

AMENDMENT C363 - CONSIDERATION OF LATE SUBMISSION

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

Purpose

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

Summary

- Under Section 22(2) of the *Planning and Environment Act* 1987, the planning authority (i.e. the City of Greater Geelong) may consider late submissions.
- One late submission (Attachment 1) has been accepted and considered in this report. The submitter is a resident of the Bellarine Springs Retirement Village, 101 Central Road, Drysdale. The submitter is also the spokesperson of a working group of village residents advocating for footpaths along Central Road.
- The submission is supportive of the Amendment. The reasons for support include: (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.
- The submission is acknowledged and is consistent with the proposed planning controls to improve the local pedestrian and bicycle network and access to public open space. We agree that the construction of footpaths on Central Road will be facilitated by the rezoning of the adjoining private land and its subsequent residential development.
- This report relies on the report contained in the Minutes of the Ordinary Meeting of Council of 28 January 2020 for a comprehensive consideration of the issues and submissions to Amendment C363.
- Council had already requested the appointment of a Panel, a Panel was appointed by the Chief Panel Member under delegation from the Minister for Planning on 11 February 2020, a Directions Hearing was convened on 5 March 2020 and the hearing is due to commence on Monday 6 April 2020.
- It is recommended that the submission 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 late submission to Amendment C363 to the Greater Geelong Planning Scheme, resolves to:

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

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



P. Smith

Date: 23 March 2020

Attachment 1 - Late Submission

AMENDMENT C363 - Central Road, Drysdale - Submission to Council

22nd March, 2020

City Development
Planning, Design & Development
City of Greater Geelong

Att: Peter Schembri

I, and many residents of Drysdale-Clifton Springs, would be grateful if Council could consider this late submission on Planning Amendment C363.

In the light of a strong representation from a minority group of concerned residents objecting to the re-zoning of the land along Central Road, Drysdale (Planning Amendment C363), I wish to bring some balance to the question of what the local community does, in fact, desire.

Background to Submission re: Planning Amendment C363

I, as principal spokesperson of a working group of village residents organised a Petition respectfully requesting Council to immediately commence planning and construction of a shared footpath along Central Road, Drysdale. In summary, the preamble to the Petition stated that:

1. There have been major changes to the land use along Central Road, in particular the southern section leading to an increase in people living directly adjacent to Central Road and accessing it for non-vehicle transport,
2. The southern part of Central Road currently resembles a narrow country road, with hills and poor visibility creating major safety hazards for other road users. Just one example: the recently constructed footpath between Ada and Thomas streets finishes at Thomas Street, forcing pedestrians and cyclists onto the road *just below the crest of a hill!*
3. The petitioners considered that without the construction of a footpath along Central Road, such safety hazards will inevitably result in a serious incident. The majority of non vehicle users on Central Road include pedestrians and cyclists of all ages (sections are designated as a school bike route), parents with prams and senior citizens using a variety of mobility aids.

A total of 514 signatures were collected from residents of:

Central Road;

Bellarine Springs Retirement Village;

The new housing development between Ada Street and Thomas Street;

The new housing development opposite Ada Street (east Central Road);

And friends and relatives of these residents, who also use this road.

All are ratepayers.

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Some comments received while canvassing for signatures supporting this Petition:

“Awesome!” when told what the Petition is about.

“Well, it’s about time!” from a resident in established Central Road.

“We walk with the kids to the Recreation Reserve. But we won’t allow them to ride their bikes there” – a resident in the new subdivision off Ada Street.

“I would like to walk to the Drysdale Shops, but I won’t push a pram along Central Road” – another resident in the new subdivision off Ada Street.

“Yes, definitely I will support this” a resident in the new subdivision off Central Road, opposite Ada Street.

“I’m glad that someone is taking this issue to Council – the road is dangerous for pedestrians, especially kids” – a resident in Central Road.

The Petition with original signatures was presented to Council by Councillor Jim Mason at the Community Focus meeting in July 2019.

The reply from Council, and reinforced by Councillors and other officers, was that it is Council’s policy to defer all footpath construction (as well as road upgrades & kerbing) to developers where appropriate.

Since then, a number of *“Near Miss Reports”* have been submitted to Council illustrating actual dangers for drivers and pedestrians in Central Road.

Submission to Council re: Planning Amendment 363

The majority of the *514 petitioners*, and certainly the majority of residents at Bellarine Springs Retirement Village, through the Petition have demonstrated **strong support for the re-zoning of the land subject to the C363 Planning Amendment**. We realise that such re-zoning is the essential pre-cursor to the eventual construction of a footpath to be shared by all residents in the district.

We also recognise that subject to final development plans, local residents will have greater access to more open spaces and public land, enabling more recreational opportunities.

We wish for the planned re-zoning to progress as quickly as possible, so that we will have clear and safe pedestrian access along Central Road "*within our lifetime*".

[REDACTED]
[REDACTED]
("Bellarine Springs" - 101 Central Road)
Drysdale, Vic 322

Phone: [REDACTED] email: [REDACTED]