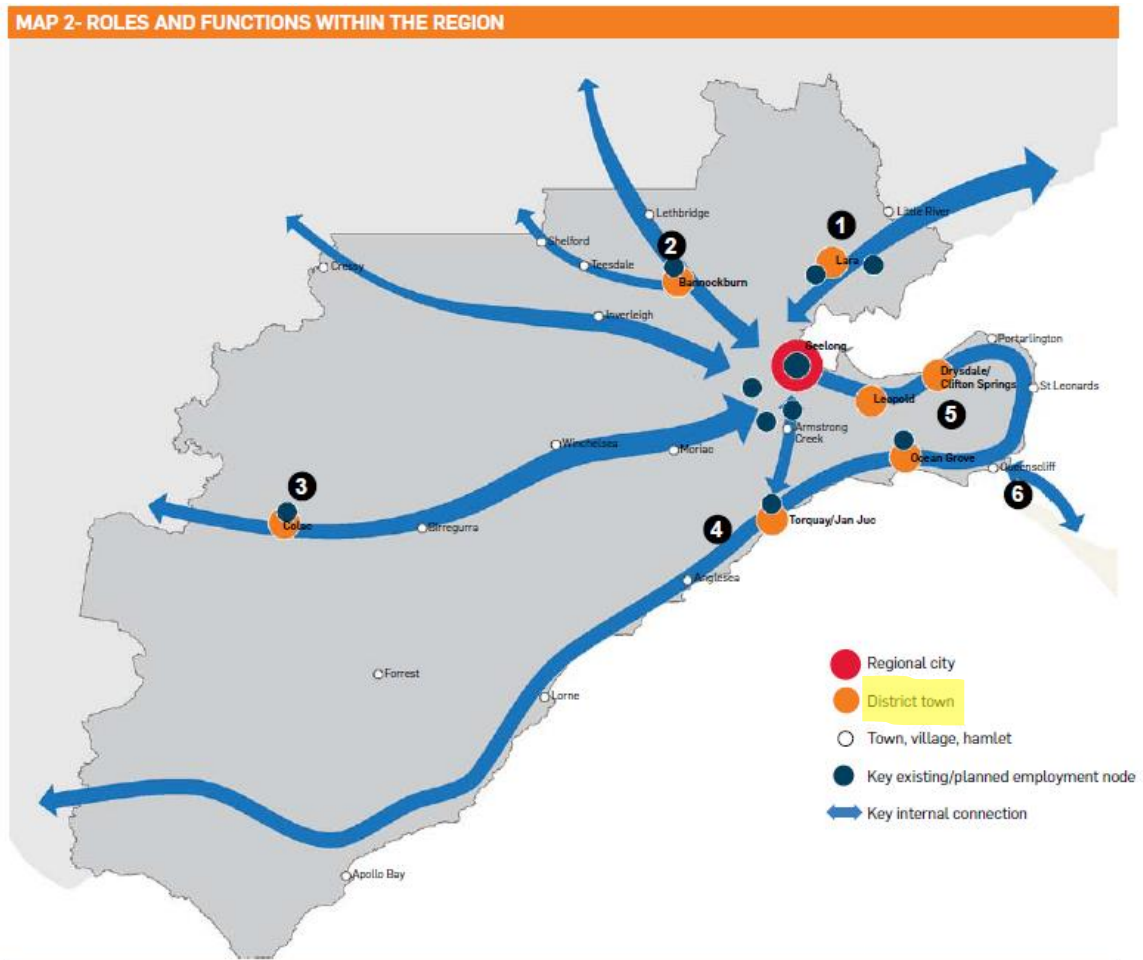
The current identified growth areas have been selected through local planning processes that involved extensive community engagement. Central Geelong, Armstrong Creek, Ocean Grove, Drysdale/ Clifton Springs, Leopold, Lara, Torquay/Jan Juc, Bannockburn and Colac are identified for significant growth. These settlements will contain the majority of new residents and jobs. They play an important role in supporting surrounding communities and our productive farming activity.

[page 24]

The Growth Plan reinforces the role of a number of larger district towns and nodes for growth based on capacity, provision of land supply in key housing segments and the provision of goods and services to town catchments. The Growth Plan allows for growth of these centres to be contained to existing settlement boundaries as generally identified in Structure Plans. Allowances for minor boundary adjustments should follow a Structure Plan review process. Growth in these towns will enable a range of higher order services to be provided to the region and effective transport networks to and from these centres will be critical.

[page 28]

Figure 15 - Map 2 Roles and Functions Within the Region (RGP p. 9)



Within the region, there are a number of roles and important linkages between district towns and Geelong.

1 North East Gateway

The townships of Lara and Little River are located in this corridor, as well as the key employment nodes of the Geelong Ring Road Employment Precinct (GREP) and Avalon Airport. This part of the region contains productive farmland and has a

3 Western Gateway

The area surrounding Winchelsea to Colac has a significant agricultural role and supports a number of small towns, such as Forrest, Moriac and Birregurra, which provide important housing lifestyle options and niche tourism activity. Colac plays a district town role, providing food production activity and services to settlements within the rural hinterland, including the Otways and Great Ocean Road, and is a gateway

5 Bellarine Peninsula

The larger towns of Ocean Grove and Drysdale/Clifton Springs provide significant housing opportunities and a range of services to smaller coastal towns. Towns on the Bellarine offer coastal recreation, food and wine experiences and holiday accommodation. They experience significant population peaks and pressure on infrastructure and communities over peak holiday periods.

Bellarine Peninsula Localised Planning Statement 2015

93. The Bellarine Peninsula Localised Planning Statement identifies the key valued attributes of the Bellarine and puts in place objectives and strategies to ensure that they are preserved and enhanced for ongoing use by present and future generations.
94. The Statement acknowledges that the attractiveness, accessibility and proximity of the area to metropolitan Melbourne means it is increasingly coming under pressure for growth and change.
95. Ministerial Direction No. 17 provides that in preparing an amendment affecting land in an adopted Localised Planning Statement, a planning authority must have regard to the relevant statement. Township characteristics are summarised on page 8 including for Drysdale/Clifton Springs:

Drysdale/Clifton Springs is one of three designated growth locations on the Bellarine Peninsula. The historic town centre is the main commercial centre servicing the northern areas of the Bellarine Peninsula. The town also hosts significant school and arts facilities. Growth of the town is directed to the west in the Jetty Road Urban Growth Area. The community values the country town atmosphere of the township.

96. The most relevant policy and strategies for Drysdale/Clifton Springs are stated on page 16:

To facilitate the planned residential growth of Drysdale/Clifton Springs, Leopold and Ocean Grove, consistent with adopted Structure Plans and as service hubs for the Bellarine Peninsula. In all other townships, provide retail, commercial and community uses and facilities that serve the daily needs of the community and encourage street based activity and local employment.

Strategies

- Ensure land use and development proceeds generally in accordance with the relevant Structure Plan maps.
 - Direct the bulk of residential growth and retail development to the designated growth locations of Drysdale/Clifton Springs, Leopold and Ocean Grove consistent with the relevant Structure Plan maps.
97. A link to the Statement is provided [here](#)
98. The Bellarine Peninsula Localised Planning Statement (BPLPS) Framework Plan is shown in **Figure 16**.

100. The Settlement Strategy provides a planning framework to ensure the municipality can meet the region's housing needs to 2036. The Settlement Strategy was adopted by Council in October 2018. The Settlement Strategy reviews the city's demographics, analysing current and anticipated future population and housing needs. The Strategy includes directions for both urban consolidation and greenfield development.
101. Amendment C395 includes the Settlement Strategy as a Background Document to the Planning Scheme. It amends Local Planning Policies in the Scheme to implement key recommendations of the Strategy including:
- Directing the majority of future housing needs to urban Geelong (urban infill, Armstrong Creek and the Northern and Western Geelong Growth Areas).
 - Reducing the share of new housing development on the Bellarine Peninsula.
 - Ensuring residential development occurs within designated settlement boundaries.
 - Facilitating infill development to increase its contribution to housing supply.
102. One of the key plans from the Settlement Strategy is the Housing Framework Plan which is provided in Figure 17.
103. In discussing the Strategy's purpose, the Settlement Strategy says (p. 15):
- The settlement strategy did not start with a 'blank canvas'. Our existing policies and strategic directions have been developed over many years, through detailed investigation and consultative processes. They are a solid foundation from which to build and have shaped community expectations regarding the management of Geelong's future growth. [emphasis added]
104. Regarding the Bellarine Peninsula, the Settlement Strategy finds (page 73):
- The introduction of permanent settlement boundaries will undoubtedly lead to an increase in demand for infill development within Bellarine townships. Current planning policy already supports smaller-scale, scattered infill development and higher density forms of housing, in and around the main centres. Increases in infill development must be managed well, so as not to adversely affect the character of the townships.

105. The Settlement Strategy goes on to include principles and directions specific to the Bellarine Peninsula on page 74:

Principle

Maintain the unique township, landscape, tourism, farming and environmental values of the Bellarine Peninsula.

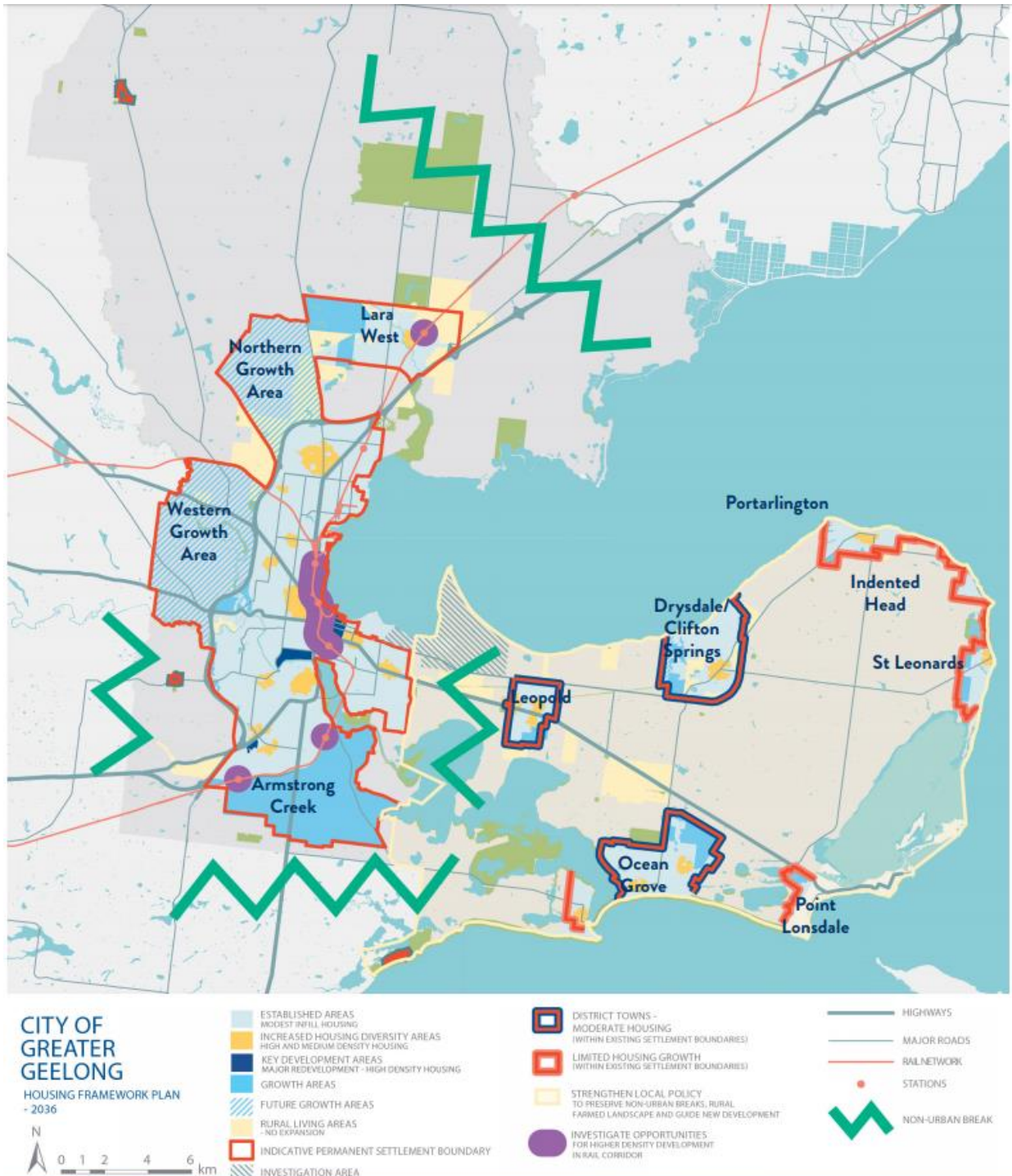
Directions

- a. Recognise that Drysdale/Clifton Springs, Leopold and Ocean Grove are fulfilling their roles as district towns.
- b. Discontinue the use of the term 'growth area' in favour of 'district town'.
- c. Acknowledge the share of housing development going to the Bellarine Peninsula should decrease over time.
- d. Review housing opportunities within townships to determine if further localised housing intensification can be achieved.
- e. Ensure development reflects the preferred character of the townships.



106. The [Amendment C395 Panel Report](#) was completed on 14 May 2020 and released to the public. The panel strongly supports the amendment subject to council addressing some issues of principle and detail – none of which are relevant to Amendment C363.
107. Council officers are reviewing the panel's recommendations and will prepare a report to be considered at the council meeting on 25 August 2020 to adopt the amendment.

Figure 17 - Greater Geelong Housing Framework Plan 2036



108. The subject site is shown 'yellow' on the Housing Framework Plan and designated as "Rural Living Areas – No Expansion". Rural living nodes are discussed on page 62 of the Settlement Strategy; the main nodes being located at Lara, Drysdale/Clifton Springs, Wallington, Lovely Banks and Batesford. The policy position is that expansion of the Rural Living Zone is not supported.

Distinctive Areas and Landscapes

109. On 29 October 2019 the Bellarine Peninsula was declared a Distinctive Area and Landscape (DAL) under Part 3AAB of the *Planning and Environment Act 1987*. The declaration triggers the requirement to prepare a Statement of Planning Policy.
110. The DAL process is managed by the Department of Environment, Land, Water and Planning (DELWP).
111. The map in Figure 2 shows the declared area. DELWP will now prepare a Statement of Planning Policy that includes a 50-year vision.
112. The brochure which accompanies the DAL explains the Statement:

Statement of Planning Policy

To achieve a long-term vision for the region and guide future land use and development, a Statement of Planning Policy (the Statement) including a Strategic Framework Plan will be developed with:

- The local Councils
- Traditional Owners
- The community.

This will be informed by the localised planning statement that is already in place for the Peninsula.

The Statement provides a framework to protect the Peninsula.

It will ensure important attributes are conserved and continue to be of special significance to the people of Victoria. It will also celebrate Aboriginal Victorians connection to Country.

The Statement will consider height controls and identify long-term protected settlement boundaries.

This will ensure development does not inappropriately encroach into valued natural and rural landscapes. These will be subject to the same strong protections in place for Melbourne's permanent Urban Growth Boundary, requiring parliamentary approval to amend them. Implementing these boundaries will safeguard valuable landscapes and protect them from overdevelopment and encroachment.

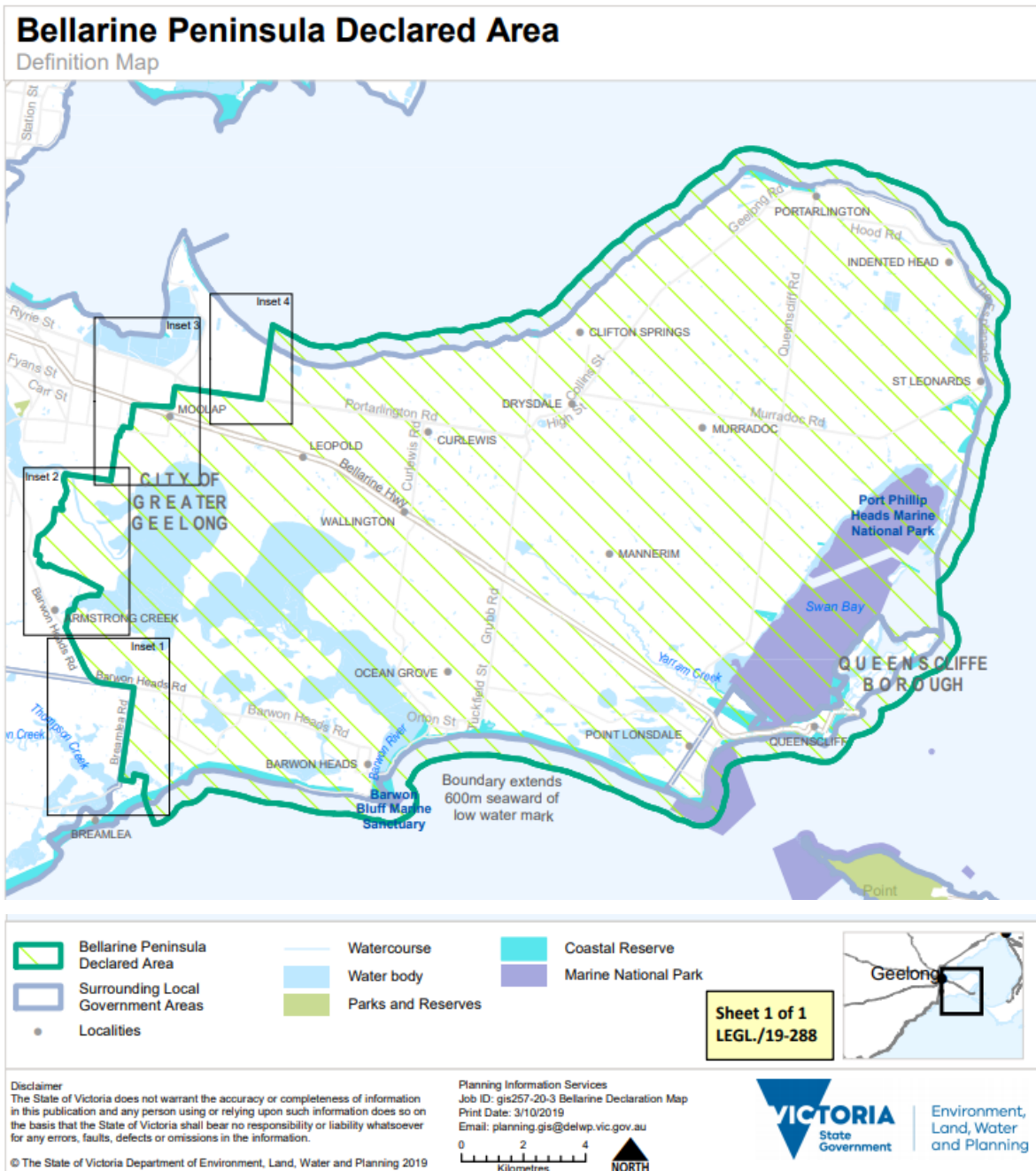
113. Given the subject land is inside the Drysdale Clifton Springs settlement boundary, matters related to identifying a long-term protected settlement boundary are not relevant to Amendment C363 – other than to

acknowledge that such a measure would increase pressure for more housing within the town boundary.

114. At the time of writing this submission, Council officers are not privy to the process that considers height controls. What can be confirmed is the DELWP has engaged consultants to undertake township neighbourhood character assessments.
115. The second phase in the Bellarine DAL process ended on 14 June 2020. Phase 2 community engagement provided an opportunity to comment on a discussion paper (April 2020) prepared by DELWP.
116. The discussion paper does not comment specifically on the subject land. More generally on *Clifton Springs / Curlewis / Drysdale*, the paper says: “The Drysdale Clifton Springs Structure Plan outlines directions for future growth of the township” (page 27).
117. Page 29 of the discussion paper includes a section on *Rural-living-style settlements*, which includes Curlewis and Drysdale. The section states:

These are typically 10-acre lots, and they provide housing in a rural setting, which many people want. These settlements have home-based businesses (such as small wineries and orchards, nurseries and agistments) that benefit from their rural setting and contribute to the peninsula’s diverse economy. In many instances they provide a transition from urban areas to rural areas (such as on the edges of Ocean Grove and Drysdale). Large rural-living lots are typically not an efficient use of land: they often remove land from agricultural production and natural systems, settle people in areas with insufficient infrastructure and threaten green breaks and landscape character between townships.
118. A draft Statement of Planning Policy will be now be prepared and released for public comment (phase 3 of 3 of the community engagement) in mid to late 2020.
119. Once the DAL process to establish a Statement of Planning Policy is complete, Council anticipates that the Minister for Planning will prepare, adopt and approve a subsequent amendment to the Greater Geelong Planning Scheme to implement the Statement of Planning Policy.
120. Information about the Bellarine Peninsula DAL process and timeframes, including the Bellarine Peninsula Discussion Paper, is available on the [DELWP Bellarine Peninsula webpage](#).

Figure 18 - Bellarine Peninsula Declared Area



Consideration against the Planning Policy Framework

121. The Amendment is consistent with and supported by relevant objectives and strategies of the Planning Policy Framework as outlined in this section.
122. **Clause 11.01-1S Settlement and Clause 11.01-1R Settlement (Geelong G21)** outline strategies to promote regional development, including that settlements are planned in accordance with any relevant regional growth plan and that coastal towns identify a clear settlement boundary and avoid linear urban sprawl along the coastal edge.
123. The Geelong G21 Regional Growth Plan map at Clause 11.01-1R identifies Drysdale/Clifton Springs as a district town supported by planned growth.
124. **Clause 11.02 Managing** growth outlines strategies to ensure a sufficient supply of urban land is available and plan to accommodate population growth over at least a 15-year period providing clear direction on locations where growth should occur. The Amendment supports planned housing growth and development in a designated location.
125. At **Clause 11.02-2S Structure planning** there is an emphasis on preparing plans to ensure effective management of new urban areas. The proposed overlay controls will provide for the development of an integrated neighbourhood which is accessible, provides areas of usable open space and is able to be serviced in an efficient manner.
126. **Clause 11.03-5S Distinctive areas and landscapes** outlines the role of localised planning statements and that of the Bellarine Peninsula Localised Planning Statement (BPLPS). The Amendment supports the BPLPS by facilitating planned residential growth consistent with the adopted 2010 Drysdale/Clifton Springs Structure Plan.
127. **Clause 15.01-1S Urban design** seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity. It is considered that the proposed Development Plan Overlay Schedule, which includes a framework plan, has appropriately responded to the site's context and landscape features. A public open space trail will link the Griggs Creek and Drysdale Recreation reserves, drainage reserves and new parks will enhance the

town's rural ambience and there will be improved walking and cycling connections.

128. As set out in **Clause 16 Housing**, planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure. This policy is particularly relevant given the rezoning will facilitate new housing development in an area forecast for population growth.
129. **Clauses 16.01-3S Housing diversity** and **16.01-4S Housing affordability** seek to provide for a range of housing types and deliver more affordable housing close to services. The Drysdale Town Centre is close and easily accessed, and there are nearby schools and other community facilities. The additional supply will improve the range of housing stock and affordability.
130. The future development will be designed to ensure that vehicle, walking and cycling networks are safe, attractive and connect with the broader neighbourhood in accordance with **Clause 18 Transport**.
131. The traffic assessment has identified improvements to the Central Road/Wyndham Street intersection and the provision of a new T-intersection and a signalised pedestrian crossing on Jetty Road. These works will support the predicted increased traffic volumes resulting from new residents. Cycle lanes will also be provided on Jetty Road, Wyndham Street and Central Road.
132. **Clause 19 Infrastructure** - the servicing infrastructure assessments prepared to support the Amendment find that the land can be adequately serviced by the relevant authorities. Barwon Water have submitted the development can be supplied with water and sewerage services.
133. Open space policy at **Clause 19.02-6S** seeks to plan for and improve local open space networks. This can be achieved by linking walking and cycling trails, providing new parkland and planning open space areas for multiple uses including flood storage basins. The Central Road Drysdale Framework Plan implements strategic open space policy.
134. The objective of **Clause 19.03-1S Development and infrastructure contributions plans** is to facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans.

135. Preparation of the Central Road Development Contributions Plan will guide the delivery of identified shared infrastructure, such as drainage basins, road intersection upgrades and improvements to new areas of public open space. Levies will also contribute towards construction of the Drysdale Regional Community and Learning Hub.
136. The exhibited Central Road Development Contributions Plan has been developed in accordance with the provisions of Part 3B of the *Planning and Environment Act* and the *Development Contributions Guidelines (2007)*.

Consideration against the Local Planning Policy Framework

137. The Amendment is consistent with and supported by relevant objectives and strategies of the Local Planning Policy Framework, as set out below.
138. The City's Municipal Framework Plan (**Clause 21.04**) identifies the subject land as 'Existing Urban Areas' and the symbol 'k' designates the Jetty Road Urban Growth Area. The Municipal Framework Plan is consistent with Clause 11.01-1R where Drysdale/Clifton Springs is a district town supported by planned growth.
139. **Clause 21.05 Natural Environment** contains local policies for waterways, biodiversity, coastal environments and flooding. The Amendment is considered to be consistent with the objectives of this clause and implements listed strategies by:
 - Managing stormwater runoff from development by preparing a site stormwater management plan;
 - Enhancing areas of native vegetation by planting indigenous vegetation in newly created municipal reserves. The Okologie ecological assessments find the site to be highly modified and characterised by areas of open pasture, interspersed with planted (non-indigenous) and exotic trees and shrubs;
 - Focusing urban coastal development within existing urban settlements and preventing lineal urban sprawl;
 - Recognising flood hazards associated with waterways and enduring the free passage of water whilst protecting development from flooding impacts; and

- Ensuring urban development on the Bellarine Peninsula complies with structure plans as detailed in Clause 21.14.
140. **Clause 21.06 Settlement and Housing** states that the municipality's population is growing and that it is a popular retirement destination, particularly on the Bellarine Peninsula. As highlighted earlier in the submission, Drysdale is forecast to experience significant population growth. Please note that Amendment C395 changes a number of strategies and objectives in clause 21.06, however this assessment is against the current Scheme.
141. The objectives of **Clause 21.06-2 Urban growth** are to limit urban sprawl by directing growth to designated areas, improve housing affordability, maintain supply, and promote competition in the housing market.
142. There are several relevant strategies:
- Direct the majority of new greenfield residential development to the designated primary urban growth areas at Armstrong Creek, Ocean Grove, Drysdale/Clifton Springs, Lara and Leopold. [Noting that C395 changes this to move reference to the Bellarine towns as growth areas].
 - Ensure that land use and development does not compromise the capacity or potential future development of areas designated for future urban growth, as shown on the relevant Structure Plan or Urban Growth Plan.
 - Ensure development occurs within designated settlement boundaries.
 - Limit rural living development to existing zoned land in the existing nodes at Lara, Drysdale/Clifton Springs, Wallington, Lovely Banks and Batesford.
 - Ensure new residential neighbourhoods provide a mix of housing suited to the needs of a diverse range of household types.
143. The rezoning implements these strategies by facilitating residential development in a designated location inside the town's settlement boundary. The proposed overlay controls can manage orderly, integrated development where a variety of housing types will be required.
144. The subject site is not an existing rural living node.
145. An objective of **Clause 21.06-4 Neighbourhood character** is to manage the impact of urban change on existing neighbourhoods. Strategies include to respond to the established character of the area and retain existing vegetation that contributes to the municipality's tree canopy.

146. The subject site is surrounded by new residential estates other than to the south. The character of the area is changing with new housing, smaller lot sizes and low-scaled landscaped gardens. The areas of new public open space will allow for retention of some canopy trees of high arboricultural value. There will also be planting of local native species and street trees.
147. **Clause 21.08-3 Development contributions** seeks to provide development and community infrastructure and respond to the changing needs of the City's population. The Amendment proposes to introduce a Development Contributions Plan to achieve this objective.
148. **Clause 21.14 The Bellarine Peninsula** is the primary local strategy for the Bellarine. Key objectives are to maintain non-urban rural breaks, facilitate development of Ocean Grove, Drysdale/Clifton Springs and Leopold as service hubs and to preserve individual township character.
149. Strategies specific to Drysdale/Clifton Springs (21.14-3) include:
- Contain urban development within the defined settlement boundary on the Structure Plan map.
 - Support the development of the Jetty Road Urban Growth Area and other areas identified for residential development on the Structure Plan map.
 - Ensure new development incorporates sustainability principles including environmentally sustainable design, energy efficiency, connectivity and water sensitive urban design.
 - Provide additional bicycle and pedestrian opportunities throughout the townships including new footpaths and bicycle lanes.
150. The Amendment supports these objectives and strategies clearly by: (1) containing urban development; (2) facilitating residential growth in a designated location; (3) supporting energy efficiency, connectivity and water sensitive urban design; and (4) providing for future new pedestrian and cycle paths.
151. The Amendment is then consistent with Clause 21.14-4 *Implementation* for Drysdale:
- Apply the General Residential Zone Schedule 1 with a Development Plan Overlay based on the principles identified in the Structure Plan to Princess Street, **Central Road** and Oakdene Road. [emphasis added]
152. The Drysdale Clifton Springs Structure Plan is also listed as a reference document at Clause 21.14-4.

153. At Clause 21.14-11 the *Drysdale Clifton Springs Structure Plan map* designates the site for rezoning to 'General Residential' (see page [36](#)).

EXHIBITION AND SUBMISSIONS

Council resolution to prepare and exhibit an Amendment

158. Carried at the 28 May 2019 Ordinary Meeting was that Council:

- 9.1 Support the preparation and exhibition of Amendment C363 to the Greater Geelong Planning Scheme to:
 - (a) Rezone the land bounded by Jetty Road, Wyndham Street, Thomas Street, and the rear of Central Road properties from Rural Living Zone to General Residential Zone Schedule 1 (the subject land as shown in Attachment 2);
 - (b) Apply a Development Plan Overlay to the subject land;
 - (c) Apply a Development Contributions Plan Overlay to the subject land;
 - (d) Rezone 91-101 Central Road Drysdale from Rural Living Zone to General Residential Zone Schedule 1 to reflect the existing retirement village developed on the property; and
 - (e) Apply a Design and Development Overlay to 1 Sheileen Court, 2-20 Sheileen Court and 23 Marsh Court, Drysdale, to facilitate future road connectivity to the subject land.
- 9.2 Request the Minister for Planning to authorise the preparation and exhibition of Amendment C363.

Ministerial Authorisation

159. The Minister's delegate authorised the Amendment preparation and exhibition on 8 August 2019 – see [Appendix 3](#).

Exhibition

160. The Amendment was exhibited between 5 September 2019 and 14 October 2019.
161. Letters were sent to 236 property owners and occupiers in the local area. Notices were placed in the Geelong Advertiser, Geelong Independent, The Bellarine Times and the Government Gazette. The documentation was available on the Geelong Australia website and at the Drysdale library.
162. Owners of land proposed to be applied with the Development Contributions Plan Overlay were individually mailed the Westlink Consulting Valuation Report, February 2018. This report was not published on Council's Amendment C363 webpage for privacy reasons.

Submissions received

163. A total of 71 submissions were received to the exhibited Amendment C363.

The submissions can be generally categorised as follows:

163.1 8 submissions from directly affected landowners (i.e. it is their land proposed to be rezoned and applied with overlays). Of the eight, two object to the Amendment.

163.2 Barwon Water submitted that future development can be supplied with water and sewerage services.

163.3 40 submissions were received from local residents, the Geelong Environment Council and Bellarine community groups objecting to the Amendment.

163.4 21 submissions were received from Marsh Court and connecting court residents objecting to the proposed road connection to the new estate.

164. At the Ordinary Meeting of 28 January 2020 Council considered a report on the submissions and made the following decision:

11. That Council having considered all submissions to Amendment C363 to the Greater Geelong Planning Scheme resolves to:

11.1 Request the Minister for Planning to appoint an Independent Panel under Part 8 of the Planning and Environment Act, 1987;

11.2 Refer all submissions to the Panel; and

11.3 Submit to the Panel its response to the submissions generally as outlined in this report.

Carried.

165. The 28 January 2020 Council report is available [here](#) and includes a summary of all the submissions. Each submission is numbered, and the location of submitters is mapped at Appendix 4.

Changes to the Amendment documentation

166. The 28 January 2020 Council Report included changes to some of the Amendment C363 exhibited documentation. These changes are repeated in [Appendix 5](#).

Late submissions

Bellarine Springs Retirement Village resident

167. On 22 March 2020 Council received a late submission from a resident of the Bellarine Springs Retirement Village. Council accepted the submission.
168. The submission strongly supports the Amendment, siting: (1) the rezoning is an essential pre-cursor to the eventual construction of a footpath on Central Road; and (2) residents will have greater access to more open spaces and public land, enabling more recreational opportunities.
169. The submission was considered under [delegation](#) on 23 March 2020 where it was resolved to refer the submission to the appointed Amendment C363 Panel. The submission was referred to the panel on 23 March 2020.

Directly affected landowners

170. In June and July 2020 Council received three late submissions from residents of Wyndham Street, Drysdale (2) and Thomas Street, Drysdale (1). Council accepted the submissions.
171. The submissions support the Amendment for reasons including: close to the town centre, schools and child care; surrounded by residential housing and the area is no longer suitable for a semi-rural lifestyle, well-located new public open space and a desire for certainty.
172. The submissions were considered under [delegation](#) on 16 July 2020 where it was resolved to refer the submissions to the appointed Amendment C363 Panel. The submissions were referred to the panel on 17 July 2020.

Bellarine Catchment Network

173. On 20 July 2020 Council received a late submission from the Bellarine Catchment Network (BCN). Council accepted the submission.
174. The submission objects to the Amendment. The BCN does not request any changes to the Amendment but does seek clarification on assessments of ecology, trees and stormwater drainage.
175. The submission was considered under [delegation](#) on 27 July 2020 where it was resolved to refer the submission to the appointed Amendment C363 Panel. The submission was referred to the panel on 29 July 2020.

RESPONSE TO ISSUES RAISED IN SUBMISSIONS

176. The following responses to issues raised is generally taken from the Council Minutes Amendment C363 Report of 28 January 2020.

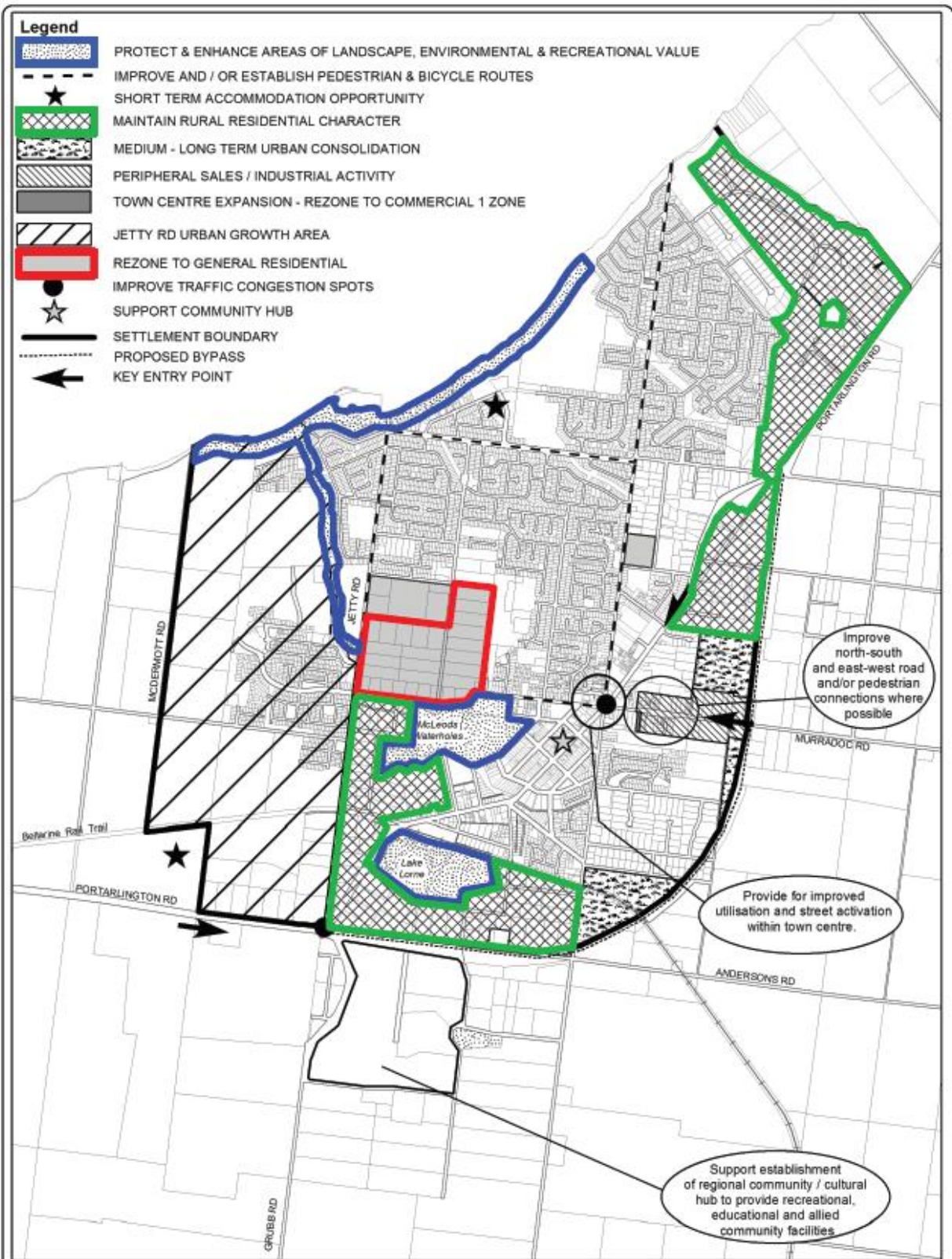
Strategic planning policy and town character

What is the issue?

177. 40 submissions object to the rezoning of the Amendment land. This included submissions from the Geelong Environment Council, the Combined Bellarine Community Association and the associations of Drysdale Clifton Springs, Barwon Heads, Breamlea, Point Lonsdale, Portarlington and Queenscliffe.
178. There is general concern at the loss of the town's rural lifestyle character in favour of urban intensification, population growth and the consequential increases in traffic, pollution and congestion. There is also concern about the loss of environmental features and impacts on native animals.
179. The community groups and several individual submitters state that the Amendment disregards and is contrary to the Drysdale Clifton Springs Structure Plan, the Council adopted 2018 Settlement Strategy and the State Government Distinctive Areas and Landscapes process.

Officer Response

180. Amendment C363 is entirely consistent with the planning scheme and entirely consistent with both the adopted 2018 Settlement Strategy and the Distinctive Areas and Landscapes process.
181. One of the most relevant policies is found at Clause 21.14 *Bellarine Peninsula*. Here, specific strategies for Drysdale include to contain urban development within the defined settlement boundary and to 'rezone to general residential' the Amendment C363 land. It is of note that this area was also considered suitable for residential development in the 1992 Structure Plan.
182. The current Structure Plan map for Drysdale/Clifton Springs is presented below. The map has been manipulated to highlight the Amendment C363 land identified for rezoning but also, importantly, to show other areas within the town's settlement boundary set aside for rural residential character and landscape, environmental and recreational values.



183. The proposed development will provide a public link between McLeods Waterholes and Griggs Creek. This land will be revegetated with locally indigenous plant species and improve connectivity of the town's open space network. The land is presently in private ownership with no ability to achieve these outcomes.
184. The development will also provide opportunities to improve the stormwater drainage network by reducing flood risk and improving water quality treatment. The area drains to Griggs Creek and ultimately out to Port Phillip Bay.
185. At a regional level, Drysdale is identified in state policy as a district town where growth and new housing is supported within the existing settlement boundary.
186. How these provisions relate to the 2018 Settlement Strategy is best explained in the Settlement Strategy introduction on page 15:
'The settlement strategy did not start with a 'blank canvas'. Our existing policies and strategic directions have been developed over many years, through detailed investigation and consultative processes. They are a solid foundation from which to build and have shaped community expectations regarding the management of Geelong's future growth.'
187. The land proposed to be rezoned is not a new growth front in the context of the Strategy nor does it sit outside the town's settlement boundary. Being rebranded as a 'district' town does not mean that population and housing growth is to cease. Drysdale is a service hub for the northern Bellarine and will continue to attract new residents.
188. The City's population statistics provider (.id) forecasts the Drysdale population to increase from 4,573 in 2016 to 7,476 in 2036. Clifton Spring will increase from 7,586 (2016) to 9,922 in 2036 and Curlewis will increase from 1,602 (2016) to 8,126 in 2036. The large increase in Curlewis is due to the development of the Jetty Road Urban Growth Area. This means that the total population of the township will increase from 13,761 in 2016 to approximately 25,521 in 2036. This is an increase of 11,760 people or an additional 588 people per year.
189. Where these new residents will live within the town boundary has been planned in full consultation with the community via structure planning processes (that is, the Drysdale Clifton Springs Structure Plan) and planning scheme amendment processes to implement the various

iterations of the Structure Plan into the planning scheme. The increase in supply will also assist housing affordability objectives.

190. The purpose of the Settlement Strategy is not to wind back this substantial amount of strategic work and community engagement but confirm existing town boundaries and redirect the overall share of Greater Geelong's population growth away from the Bellarine Peninsula. The Settlement Strategy continues to support planned infill and new housing development within all Bellarine towns.
191. The Department of Environment, Land, Water and Planning is managing the Distinctive Areas and Landscapes (DAL) process. The City of Greater Geelong is a stakeholder. In 2018 the State Government made an election commitment to protect the Bellarine Peninsula from overdevelopment by declaring the area a DAL and preparing a Statement of Planning Policy.
192. The Bellarine Peninsula was declared a DAL on 22 October 2019 and over the next 12 months the Statement of Planning Policy will be prepared and approved.
193. The Government brochure for the Bellarine Peninsula provides the following information:

'The Statement will consider height controls and identify long-term protected settlement boundaries. This will ensure development does not inappropriately encroach into valued natural and rural landscapes. These will be subject to the same strong protections in place for Melbourne's permanent Urban Growth Boundary, requiring parliamentary approval to amend them. Implementing these boundaries will safeguard valuable landscapes and protect them from overdevelopment and encroachment.'
194. There is a clear focus to protect valued rural landscapes between towns and prevent the expansion of urban development on land outside settlement boundaries.
195. As noted, the Statement will review the residential zone heights currently applied within all the towns. At the time of writing this report there is no clarification of this process. What is clear however is the review is not intended to override a direction in a township structure plan to rezone an area to a residential zone.
196. Submitters are concerned about the direction Drysdale is headed. For many of them, the reason they moved to Drysdale was to escape urban congestion and enjoy the special character of the town.

197. The policy settings for the town are known and have been established in consultation with the community. Drysdale fulfils an important district town role on the Bellarine, balanced with the preservation of areas of environmental and landscape character within its boundary and protection of the surrounding rural land.

Marsh Court

What is the issue?

198. Twenty-one objecting submissions were received regarding the proposed future road connection from the new Central Road housing estate to Marsh Court and Sheileen Court. The owner of 1-20 Sheileen Court and 23 Marsh Court, whose land is proposed to be applied with the Design and Development Overlay, also objected.
199. Submissions were mainly from residents of Marsh Court and the two courts that access off Marsh Court. Concerns included increased traffic, dangerous driving, poor sightlines, drainage constraints, decrease in property values and amenity impacts. Marsh Court residents were aggrieved that having purchased in a court, the proposal would result in the road no longer functioning as a court.
200. Submitters put forward an alternative to provide for a pedestrian link only to Marsh Court.

Officer response

201. Council officers have reviewed the proposed connection and now recommend removing reference to creating a future road link from Marsh Court to the new Central Road estate. In its place land will be set aside to provide non-vehicle links from Marsh Court and Sheileen Court to the proposed estate. The reserve will be used for pedestrian, bicycle and stormwater drainage connectivity.
202. To give statutory effect to this change, the provisions in the exhibited Development Plan Overlay Schedule 37 *Central Road Drysdale* and the Design and Development Overlay 1 *Sheileen Court, 2-20 Sheileen Court and 23 Marsh Court* will be amended.
203. From a traffic management perspective, it is considered a road connection to Marsh Court would lead to a convenient short cut to avoid using the Central Road and Wyndham Street intersection. This intersection is to be

upgraded as part of the development contributions applying to the rezoned land. The increase in traffic levels would have an unacceptable impact on the amenity of Marsh Court.

204. The ultimate road design of 1 Sheileen Court, 2-20 Sheileen Court and 23 Marsh Court will be subject to future planning permit applications. However, the designs will need to incorporate a pedestrian and drainage link to the land to the west.
205. Topographic and drainage constraints have historically prevented development of the northernmost lots of both Marsh Court and Sheileen Court. Connections are required between Marsh Court, Sheileen Court and the Amendment land road network to convey overland flows to the planned retarding basin abutting Central Road. This can be achieved by providing a municipal reserve link.

Directly affected landowners

What is the issue?

206. Directly affected landowners are the submitters whose land is proposed to be rezoned from Rural Living Zone to General Residential Zone Schedule 1 and applied with a Development Plan Overlay and a Development Contributions Plan Overlay.
207. Reference to submission number in this section is sourced from Attachment 4 of the 28 January 2020 Council minutes [here](#)
208. **Submitter no. 27** owns the property on the corner of Jetty Road and Wyndham Street. It is the submitter's principle place of residence. The land is presently burdened by a 25-metre-wide drainage easement running the length of the west boundary to cater for flows from McLeods Waterholes to Griggs Creek. The entire property is identified in the proposed planning provisions for a drainage reserve and co-located public open space.
209. The submission objects to the Development Plan for the following reasons: (1) destruction of their home is not required to construct the required drainage infrastructure; (2) financially discriminates because the land will not be able to be subdivided for a profit; (3) destroys wildlife habitats; (4) fails to replace like for like; and (5) will damage local cultural/artistic projects. On this last objection, the owners home glass art studio business acts as a base for several community projects.

210. The submission then states that despite these objections, support is requested from Council to include the following changes should the Amendment be referred to a panel:
- 210.1 remove the encumbered open space and encircled number 2 from the land south of the shared path shown in DPO37.
 - 210.2 remove dot point 2 of DPO37 Clause 4.0 *Urban Design Masterplan*; this will unnecessarily constrain the use of land for medium density housing.
 - 210.3 remove dot point 6 of DPO37 Clause 4.0 *Urban Design Masterplan*; this will unnecessarily constrain the use of land for appropriate educational, recreational, religious, community and a limited range of non-residential uses.
 - 210.4 amend dot point 3 of DPO37 Clause 4.0 *Integrated Water Management Plan* to exclude 164-168 Wyndham Street.
 - 210.5 make consequential changes to the draft Development Contributions Plan and valuations to reflect the changes to the public open space area lost as a result maintaining the property.
211. Finally, submission no. 27 objects to the Amendment for the same reasons outlined in the theme 'Strategic planning policy and town character'.
212. **Submitter no. 3** owns the property at 158-162 Wyndham Street and objects because:
- 212.1 they have no interest in subdividing or selling.
 - 212.2 the home is used to support people with disabilities and new roads would be noisy and dangerous.
 - 212.3 it will reduce local biodiversity by destroying wildlife habitats.
 - 212.4 it will destroy a base for local cultural/artistic projects.
213. The submission also objects for the same reasons outlined in the theme 'Strategic planning policy and town character'.
214. **Submitter no. 37** resides at 138-146 Central Road which is also used as their business premises. The submission concedes that change inevitably occurs over time and seeks confirmation of the following:

- 214.1 our business will be able to continue to operate under existing use rights;
 - 214.2 any applications for planning/building permissions for our current operations and home will not be adversely impacted;
 - 214.3 any such permissions will not trigger development infrastructure levy charges;
 - 214.4 council will advise us in writing via Australia Post of the annual Building Price Index change and its impact on our landholding;
 - 214.5 council will advise us in writing via Australia Post in advance of each five-yearly review of Amendment C363;
 - 214.6 council will confirm the rates payable will be assessed and levied as they currently are and not take into consideration any impact on the valuation methodology and/or the rate in the dollar levied by council.
215. **Submission no. 42** is from Cardno TGM on behalf of the owners of 148-156 Central Road and 128-132 Wyndham Street. The submission is generally supportive however highlights that past Amendments have resulted in some development being stifled due to the inability to access infrastructure, particularly drainage. The submission says staging of development should allow for flexibility to allow owners who wish to proceed with developing their land to do so.
216. The submission says that retention of existing dwellings should be considered in any subdivision layout and presents alternative plans that allow for development of single parcels. The submission does not specifically identify changes to the proposed planning scheme provisions.
217. **Submission no. 15** is from Context Planning on behalf of the owner of 91-101 and 103-111 Central Road. The owner is Clifton Springs (Holdings) Pty Ltd, operator of the existing retirement village. Both properties are zoned Rural Living Zone and 91-101 Central Road is already developed. A permit to extend the retirement village south to 103-111 Central Road is pending.
218. The submission supports the rezoning of 91-101 Central Road to the General Residential Zone.

219. The submission also supports the rezoning of 103-111 Central Road to the General Residential Zone however requests changes to the overlay controls as follows:
- 219.1 The Development Contributions Plan Overlay should not apply where a planning permit has been issued prior to the gazettal of a planning scheme amendment. It should also not apply to subsequent changes to the permit or alterations to a development constructed pursuant to the permit.
 - 219.2 Amend Sub-clause 4.0 of the Development Contributions Plan Overlay Schedule 8 to exclude: *'Development (including any extensions) or subdivision of any retirement village at 103-111 Central Road, Drysdale.'*
 - 219.3 In the event that a Development Contributions Plan Overlay applies to the land, amend Section 7.5 of the draft Central Road Development Contributions Plan to confirm that a development contribution does not apply to a subdivision which is in accordance with the approved permit.
 - 219.4 There should be no Community Infrastructure Levy for a retirement village or a reduced rate as contemplated by Section 46K(2) of the *Planning and Environment Act*.
 - 219.5 In the event that a planning permit for a retirement village is issued prior to approval of Amendment C363, no Development Plan Overlay should apply to the land. Alternatively, a third dot-point should be added to the Development Plan Overlay Schedule 37 Sub-clause 2.0: *'Extensions, additions or amendments to a development for which a planning permit was issued prior to the introduction of this provision'*.
220. **Submitter no.'s. 10 and 61** own properties on the east side of Central Road and support the Amendment. The submissions however raise concerns and questions about how the Development Contributions Plan will be applied. The submissions do not request any specific changes to the proposed Development Contributions Plan Overlay Schedule or the draft Central Road Development Contributions Plan August 2019.

221. **Submission no. 2** is from Ample Investments Group and **Submission no. 45** is from Tract Consultants on behalf of McLeods Developments Pty Ltd. McLeods Developments is the proponent who lodged the Amendment request and has interests in several properties in the precinct. Both submissions support the Amendment.

Officer response

222. **Submission no. 27:** we acknowledge that the owners of 164 -168 Wyndham Street have received all the necessary building approvals, invested in the property and maintain an attractive place of residence.
223. The submission refers to the Water Technology Report, May 2019 (p.15): *'careful design of the retarding basin upstream of Jetty Road should permit for the existing dwelling to be maintained'*. The submission also includes recent confirmation from the Water Technology principal engineer that the dwelling may be retained even after the ultimate basin is built. The engineer notes this outcome would be subject to detailed design and implications such as setback requirements, impact on the dwelling foundations and the relocation of the sediment drying area.
224. The Water Technology functional layout plan of the basin shows the dwelling footprint to be approximately 5 metres offset between the top of the batter and the dwelling. For the dwelling to be retained on a subdivided lot an acceptable and desirable distance from the basin embankment to the lot boundary is at least 15 metres.
225. As demonstrated by the Water Technology Report this area is located at the catchment low-point. The concept drainage and linear open space designs, together with the existing 25-metre-wide drainage easement along the length of the property boundary's western edge, has resulted in the whole property being designated for drainage and public open space.
226. The stormwater management plan (Water Technology Final Report, May 2019) provides for staged development by allowing a substantial area of the precinct to develop and drain to an interim basin or the Special Charge Scheme for Central Road (DCP Charge Area 2).
227. The interim basin is located on the proponent's land directly north of 164 - 168 Wyndham Street. The interim basin can be constructed without the need for any land at 164 -168 Wyndham Street. The same situation applies

to the Central Road retarding basin and the four properties draining to a Special Charge Scheme.

228. In other words, the stormwater management plan is designed to allow development of the precinct without requiring the land at 164 -168 Wyndham Street. It is only when over 80% of the precinct is developed will there be pressure to acquire the property to enable full development of the precinct. The draft Development Contributions Plan binds Council as the development agency to acquire the property and construct the ultimate basin when delivery is triggered under the provisions of the Development Contributions Plan.
229. In order to gain a better understanding of the timeframe for development of the ultimate basin, officers sought advice from the proponent about development timeframes. The proponent advised on 6 November 2019 that by adopting a conservative sales rate of 30 lots per annum and allowing time for the completion of planning processes, the ultimate basin scenario would be required in approximately 17 years.
230. It is considered in the order of 17 years is a reasonable amount of time for the owners to continue living on the property and plan for their future.
231. It is also considered a good planning outcome to provide for drainage reserve and parkland around the ultimate basin scenario. The landscape and engineering plans that form part of the draft Development Contributions Plan show the area around the basin to include a sediment drying area, wetland planting, scattered native tree planting and shared paths to link into the overall open space network. The reserve will also function in association with the existing 25-metre-wide drainage easement.
232. The submission includes a section about financial discrimination. It is true that, unlike other properties in the precinct, all of 164 -168 Wyndham Street is designated as encumbered land for drainage and open space. The property cannot be subdivided for housing like other properties, noting all owners are subject to a 10% public open space contribution and some are burdened by drainage basins, parks and open space links.
233. The submission says that the proposal “makes it very unlikely that anyone will want to buy our property other than the developer driving the rezoning’. It is more than likely that the land will ultimately be purchased by a

developer but not necessarily the proponent of Amendment C363. There is also the possibility that it will be purchased by Council under the provisions of the Development Contributions Plan. Either way, the land has significant value as a drainage basin to support development of approximately 90 upstream lots.

234. The submission highlights the use of the property for a home business glass art studio. The use can continue if the property is rezoned and overlay controls applied. Should the owner seek a planning permit in the future the proposed new provisions would apply. Likewise, the investment in revegetation and wildlife habitat is likely to be retained, other than land required for the construction of the drainage basin. New native vegetation will be planted as part of establishing the reserve.
235. None of the requested changes to the Development Plan Overlay Schedule 37 or draft Development Contributions Plan are supported.
236. The interim-ultimate basin concept is to be co-located with areas of public open space which includes a small park and shared paths. This area will be planted with native vegetation and become an attractive and functional addition to the town's open space network.
237. Dot point 2 of DPO37 Clause 4.0 *Urban Design Masterplan* does not constrain medium density housing but requires its location to be shown on a Development Plan. Dot point 6 (actually dot point 7) is appropriate to direct non-dwelling uses to main roads. Excluding the property from the provision: 'Identification of all land to be set aside for drainage purposes...' at dot point 3 Clause 4.0 *Integrated Water Management Plan* would be contrary to the Water Technology, Wetland Functional Design Report and the Water Technology Final Report May 2019.
238. Regarding part 3 of the submission which is an objection to the Amendment as a whole, a response is provided under the 'Strategic planning policy and town character' theme.
239. **Submission no. 3:** the owners can continue with the current use of the property, even after the Amendment is approved. The northern land portion of the property is identified in the draft Development Contributions Plan for co-located public open space, and the delivery trigger states: 'As

subdivision of each affected property progresses or earlier at the discretion of the responsible authority’.

240. Development of the property is therefore at the discretion of the owners. The term ‘...or earlier at the discretion of the responsible authority’ means should the owners decide to sell, any subsequent subdivision permit issued will include transfer of the land. The Development Contributions Plan applies for a period of 20 years upon which there would be community expectation that the open space is delivered.
241. It is considered development of the immediate area would not result in new roads that are noisy and dangerous. There are no road design changes proposed for Wyndham Street. There is likely to be vegetation removal should the property be developed however the rear located trees would fall within the designated area for open space.
242. The submission also objects to the Amendment as a whole. A response is provided under the ‘Strategic planning policy and town character’ theme.
243. **Submission no. 37:** the submitter refers to their business without explaining the nature of the business. Aerial imagery shows a dwelling located to the front of the property with a large shed to the rear, earth moving vehicles, stockpiles of various materials, access tracks and multiple entries to Central Road.
244. Council has no records of planning or engineering permits or enforcement proceedings relating to 138-146 Central Road. Should the Amendment be approved the land will be zoned for general residential use and development will be guided by the provisions of the Development Plan Overlay. The owners will need to carefully consider the ramifications of the proposed new planning controls on the operations of their business.
245. Development infrastructure levies would only be captured if planning permit application was made for subdivision or commercial development. There is no five-yearly review of Amendment C363 and Council does not advise in writing of the annual Building Price Index change and its impact on landholdings.
246. A formal review of the Central Road Development Contributions Plan is required every five years during the lifespan of the DCP. Council is also

required to annually publish on its website updated Development Contributions Plan levies.

247. Council is not able to confirm that rates will continue to be assessed and levied under current conditions. Properties are independently (of Council) valued on a yearly basis subject to comparable sales in the immediate area. Rezoning the land to a residential zone that permits multi-lot subdivision is likely to increase property values over time.
248. **Submission no. 42:** it is acknowledged that the submission is generally supportive. The submission does not request any specific changes to the Amendment documents. We consider there is sufficient flexibility in the planning provisions, especially the stormwater management strategy which allows for an interim drainage solution to readily accommodate the majority of development in the precinct.
249. Regarding the retention of existing dwellings, the proposed Development Plan Overlay Schedule does not include any conditions or requirements for this issue to be considered in subdivision design. Dwelling retention is generally resolved between the landowner and developer so long as any subdivision permit application is generally in accordance with an approved Development Plan.
250. **Submission no. 15:** it is acknowledged that the submission supports the rezoning of both 91-101 Central Road and 103-111 Central Road. The submission requests changes to the exhibited overlay controls as they apply to 103-111 Central Road. This land parcel is currently vacant and a permit application (PP-565-2019) to allow use and development of a retirement village has been lodged with Council.
251. The recent aerial image below shows the developed part of the retirement village on 91-101 Central Road and the vacant parcel at 103-111 Central Road.



252. As a general principle we consider that there is a nexus between the future residents of the retirement village and the Development Contribution Infrastructure items. The residents will benefit from the upgraded intersections, parklands and shared paths. It is noted the retirement village land does not generate a need for drainage infrastructure in the draft Development Contributions Plan.
253. 91-101 Central Road has been developed in accordance with valid planning permits and the exhibited Development Contributions Plan Overlay Schedule 8 Map does not apply to the parcel.
254. The Development Contributions Plan Overlay Schedule 8 Map is proposed to apply to 103-111 Central Road. We do not agree to exclude this parcel from the levying of developer contributions. Nor do we agree to amend section 7.5 of the draft Central Road Development Contributions Plan to confirm that a development contribution does not apply to a subdivision which is in accordance with the approved permit.

255. Should a permit for Planning Permit Application 565-2019 be issued prior to gazettal of Amendment C363 there will be no conditions for the payment or provision of infrastructure identified in the Development Contributions Plan. However, the overlay should still be applied to capture contributions if the permit is amended in the future or a subdivision permit sought.
256. We do not agree that there should be no Community Infrastructure Levy for a retirement village or a reduced rate. The draft Development Contributions Plan imposes a \$1,012.80 levy per dwelling that will go towards the construction of a Regional Community and Learning Hub in Drysdale. While the submission rightly identifies that the retirement village will provide its residents with a variety of services, the Community Infrastructure Levy is specifically for a regional facility. The facility will be used by a broad cross-section of the community including residents of the retirement village.
257. In regard to applying the Development Plan Overlay Schedule 37 Map to 103-111 Central Road, we consider it should remain. We do not agree with the proposed amendment to Clause 2.0 of DPO37. Should a permit for Planning Permit Application 565-2019 be issued prior to adoption of Amendment C363 the overlay can be removed.
258. The submission of Clifton Springs Pty Ltd will be further considered in Part B.
259. **Submission no. 10 and Submission no. 61:** the submitters own land parcels on the east side of Central Road and support the Amendment. The submitters are known property developers in the region.
260. Council officers met with the submitters on 31 October 2019 to discuss their concerns about the operation of the Development Contributions Plan.
261. It was agreed that application of GST inclusive costings identified in the draft Central Road Development Contributions Plan should be excluded. This will reduce the Development Infrastructure Levy amount and require an update of the DCP infrastructure items. Other queries were satisfactorily addressed at the 31 October meeting.
262. **Submission no. 2 and Submission no. 45:** the supporting submissions of the proponent are noted. The submissions outline the strategic policy context of the Amendment and summarise the significant amount of

technical work undertaken in cooperation with Council officers, particularly in preparing the draft framework plan and Development Contributions Plan.

263. The submissions do not request any specific changes to the Amendment documents. The submissions draw attention to the proposed staged delivery of drainage basins which is essential to allowing development to commence in an orderly manner. It is considered the provisions provide the appropriate degree of flexibility.

Post exhibition changes to the Amendment documents

264. The above responses to submissions will require some changes to the exhibited Amendment C363 documents. The changes are:

264.1 Amend Schedule 37 to Clause 43.04 Development Plan Overlay to remove references to provide a vehicle link (to the DDO44 land) and replace with provision of a pedestrian, bicycle and drainage link only.

264.2 Amend Schedule 44 to Clause 43.02 Design and Development Overlay to remove reference to providing a vehicle link and replace with providing a pedestrian, bicycle and drainage link only. Other drafting changes to clarify that the permit requirement cannot be varied.

264.3 Amend Schedule 8 to Clause 45.06 Development Contributions Plan Overlay and the draft Central Road Drysdale Development Contributions Plan to remove the application of GST costings*.

265. The changes at paragraphs 264.1 and 264.2 are prepared in track-changes version at [Appendix 5](#).

266. In addition to the change listed in paragraph 264.3, Council in agreement with the proponent, proposes to remove public open space land projects from the Development Contributions Plan.

267. The infrastructure project items to be removed are:
- DI_LA_5 Central Road 1ha Reserve - Land (1 hectare)
 - DI_LA_6 Linear Open Space - Land (1.06 hectares)
 - DI_LA_7 Co-Located Open Space - Land (0.679 hectares)
 - DI_OS_6 Open Space Cash Contribution - \$1.253 million

268. Council will instead rely on Clause 53.01 of the Greater Geelong Planning Scheme to collect public open space land contributions.
269. The changes to the exhibited Central Road Drysdale Draft Development Contributions Plan August 2019 are prepared in track changes [here](#). A [clean copy DCP](#) inclusive of the changes is also provided.
270. The corresponding changes to Schedule 8 to Clause 45.06 Development Contributions Plan Overlay will be prepared for the Amendment C363 Panel Hearing.
271. Explanation of the changes will be provided in Council's Part B submission.

*Changes to the DCP and DCPO specifically relating to the removal of GST costings only were prepared and provided in council's 27 March 2020 Part A submission and remain available on the [C363 webpage](#).

CONCLUSION

271. This completes the Part A submissions of the Council.

APPENDICES

Appendix 1 – Chronology of events

The following table outlines a chronology of the key events relating to Amendment C363.

DATE	EVENT/DESCRIPTION
November 2014	Letter sent to landowners and a public meeting convened to inform of the possible future land-use direction of the subject land
December 2014	Questionnaire sent to landowners to survey views about rezoning the subject land to enable conventional residential development
February 2015	Letter sent to landowners advising of a generally favourable survey response in support of rezoning. Advised landowners that the absence of a developer to initiate the process meant rezoning was unlikely
May 2016	Letter sent to landowners advising that there is active developer interest in pursuing a residential rezoning of the subject land
June 2016	Letter sent to landowners, including landowners in the wider area, inviting them to a presentation and workshop
15 June 2016	Landowner workshop held at the Springdale Community House
August 2016	Letter sent to landowners summarising the outcomes of the workshop and next steps
December 2016	Further update to landowners advising of the City's intention to accept and consider a developer initiated rezoning application
July 2017	Rezoning application received from consultant on behalf of McLeods Developments Pty Ltd
July 2017 to May 2019	Completion of technical reports and preparation of amendment documents including the draft Central Road Drysdale Development Contributions Plan
May 2019	Letter sent to directly affected landowners advising of the listing of a report to Council at its 28 May Ordinary meeting recommending a planning scheme amendment to rezone the subject land to the General Residential Zone
28 May 2019	Council meeting resolution to prepare and exhibit amendment
5 June 2019	Council officers meet with the owners of the rural living property on the south-west corner.
31 July 2019	Council requests Ministerial authorisation

DATE	EVENT/DESCRIPTION
8 August 2019	Minister's delegate authorises amendment exhibition
5 September to 14 October 2019	Public Exhibition
September & October 2019	Council officers meet with the owners of the rural living property on the south-west corner, the proponent, and the majority landowner on the east side of Central Road
6 December 2019	Council Agenda published listing amendment for consideration of submissions
10 December 2019	Council resolves to defer amendment
28 January 2020	Council considers submissions and resolves to refer to a Panel
30 January 2020	Council officers request an exemption from the need to comply with a requirement of Ministerial Direction No. 15 [Section 4(3)] – <i>Request the appointment of a panel within 40 business days of the closing date for submissions</i>
31 January 2020	Council writes to Planning Panels Victoria to request Panel
7 February 2020	Minister's delegate grants exemption request
11 February 2020	Panel appointed by Minister's delegate
5 March 2020	Panel Directions Hearing
10 March 2020	Panel issues timetable and directions
23 March 2020	Delegated Authority Report considers late submission
30 March 2020	Council Part A Submission and expert witness reports circulated
1 April 2020	Panel advised parties that the Hearing scheduled to commence on 6 April 2020 would be adjourned until parties had the opportunity to be heard in person (due to COVID-19 restrictions)
29 May 2020	Second Directions Hearing held by video conference
3 June 2020	Panel issues revised timetable and directions
16 July 2020	Delegated Authority Report considers late submissions
27 July 2020	Delegated Authority Report considers late submission

DATE	EVENT/DESCRIPTION
3 August 2020	Council Part A Submission (revised) dated 3 August 2020 circulated
3 August 2020	Removal of GST costings and public open space land from the <i>Central Road Drysdale Draft Development Contributions Plan August 2019</i>
24 August 2020	Panel Hearing to commence

Appendix 2 - Response to Strategic Assessment Guidelines

Why is the Amendment required?

The Amendment is required to facilitate coordinated subdivision and development of the land for conventional housing and associated infrastructure, such as new roads, parks and drainage reserves. The proposed Design and Development Overlay will ensure adjoining vacant residential land can connect to the new estate when it is redeveloped.

The Amendment will implement a key policy direction of the Drysdale Clifton Springs Structure Plan 2010 – which is to provide land for population growth in designated locations within the township settlement boundary.

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

Consistent with the objectives set out in Section 4 of the *Planning and Environment Act 1987*, the Amendment:

- Provides for the fair, orderly, economic and sustainable use and development of land. The Amendment includes planning provisions to ensure the coordinated and logical development of the land.
- Secures a pleasant and safe living and recreational environment for future new residents and the broader Drysdale community.
- Facilitates development in accordance with the planning objectives. The rezoning and future subdivision of land will achieve a well-planned outcome consistent with the strategic direction for Drysdale.

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

The rezoning and subsequent residential development is not expected to result in any adverse environmental impacts.

The preliminary ecological assessment found that the site is highly modified and characterised by open pasture, interspersed with planted native (non-indigenous) and exotic trees and shrubs along windrows, property boundaries and around dwellings. No native vegetation was observed within the site. It is noted that the assessment was not conducted for all properties to be rezoned and the Development Plan Overlay Schedule requires further vegetation assessments. Retention of trees with high arboricultural value within the open space network will be integrated into the subdivision design where possible.

A stormwater management strategy for the site was prepared by Water Technology and included discussions with the Corangamite Catchment Management Authority and the City of Greater Geelong (being the drainage authority). The report presents the results of the hydraulic modelling undertaken to assess flood risk, including flood depths, water surface elevations and flood velocities for existing and developed flood conditions.

The strategy demonstrates that the concept drainage design, which includes retarding basins at catchment low points, results in no adverse off-site impacts or increased flood risk and meets water quality treatment targets. Flood hazard is generally reduced within the site and along Jetty Road. The strategy allows for staged development.

The Amendment has appropriately considered social and economic effects.

Directly affected landowners will be subject to the area gradually being redeveloped over time should the rezoning be approved. Landowners are likely to be subject to amenity impacts from construction activities. These impacts would be mitigated by conditions on subdivision permits as would normally be expected in this situation.

The aboriginal cultural heritage assessment identifies previously registered cultural heritage within the study area and that the site is within an area of cultural heritage sensitivity. Preparation of Cultural Heritage Management Plans will be a mandatory requirement in accordance with the *Aboriginal Heritage Act 2006* prior to subdivision and development.

The development will add to the supply of residential land within Drysdale close to the Town Centre, foreshore, recreation facilities and schools. The Amendment will result in improved open space networks, new parks, improved drainage and a financial contribution to the delivery of the Drysdale Regional Community and Learning Hub in the Town Centre.

The Design and Development Overlay control to be applied to largely vacant, adjoining residentially zoned land will improve connectivity between neighbourhoods and reduce car dependence for local trips. The proposed Development Contributions Plan Overlay ensures that required infrastructure to service the future residents is fairly shared amongst landowners.

The construction of approximately 550 dwellings and associated infrastructure over time will generate employment and provide a boost to the local economy. The future estate will allow for a diversity of housing and will result in an increase in supply, competition and choice. Being a district town on the Bellarine Peninsula where population growth is planned, delivering affordable housing will have positive social and economic effects.

The site can be efficiently serviced, and development of the future estate will not trigger any major upgrades to the existing urban services network.

Does the Amendment address relevant bushfire risk?

All the Amendment land is located within a bushfire prone area though there is no Bushfire Management Overlay applied. The site is mainly surrounded by developed residential land, with land to the south containing rural living properties and the Drysdale Recreation Reserve.

A bushfire hazard assessment has been prepared in support of the application. The assessment included consultation with the regional CFA Fire Safety Officer. The assessment by Okologie Consulting finds that future proposed subdivision will not increase the bushfire risk to the local community, or the adjacent area and it is located in a low bushfire risk area.

The Amendment has appropriately considered Clause 13.02-1S *Bushfire planning* and the assessment concludes that development will be capable of achieving a BAL-12.5 defensible space rating.

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

The Amendment complies with the requirements of the following Minister's Directions:

- Ministerial Direction - The Form and Content of Planning Schemes
- Direction No.1 Potentially Contaminated Land - the land has historically been used for rural living mixed with possibly some farming uses prior to subdivision. The land is not considered to meet the definition of "potentially contaminated land" under the Direction. The Direction however does note that the storage of normal ancillary wastes, chemicals or fuel on, for example, a farm or a home, could result in contamination. The Amendment applies a Development Plan Overlay which will require environmental site assessments as part of preparing the Development Plan.
- Direction No. 11 Strategic Assessment of Amendments
- Direction No. 15 The Planning Scheme Amendment Process
- Direction No. 17 Localised Planning Statements
- Direction No. 19 - Part A: The Preparation and Content of Amendments that may Significantly Impact the Environment, Amenity and Human Health.

- Preparation and Content of Development Contributions Plans.

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

The Amendment implements several State planning policies, particularly Clause 11 – *Victoria*.

Clause 11.01-1S *Settlement* and Clause 11.01-1R *Settlement (Geelong G21)* outline strategies to promote regional development, including that settlements are planned in accordance with any relevant regional growth plan and that coastal towns identify a clear settlement boundary and avoid linear urban sprawl along the coastal edge.

The Geelong G21 Regional Growth Plan map at Clause 11.01-1R identifies Drysdale/Clifton Springs as a district town supported by planned growth.

Clause 11.02 *Managing growth* outlines strategies to ensure sufficient supply of urban land is available and plan to accommodate population growth over at least a 15-year period providing clear direction on locations where growth should occur. The amendment supports planned housing growth and development in a designated location.

At Clause 11.02-2S *Structure planning* there is an emphasis on preparing plans to ensure effective management of new urban areas. The proposed overlay controls will provide for the development of an integrated neighbourhood which is walkable, provides areas of usable open space and is able to be serviced in an efficient manner.

Clause 11.03-5S *Distinctive areas of state significance* outlines the role of localised planning statements and that of the Bellarine Peninsula Localised Planning Statement (BPLPS). The Amendment supports the BPLPS by facilitating planned residential growth consistent with the adopted 2010 Drysdale/Clifton Springs Structure Plan.

The Amendment supports other relevant policies including:

Clause 15.01-1S Urban design

The objective of this policy is to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity. It is considered that the proposed Development Plan Overlay Schedule, which includes a framework plan, has appropriately responded to the site's context and landscape features. A public open space trail will link the Griggs Creek and Drysdale Recreation reserves, drainage reserves and new parks will enhance the town's rural ambience and there will be improved walking and cycling connections.

Clause 16 Housing

Planning should provide for housing diversity and ensure the efficient provision of supporting infrastructure. Clauses 16.01-3S and 16.01-4S seek to provide for a range of housing types and deliver more affordable housing close to services. The Drysdale Town Centre is close and easily accessed, and there are nearby schools and other community facilities. The additional housing supply will improve the range of housing stock and affordability in the town.

Clause 18 Transport

The future development will be designed to ensure that the vehicle, walking and cycling networks are safe, attractive and connect with the broader neighbourhood. The traffic assessment has identified improvements to the Central Road/Wyndham Street intersection and the provision of a new key T intersection and a signalised pedestrian crossing on Jetty Road. These works will support the predicted increased traffic volumes resulting from new residents. Cycle lanes will also be provided on Jetty Road, Wyndham Street and Central Road.

Clause 19 Infrastructure

The servicing infrastructure assessments prepared to support the Amendment find that the land can be adequately serviced by the relevant authorities. Preparation of the Central Road Development Contributions Plan will guide the delivery of identified shared infrastructure, such as drainage basins, road intersection upgrades and the provision of public open space. Levies will also contribute towards construction of the Drysdale Regional Community and Learning Hub.

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

The Amendment implements the Local Planning Policy Framework as follows:

- Clause 21.06 *Settlement and Housing* states that the municipality's population is growing and that it is a popular retirement destination, particularly on the Bellarine Peninsula. A key strategy to manage growth is to direct new housing supply to designated primary urban growth areas, which includes Drysdale/Clifton Springs.
- The site is specifically supported for rezoning to the General Residential Zone in Clause 21.14 *The Bellarine Peninsula*. Strategies for Drysdale include to contain urban development within the defined settlement boundary and support identified areas for residential development.
- The Drysdale Clifton Springs Structure Plan 2010 is a reference document at Clause 21.14. Pages 8-9 of the 2010 Structure Plan refers to the land as 'Central Road' and notes the area was originally identified for rezoning in the 1992 structure plan. The 2010 Structure Plan also states that land east of the Central Road properties should be integrated with the future development.
- Development will accord with Clause 21.08 *Development and Community Infrastructure*, particularly in relation to development contributions, open space and accessibility. Identified local infrastructure to service the new residents will be managed by a Development Contributions Plan, open space networks including parks are integrated into the development and the area can be safely accessed.

How does the Amendment support or implement the Municipal Planning Strategy?

At the time of writing this submission the Municipal Planning Strategy does not form part of the Greater Geelong Planning Scheme.

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

The Amendment makes proper use of the Victoria Planning Provisions by:

Rezoning the land to the General Residential Zone Schedule 1 (GRZ1)

The GRZ1 encourages a diversity of housing types and housing growth. This zone is considered to be the most appropriate planning tool to facilitate residential development. Application of the GRZ1 is consistent with the surrounding residentially zoned land.

Applying a Development Plan Overlay (DPO) to the land being rezoned

The purpose of the DPO is to identify areas which require the form and conditions of future use and development to be shown on a development plan before a planning permit can be granted. There are 24 individual owners that make up the subject land which means it is essential for development to occur in a planned and coordinated manner.

The proposed DPO Schedule framework plan allows landowners and the local community to understand and comment on the plan as part of the Amendment process. Once the

Amendment is approved, the DPO will allow the responsible authority to decide on subdivision applications without the need to notify or further consult with the community.

Applying a Development Contributions Plan Overlay (DCPO) to the land being rezoned

The purpose of a DCPO is to identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

Shared infrastructure has been identified in the *Central Road Drysdale Development Contributions Plan* (DCP) which will become an incorporated document in the Planning Scheme. The DCP lists the infrastructure items required to service the future residents, states timing of delivery and calculates a development contribution rate. Incorporating the DCP into the Scheme is consistent with Planning Practice Note 13 *Incorporated and Background Documents*.

Applying a Design and Development Overlay (DDO) to underutilised residential zoned land adjoining the development site

The purpose of a DDO is to identify areas which are affected by specific requirements relating to the design and built form of new development. In this instance, the overlay control will require any subdivision or development permit application to provide for pedestrian and municipal reserve connection to the Central Road Drysdale DPO land.

Under the DDO, permit applications will be subject to notice requirements and review rights.

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

In consideration of Ministerial Direction No.19 the Environment Protection Authority (EPA) is generally supportive of the Amendment. The EPA has advised that potential soil contamination assessments should ideally be completed prior to rezoning the land and Council should carefully consider whether it is appropriate to defer assessment until after the land is rezoned.

It is noted that the Bellarine Peninsula has a history of potato growing and this may have included the use of Dieldrin. The proposed Development Plan Overlay Schedule includes a requirement for environmental site assessments to be undertaken as part of preparing a Development Plan. Given the historical and fragmented use of the land for rural living purposes and possibly farming purposes, this approach is consistent with Planning Practice Note 30 *Potentially Contaminated Land*. Assessments completed in the nearby Jetty Road Growth Area did not find unacceptable levels of contamination which adds to the likelihood of low contamination potential.

The views of other relevant agencies were sought during the preparation and exhibition of the Amendment. The Barwon Region Water Authority lodged a submission advising that development can be supplied with water and sewer services.

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

There are no significant impacts on the transport system defined by the *Transport Integration Act* as a result of this Amendment.

Appendix 3 - Authorisation for C363 from the Minister's delegate



Department of Environment,
Land, Water and Planning

Level 4, State Government Office
30-38 Lt Malop Street
Geelong, Victoria 3220
Telephone: 03 5226 4667
www.delwp.vic.gov.au

Mr Martin Cutter
Chief Executive Officer
Greater Geelong City Council
Email address: pschembri@geelongcity.vic.gov.au

Dear Mr Cutter

PROPOSED GREATER GEELONG PLANNING SCHEME AMENDMENT C363GGEE

I refer to the council's application for authorisation to prepare an amendment to the Greater Geelong Planning Scheme. The amendment rezones land at Drysdale from Rural Living Zone to General Residential Zone Schedule 1 and applies a Development Plan Overlay and Development Contributions Plan Overlay to guide development for conventional residential development. A Design and Development Overlay is applied to adjoining land at Sheileen Court and Marsh Court to provide for future road and drainage connections.

Specifically, the proposed amendment:

- rezones land in the Rural Living Zone to the General Residential Zone Schedule 1
- inserts a new Schedule 44 to Clause 43.02 Design and Development Overlay that will apply to 1 Sheileen Court, 2-20 Sheileen Court and 23 Marsh Court, Drysdale
- inserts a new Schedule 37 to Clause 43.04 Development Plan Overlay that will apply to the land being rezoned, except for 91-101 Central Road, Drysdale
- inserts a new Schedule 8 to Clause 45.06 Development Contributions Plan Overlay that will apply to the land being rezoned, except for 91-101 Central Road, Drysdale
- amends Clause 72.04 Schedule to Documents Incorporated in this Planning Scheme to include the Central Road Drysdale Development Contributions Plan.

Under delegation from the Minister for Planning, in accordance with section 8A of the *Planning and Environment Act 1987* (the Act), I authorise the council as planning authority to prepare the amendment, subject to the following condition:

- Amend the Development Plan Overlay Schedule 37 by removing duplication with the head clause provisions (at point 3 and regarding staging) and also by removing the note on cultural heritage requirements of the *Aboriginal Heritage Act 2006*, which is external to the operation of the schedule.

The amendment must be submitted to the Minister for approval.

The authorisation to prepare the amendment is not an indication of whether or not the amendment will ultimately be supported.

Please note that [Ministerial Direction No. 15](#) sets times for completing steps in the planning scheme amendment process. This includes council:

- giving notice of the amendment within 40 business days of receiving authorisation; and
- before notice of the amendment is given, setting Directions Hearing and Panel Hearing dates with the agreement of Planning Panels Victoria. These dates should be included in the Explanatory Report ([Practice Note 77: Pre-setting panel hearing dates](#) provides information about this step).

Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002



The Direction also sets out times for subsequent steps of the process following exhibition of the amendment.

The Minister may grant an exemption from requirements of this Direction. Each exemption request will be considered on its merits. Circumstances in which an exemption may be appropriate are outlined in [Advisory Note 48: Ministerial Direction No.15 – the planning scheme amendment process](#).

In accordance with sections 17(3) and (4) of the Act, the amendment must be submitted to the Minister at least 10 business days before the council first gives notice of the amendment.

Please submit the amendment electronically using the Amendment Tracking System (ATS).

If you have any further queries in relation to this matter, please contact Bart Gane, Senior Regional Planner, Barwon South West Regional Planning Services, Department of Environment, Land, Water and Planning, on (03) 5561 9949 or email bart.gane@delwp.vic.gov.au.

Yours sincerely



Kim McGough
Manager – Barwon South West
Regional Planning Services

08/08/2019



Appendix 4 - Location of submitters map



Appendix 5 - Drafting changes to the exhibited Amendment documentation

GREATER GEELONG PLANNING SCHEME

DD/MM/YYYY
Proposed C363

SCHEDULE 44 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO44**.

1 SHEILEEN COURT, 2-20 SHEILEEN COURT AND 23 MARSH COURT, DRYSDALE

1.0 Design objectives

DD/MM/YYYY
Proposed C363

To provide ~~road~~pedestrian, bicycle and drainage connection to the future Central Road, Drysdale residential development to the west.

2.0 Buildings and works

DD/MM/YYYY
Proposed C363

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- If multi dwellings are proposed without subdivision, any permit issued must include a plan of subdivision in accordance with Clause 3.0 of this Schedule.

A permit ~~must be in accordance with~~ cannot be granted to vary this requirement.

3.0 Subdivision

DD/MM/YYYY
Proposed C363

A permit to subdivide land must meet the following requirements:

- ~~Sheileen Court is to be extended northwards and Marsh Court is to be extended westwards to intersect Marsh Court is to continue westward~~ A linear municipal reserve (or reserves) must be created and connect to the boundary of Development Plan Overlay Schedule 37 (Central Road, Drysdale).

A permit ~~must be in accordance with~~ cannot be granted to vary this requirement.

4.0 Signs

DD/MM/YYYY
Proposed C363

None specified.

5.0 Application requirements

DD/MM/YYYY
Proposed C363

None specified.

6.0 Decision guidelines

DD/MM/YYYY
Proposed C363

None specified.

SCHEDULE 37 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO37.

CENTRAL ROAD DRYSDALE

1.0 Objectives

To facilitate coordinated site development and connectivity to the surrounding area.
To implement the Central Road Drysdale Framework Plan that forms part of this Schedule.
To facilitate the efficient delivery of shared infrastructure identified in the Central Road Drysdale Development Contributions Plan.

2.0 Requirement before a permit is granted

A permit may be granted before a development plan has been approved for the following:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot;
- Extensions, additions or modifications to any existing buildings and works or development.

3.0 Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- A permit must contain conditions or requirements which give effect to the provisions and requirements of an approved Development Plan.

4.0 Requirements for development plan

A Development Plan must include the following requirements:

An **Urban Design Masterplan** that includes:

- A general subdivision layout that includes the location and general distribution of lots showing a variety of lot sizes and densities to encourage a variety of housing types.
- The location of all proposed land uses including, but not restricted to, roads, open spaces, drainage reserves, and medium density housing.
- Contours of land at 0.5m intervals.
- A subdivision design which provides a positive identity and contributes to the amenity and safety of all surrounding roads by ensuring all development addresses these road frontages and does not back onto or provide screen fencing along these roads.
- Within the development area, provide an interconnected and continuous network of safe and efficient conventional footpaths, shared paths and cycle lanes.
- The provision of land east of the Central Road Local Park to enable future [road pedestrian, bicycle and stormwater drainage](#) connection to the residential land applied with Design and Development Overlay Schedule [443](#).
- The limiting of non-dwelling uses (subject to permit) to locations that have frontage and vehicle access to/from Jetty Road or Central Road or Wyndham Street.
- The stages by which the development of the land is to proceed.

An **Integrated Water Management Plan** that takes an integrated approach to flooding, stormwater and drainage management, is designed with reference to the whole of the catchment, and includes:

- Reference to:
 - WSUD Engineering Procedures: Stormwater CSIRO Publishing 2005.
 - Clause 56.07 of the Greater Geelong Planning Scheme.
 - City of Greater Geelong Stormwater Management Plan, 2002.
 - The Infrastructure Design Manual and associated Design Notes.
- A Drainage Strategy that addresses:
 - Drainage Feasibility.
 - Stormwater Quality Management.
 - Peak Discharge Management.
 - Functional Peak Flood Level Determination.
- Identification of all land to be set aside for drainage purposes, detailing the approximate size and location of all drainage reserves and system components, including retarding basins to meet peak discharge limits and WSUD elements to meet Best Practice Environmental Management Guidelines.
- Drainage network connection to the residential land applied with Design and Development Overlay Schedule 443 east of the site.
- Easement creation and/or widening and realignment as necessary to ensure adequate provision for pipe-laying and maintenance, both within the development area, and to external affected properties.
- A stormwater management system that ensures peak discharge rates, pollutant loads of all stormwater leaving the site post development are no greater than pre-development and that ensures no adverse impacts to any surrounding area, upstream or downstream.
- Consideration of development staging.

A **Road Network and Traffic Management Plan** that includes:

- An internal road network with a high level of access for all vehicular and non-vehicular traffic and which responds to the topography.
- Safe sight lines to all property access and internal roads.
- No new lot access to Jetty Road and identification of any areas where new lot access to Central Road is not desirable due to sight lines or proximity to intersections.
- Details of all necessary upgrades to the surrounding road network to urban standards including any required upgraded intersection treatments.
- The widening of Central Road by 1 metre on both sides, and including the provision of a footpath, landscaping and curb & channel at the Thomas Street no through road reserve/ Central Road intersection.
- Provision of on-road bicycle lanes to Jetty Road, Wyndham Street and Central Road that connect to the existing network.
- **Road Pedestrian and bicycle** connection to the residential land applied with Design and Development Overlay Schedule 443 east of the site.
- Traffic management controls for the internal road network.

An **Open Space and Landscape Masterplan** that includes:

- An open space contribution equal to 10% of the developable residential land or in-lieu cash payment or combination of both. Encumbered land shall not be credited as Public Open Space including land required for the future stormwater retarding basins.
- All public open space to be a useable size, configuration and location.

- An open space link between the Griggs Creek open space reserve on the western side of Jetty Road and McLeods Waterholes on the southern side of Wyndham Street. The link must be at least 30 metres wide and incorporated into parkland (minimum area of 0.5 hectares) and drainage reserves. The link shall be fronted by road and drainage reserves on 3 sides.
- A local park on the eastern side of Central Road to have an area not less than 1 hectare and bounded by roads on all sides.
- An assessment of existing vegetation within the DPO37 map area and the abutting road reserves and identification of all vegetation to be retained and those trees to be removed. Such vegetation may influence road alignments, overland flow paths for stormwater or open space siting. Where possible, trees of high arboricultural value will be retained within the public open space and road reserve network.
- Concept plans for areas of public open space including drainage reserves consistent with the Central Road Drysdale Development Contributions Plan.
- The use of local indigenous plant species throughout the development site where possible.

An **Environmental Assessment** that includes:

- Assessment of the land by a suitably qualified environmental professional detailing the level and location of any soil contamination. If the Responsible Authority is satisfied that significant levels of contamination have been found:
 - A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970; or
 - An environmental auditor appointed under the *Environment Protection Act 1970* must make a statement in accordance with Part IXD of the *Environment Protection Act 1970* that the environmental conditions of the land are suitable for the sensitive use.

Assessment can be undertaken in stages as site access permits.

A Development Plan must be generally in accordance with the Central Road Drysdale Framework Plan that forms part of this Schedule.

One Development Plan may be prepared and approved for the land east of Central Road and one Development Plan may be prepared and approved for the land west of Central Road.

CENTRAL ROAD DRYSDALE FRAMEWORK PLAN

