
AMENDMENT C363 - CONSIDERATION OF JUNE AND JULY 2020 LATE SUBMISSIONS

To: Peter Smith – Coordinator Strategic Implementation
From: Peter Schembri – Senior Strategic Planner
Subject: Resolution to consider late submissions to a Planning Scheme Amendment under delegation
File number: Amendment C363

Purpose

This report considers three late submissions to Amendment C363 and recommends that Council resolves (under delegation) to refer the submissions to an Independent Panel.

Summary

- Under Section 22(2) of the *Planning and Environment Act 1987*, the planning authority (being the City of Greater Geelong) may consider late submissions.
- Three late submissions (Attachment 1) have been accepted and considered in this report. The submissions are from directly affected landowners, that is, it is their land proposed to be rezoned.
- The submissions support Amendment C363. The submissions do not request any changes to the Amendment.
- This report relies on the report contained in the Minutes of the Ordinary Meeting of Council 28 January 2020 for a comprehensive consideration of the issues and submissions to Amendment C363.
- Council had already requested the appointment of a Panel and a Panel was appointed by the Chief Panel Member under delegation from the Minister for Planning on 11 February 2020. Directions Hearings were convened on 5 March and 29 May 2020. The main hearing is due to commence on Monday 24 August 2020 subject to State Government COVID-19 restrictions at that time.
- Given the submissions are from directly affected landowners and due to the unusual circumstances caused by the coronavirus pandemic, it is appropriate that the late submissions be formally recognised and landowners are given an opportunity to participate in the amendment process.
- It is recommended that the submissions be referred to the appointed panel. Section 23(2) of the *Planning and Environment Act* states that a planning authority may refer to the panel submissions which do not require a change to the Amendment.

Recommendation

That Council, having considered the June and July 2020 late submissions to Amendment C363 to the Greater Geelong Planning Scheme, resolves to:

- 1) Refer the submissions to the appointed Panel; and
- 2) Submit to the Panel its response to the submissions generally as outlined in this report and in the report contained in the Minutes of the Ordinary Meeting of Council 28 January 2020.

Approved as a resolution of Council by Council's delegate:

A handwritten signature in blue ink, appearing to read "Peter Smith".

P. Smith

Date: 16 July 2020

Attachment 1 - Amendment C363 June & July 2020 Late Submissions

Greater Geelong City Council
Planning Department
Attention: Mr Peter Schembri

From: [REDACTED]
[REDACTED] Thomas St
Drysdale
Ph: [REDACTED]

Date: June 29th, 2020

Dear Mr Schembri,

Re: Amendment 363-Central Road Drysdale

We wish to make a late submission in regard to Amendment 363-Central Rd, Drysdale. We fully support the rezoning of this precinct. We have been landowners here for more than 18 years. We have been prompted to make this late submission by the current residential development that is taking place on the land on the other side of Thomas St. Every day, as the works proceed, it becomes clearer that our hobby farm and semi-rural lifestyle is no longer viable in this location. We will soon be surrounded by residential housing. We believe the land identified for rezoning in Amendment 363 would best used for this purpose.

We are rate payers and property owners at [REDACTED] Thomas St Drysdale. We have owned this property for more than 18 years. We moved to our small acreage in 2001 with a view to raising our children in the country and enjoying outdoor activities such as horse riding and hobby farming. Over the last 10 years, the character and nature of our local area has changed dramatically. The land on the other side of Jetty road has been transformed into new suburbs with 4000 new houses and the property opposite us on the other side of Thomas St is currently being developed into residential blocks. This is no longer a location for semi-rural living.

The Geelong Council has been very open and clear about the strategic plan for our area and their support for the concept of rezoning our land to be residential. Over the past 10 years, we have attended several meetings for local residents and felt supported and well informed. We fully support the rezoning of our land. We believe it is the best use of the land, ensuring Drysdale can meet the needs of future families. The school at the end of Thomas St and the Childcare centre on Jetty Rd makes Thomas St an ideal location for young families moving to residential blocks.

As we have stated above, the residential properties on all sides of our land mean that it is no longer suited to rural living. The area is now well suited to residential rezoning. It connects the residential areas of Drysdale and Clifton Springs and can support young families. We currently feel trapped in our location. Our land cannot be easily used for horses as it is much too busy to ride around the area. As a consequence, we have sold our horses and given up

riding. After more than 10 years of being in limbo with our land we are very keen for some certainty. We fully support the rezoning of the land to residential.

We would be very happy to speak at the Panel Hearing if this were possible with a late submission. If not, we do hope you will consider our position. We think the landowners deserve a voice in this matter, after so many years of discussion about the future of this land. My phone number [REDACTED] is [REDACTED] and my email address is [REDACTED]

Kind regards

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 30 June 2020 1:55 PM
To: Peter Schembri <PSchembri@geelongcity.vic.gov.au>
Cc: [REDACTED]
Subject: Central Road Drysdale rezoning - Directly Affected Landowner Submission

Good afternoon Peter

It has come to our attention that several community organisations and other residents are purporting to represent the views of other residents in this matter.

Please note that we have not given and do not give any other person or community association permission to speak on our behalf or represent our views in relation to the Greater Geelong Planning Scheme Amendment C363ggee - Central Road Drysdale rezoning. We have today written to Mr Gareth Bellchambers of Ample Investments offering our support for his planned development.

I understand that the deadline for submissions has passed. **I request that you please accept this correspondence as a late submission**, given: the misrepresentations being made; the amendments detailed in the recently published "Part A Submission to the Independent Panel"; that we are directly affected residents.

We are directly affected by the planned amendment as we own the properties known as [REDACTED] Wyndham Street & [REDACTED] Central Road, Drysdale. We have now lived at this address for more than 17 years.

Of particular concern is the dialogue that suggests there is no support for this rezone amongst directly affected residents and that the rezone provides a poor outcome for the community. We do not agree with either of these suggestions.

We strongly believe that approving the rezone is supported by the majority of directly affected residents. We believe that the rezone is in keeping and positively contributes to the ongoing growth and development of our local community that we are active contributors to. Greg specifically has been a strong advocate and contributor to this growth through his 6-year term as President of the Drysdale Football Club, where he helped secure investment in the Sport Precinct for our growing community.

We note with surprise that only 8 of the 71 submissions received to the exhibited amendment were from directly affected landowners. We would like Council to know that in our interactions with our neighbours that there is substantial support for the approval of this amendment. We have no intention of formally representing the views of others so, we recommend that Council ascertain a true measure of support for directly affected land owners as part of their preparation for the Part A submission on August 3rd. This will mean that a true picture can be tabled and considered at the August 24 hearing. We are also willing to present our views in person to the panel hearing.

In closing, we would also like to express our appreciation to Council for the quality and detail in the responses "Part A Submission to the Independent Panel" document.

Regards

[REDACTED]

[REDACTED] - M [REDACTED]

[REDACTED] - M [REDACTED]

From: [REDACTED]
Sent: Thursday, 16 July 2020 12:54 PM
To: Peter Schembri <PSchembri@geelongcity.vic.gov.au>
Subject: RE: Amendment C363ggee - Resident not opposed

Hi Peter,

Further to my previous email, I would like for my sentiments below to be considered a late submission in support of Amendment C363.

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 24 June 2020 1:25 PM
To: Amendments <Amendments@geelongcity.vic.gov.au>; Peter Schembri <PSchembri@geelongcity.vic.gov.au>
Subject: Amendment C363ggee - Resident not opposed

Good afternoon Peter,

I thought I would send you a quick email regarding Amendment C363ggee that affects our property at [REDACTED] Wyndham Street, Drysdale.

We did not put in a submission to the scheme as much of the proposal does not directly affect us.

However, I know there has been a lot of loud sentiment opposed to the scheme. I thought I would send you a quick email to let you know that we are not opposed to the scheme to balance the scales and ensure a more even voicing of the affected residents.

We fully understand the region is becoming much more populated, a more suburban area and having rural zoning nearly right in the centre of town is unusual. We can see a lot of thought has gone in to the amendment to incorporate public open space and we like the idea of the shared path connection between Griggs Creek and McLeods Waterhole.

We look forward to hearing a positive outcome from the Planning Panels Victoria meeting in late August.

Kind regards,

[REDACTED]