

MINUTES

ORDINARY MEETING OF COUNCIL

TUESDAY, 28 JANUARY 2020

7.00PM

COUNCIL CONFERENCE AND RECEPTION CENTRE
CITY HALL
LITTLE MALOP STREET, GEELONG

COUNCIL:

Cr S Asher (Bellarine Ward)

Mayor

Cr K Grzybek (Windermere Ward)

Deputy Mayor

Cr J Mason (Bellarine Ward)

Cr T Sullivan (Bellarine Ward)

Cr E Kontelj (Brownbill Ward)

Cr S Mansfield (Brownbill Ward)

Cr P Murrhiy (Brownbill Ward)

Cr B Harwood (Kardinia Ward)

Cr P Murnane (Kardinia Ward)

Cr R Nelson (Kardinia Ward)

Cr A Aitken (Windermere Ward)

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2. AMENDMENT C363 - CENTRAL RD DRYSDALE REZONING - CONSIDERATION OF SUBMISSIONS

Source: Planning, Design & Development – City Development
Director: Gareth Smith
Portfolio: Planning

Purpose

1. To consider submissions to Planning Scheme Amendment C363 and recommend all the submissions be referred to an Independent Planning Panel.

Background

2. On 28 May 2019 Council resolved to prepare and exhibit Amendment C363.
3. The Amendment seeks to rezone 28 Rural Living zoned properties on either side of Central Road, Drysdale, to facilitate residential development. The rezoning is supported by overlay controls to manage orderly planning, subdivision design, connectivity and developer contributions. The area proposed to be rezoned is shown in **Attachment 2**, and a detailed background is provided at **Attachment 3**.

Key Matters

4. Exhibition of Amendment C363 commenced on 5 September and closed on 14 October 2019. Notices were sent to 236 landowners and occupiers and appeared in local newspapers. The Amendment documentation was made available on the Geelong Australia website and at the Drysdale Library.
5. 71 submissions were received. 40 submissions from local residents and Bellarine community groups, as well as two owners whose land is proposed to be rezoned, do not support the Amendment. There were also 21 objections from residents of Marsh Court to the proposed Marsh Court road connection to the new residential estate.
6. Generally supportive submissions were received from six owners whose land is proposed to be rezoned, including the proponent, Bellarine Springs Retirement Village and owners on the east side of Central Road with development interests.
7. Key issues can therefore be summarised as: (1) the Amendment is contrary to the town's character and planning policy; (2) the proposed road connection to Marsh Court should be removed; and (3) a broad range of concerns, objections or support from directly affected landowners.
8. In accordance with the *Planning and Environment Act* Council must now either: change the Amendment in the manner requested by the submitters; refer the submissions to an Independent Panel; or abandon the Amendment.
9. Council officers have considered the submissions and recommend:
 - 9.1 Removal of the proposed road connection to Marsh Court and replacement with a linear reserve for pedestrian, bicycle and stormwater drainage use only.
 - 9.2 Removal of the application of GST costings from the draft Central Road Drysdale Development Contributions Plan.
10. It is recommended that all submissions be referred to an Independent Panel appointed by the Minister for Planning.

Cr Mason moved, Cr Asher seconded -

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.

Attachment 1

Financial Implications

1. The *Central Road Drysdale Draft Development Contributions Plan* (DCP) has been prepared in support of the amendment.
2. The DCP is proposed to become an incorporated document in the planning scheme which would legally tie Council to the provisions of the plan. The DCP identifies \$10m in new infrastructure including the upgrade of Jetty Road and pedestrian signals, local parks, open space trails and drainage basins. Contributions towards the Drysdale Regional Community and Learning Hub will also apply.
3. The DCP will enable the collection of levies to ensure the identified shared infrastructure is funded to enable the City and developers to provide the infrastructure. The City will act as the collecting agency and may deliver infrastructure or enter into agreements with developers to provide land and works in-kind.

Community Engagement

4. Exhibition and notice of the Amendment was conducted in accordance with the *Planning and Environment Act 1987*.
5. Council officers met 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 during this time.
6. In accordance with Clause 4(2) of Ministerial Direction No. 15 the following panel hearing dates have been set for this Amendment:
 - 6.1 Directions Hearing: in the week commencing 27 January 2020.
 - 6.2 Panel Hearing: in the week commencing 2 March 2020.
7. Planning Panels Victoria will notify all submitters of the Panel dates and invite requests to be heard at the hearing.

Social Equity Considerations

8. The Amendment has appropriately considered social equity principles. The City has engaged with the affected landowners about the potential future rezoning to facilitate housing development.

Policy/Legal/Statutory Implications

9. There is strong support for the amendment in the planning scheme's Municipal Strategic Statement. Most notably, at Clause 21.14 *Bellarine Peninsula*, the subject land is identified for rezoning to the General Residential Zone. This area is located within the Drysdale Clifton Springs settlement boundary, close to the retail centre, schools and developing housing estates at Jetty Road, Ada Street and the retirement village on Central Road.
10. The adopted 2018 Settlement Strategy recognises Drysdale as a district town on the Bellarine Peninsula capable of accommodating planned population growth. The settlement strategy directs that district town boundaries will be based generally on existing urban areas and areas already identified in policy.

Alignment to Council Plan

11. The Amendment aligns with the Sustainable, Built and Natural Environment and Growing our Economy strategic directions in the *Council Plan 2018-22*.

Conflict of Interest

12. No City officer involved in the preparation of this report has declared any direct or indirect interest.

Risk Assessment

13. Deferral or delay in proceeding to a panel hearing is likely to cause confusion and uncertainty for directly affected landowners.

Environmental Implications

14. The Amendment is supported by technical assessments to address stormwater quantity and quality management, native fauna and vegetation, and public open space. This information has informed the proposed development framework plan.

Attachment 2

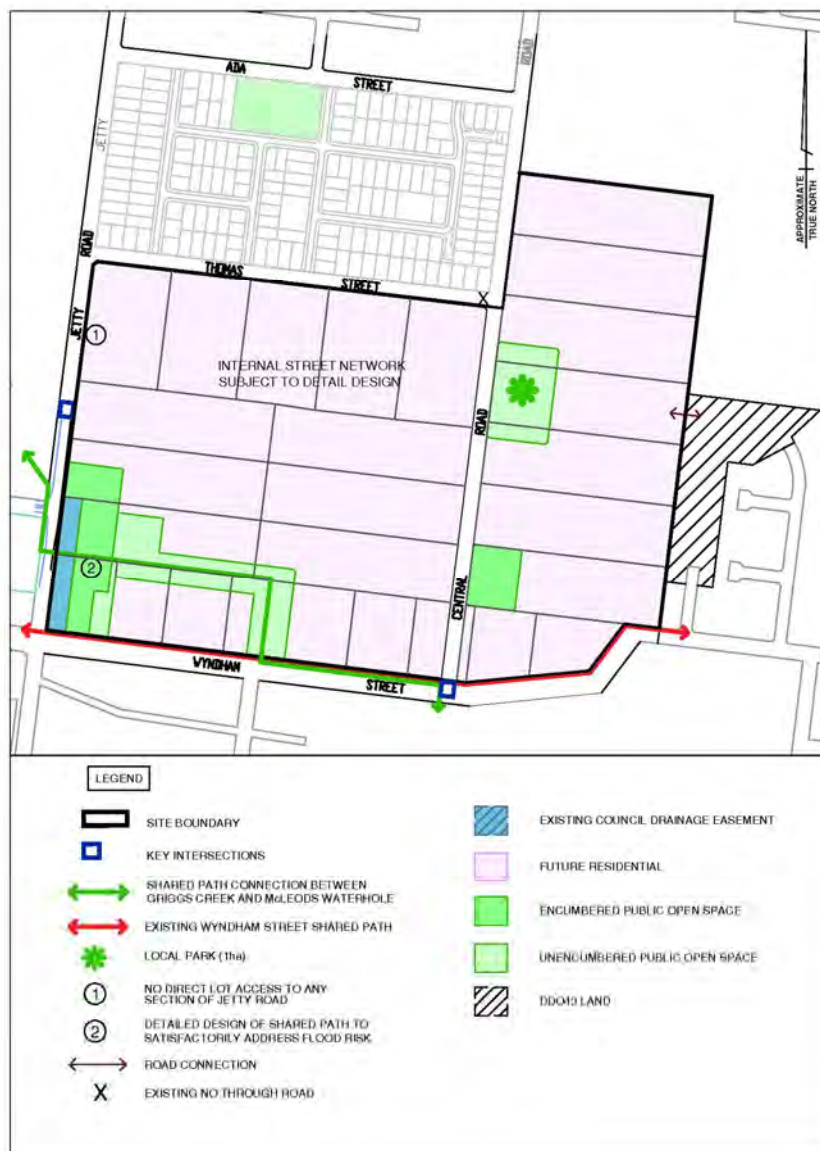
The subject land (within red line) proposed to be rezoned



Attachment 3

Background

1. 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. The land area proposed to be rezoned was presented above in Attachment 2.
2. The Amendment will:
 - 2.1 Rezone the land from Rural Living Zone to General Residential Zone Schedule 1.
 - 2.2 Apply a Development Plan Overlay to the land being rezoned.
 - 2.3 Apply a Development Contributions Plan Overlay to the land being rezoned.
 - 2.4 Apply a Design and Development Overlay to 1-20 Sheileen Court and 23 Marsh Court, Drysdale.
3. The framework plan below is taken from the exhibited Development Plan Overlay Schedule. The plan shows the location of key infrastructure required to support development of approximately 550 dwellings.



4. At its meeting on 28 May 2019 Council resolved to exhibit the Amendment subject to Ministerial authorisation which was granted on 8 August 2019.
5. The Amendment was placed on public exhibition between 5 September and 14 October 2019.

Summary of Submissions

6. A total of 71 submissions were received to the exhibited Amendment C363. The submissions can be generally categorised as follows:
 - 6.1 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.
 - 6.2 Barwon Water submitted that future development can be supplied with water and sewerage services.
 - 6.3 40 submissions were received from local residents, the Geelong Environment Council and Bellarine community groups objecting to the Amendment.
 - 6.4 21 submissions were received from Marsh Court and connecting court residents objecting to the proposed road connection to the new estate.
7. A summary of all the submissions in table format is presented in **Attachment 4**.
8. The key issues raised have been grouped under the following themes: (1) strategic planning policy and town character; (2) Marsh Court; and (3) directly affected landowners. The next section of this report provides a Council officer response to the submissions.
9. Issues or objections that do not fit within the themes have been responded to in Attachment 4.

Submission Themes and Council Officer Response

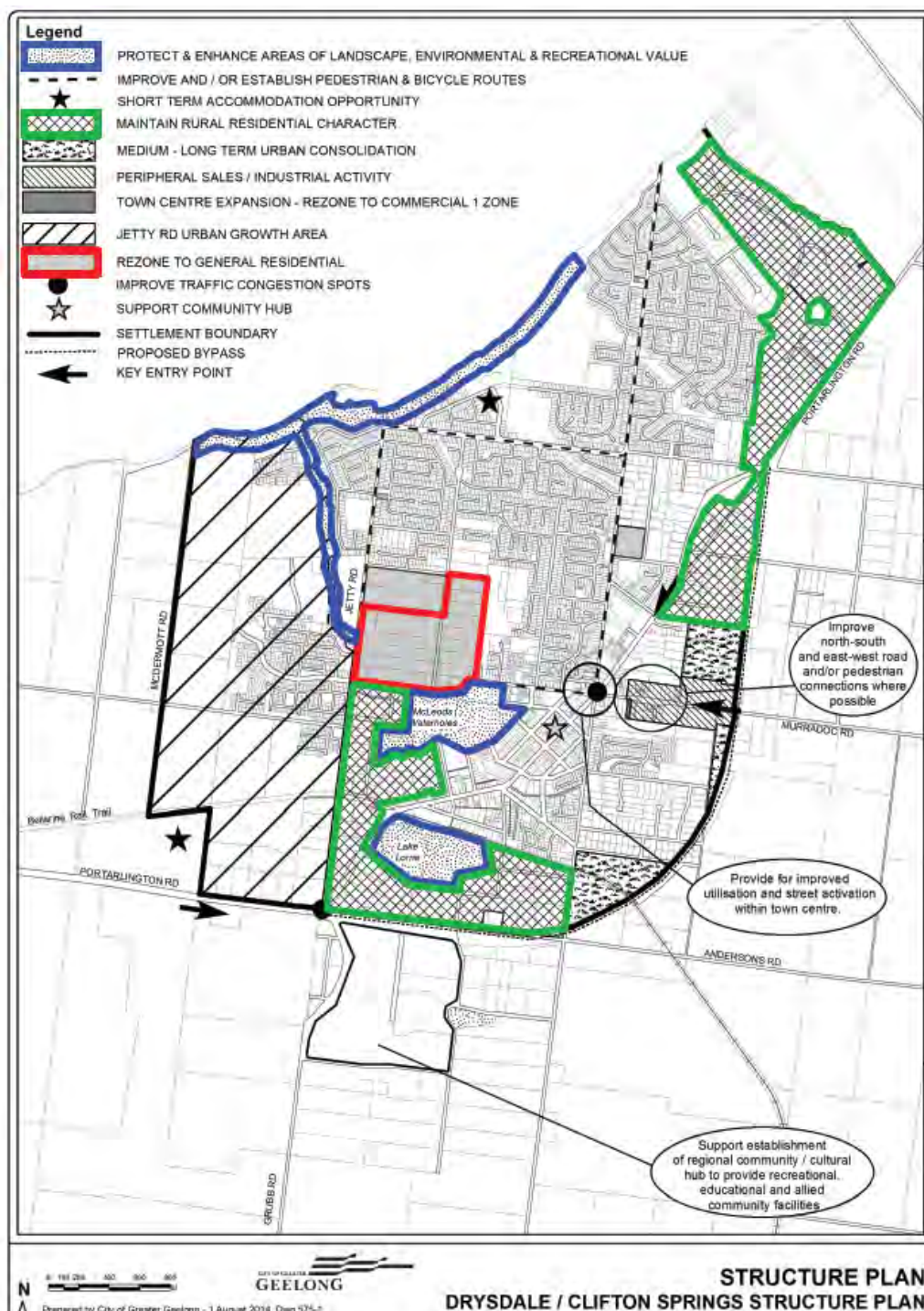
Strategic planning policy and town character

10. 40 submissions object to the rezoning of the Amendment land. This included submissions from a number of groups including the Geelong Environment Council, the Combined Bellarine Community Association and the associations of Drysdale Clifton Springs, Barwon Heads, Breamlea, Point Lonsdale, Portarlington and Queenscliffe.
11. 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 the further loss of environmental features and impacts on native animals.
12. The community groups and a number of 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

13. As evidenced by the number of submissions and the passion expressed in the submissions, the proposed rezoning has generated considerable opposition. This includes submissions from many of the Bellarine community associations.
14. Responding to this issue provides an opportunity to clarify the purpose of the Settlement Strategy and the Distinctive Areas and Landscapes process, and how these proposed policies will impact on the Greater Geelong Planning Scheme strategies for Drysdale.

15. In simplest terms 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.
16. 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 first considered suitable for residential development in the 1992 Structure Plan.
17. 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.



18. 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.
19. 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.
20. 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.
21. 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.'
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.

28. 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.’*
29. There is a clear focus to protect valued rural landscapes between towns and prevent the expansion of urban development on land outside settlement boundaries.
30. 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.
31. 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.
32. The policy settings for the town are known and have been established in consultation with the community over a lengthy period of time. 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

33. 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.
34. 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.
35. Submitters put forward an alternative to provide for a pedestrian link only to Marsh Court.
- Officer response*
36. Council officers have reviewed the proposed connection and now recommend to remove 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.
37. 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.
38. 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.

39. 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.
40. 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

41. Directly affected landowners are described in this report as owners whose land is proposed to be rezoned from Rural Living Zone to General Residential Zone Schedule 1 (see map in Attachment 2) and applied with a Development Plan Overlay and a Development Contributions Plan Overlay.
42. **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.
43. 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.
44. 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:
 - 44.1 remove the encumbered open space and encircled number 2 from the land south of the shared path shown in DPO37.
 - 44.2 remove dot point 2 of DPO37 Clause 4.0 *Urban Design Masterplan*; this will unnecessarily constrain the use of land for medium density housing.
 - 44.3 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.
 - 44.4 amend dot point 3 of DPO37 Clause 4.0 *Integrated Water Management Plan* to exclude 164-168 Wyndham Street.
 - 44.5 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.
45. Finally, submission no. 27 objects to the Amendment for the same reasons outlined in the theme 'Strategic planning policy and town character'.
46. **Submitter no. 3** owns the property at 158-162 Wyndham Street and objects because:
 - 46.1 they have no interest in subdividing or selling.
 - 46.2 the home is used to support people with disabilities and new roads would be noisy and dangerous.
 - 46.3 it will reduce local biodiversity by destroying wildlife habitats.

- 46.4 it will destroy a base for local cultural/artistic projects.
47. The submission also objects for the same reasons outlined in the theme ‘Strategic planning policy and town character’.
48. **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:
- 48.1 our business will be able to continue to operate under existing use rights;
- 48.2 any applications for planning/building permissions for our current operations and home will not be adversely impacted;
- 48.3 any such permissions will not trigger development infrastructure levy charges;
- 48.4 council will advise us in writing via Australia Post of the annual Building Price Index change and its impact on our landholding;
- 48.5 council will advise us in writing via Australia Post in advance of each five-yearly review of Amendment C363;
- 48.6 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.
49. **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.
50. 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.
51. **Submission no. 15** is from Context Planning Pty Ltd on behalf of the owner of 91-101 and 103-111 Central Road. The owner is Clifton Springs (Holdings), 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.
52. The submission supports the rezoning of 91-101 Central Road to the General Residential Zone.
53. 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:
- 53.1 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.
- 53.2 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.’*

- 53.3 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.
- 53.4 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*.
- 53.5 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'*.
54. **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.
55. **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*
56. **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.
57. 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.
58. 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.
59. As demonstrated by the Water Technology Report this area is located at the catchment low-point. The concept drainage design, together with the existing 25 metre-wide drainage easement along the length of the property boundary's western edge, has resulted in the land being designated as encumbered.
60. The stormwater management strategy (Water Technology Report) provides for staged development by allowing a substantial area of the precinct to develop and drain to an interim basin. The interim basin is located on the proponents land directly north of 164 - 168 Wyndham Street.

61. In other words, the planning controls are 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.

62. In order to gain a better understanding of the timeframe for development of the ultimate basin, officers received the following advice from the proponent dated 6 November 2019:

As per Clause 3.3 of the strategy, the interim basin allows for 16ha of land to be developed between Jetty and Central Roads, and Thomas and Wyndham Streets. McLeods intends to develop in an easterly direction commencing on Jetty Road and continuing through to Central Road. This outcome will allow for the connection of services through to the land east of Central Road, opening up a further 25.5ha of land to be developed for residential purposes.

The strategy was prepared on the assumption that the precinct would result in an average residential lot size of 500sqm. Based upon this assumption, the following calculations would apply:

- Interim basin:
 - 16ha = 160 lots,
 - the land east of Central Road = 25.5ha,
 - 25ha = 305 lots,
 - that is, 465 allotments in total.

Sales rates are influenced by the market and are therefore beyond our control. However, if McLeod's adopted a conservative sales rate of 30 lots per annum, there is a 15yr supply associated with the interim basin. In addition, a further 2yrs will likely be required to finalise the Amendment and subsequent development plan and planning permit(s).

Noting the above, it is reasonable to assume that it could be 17yrs before the lack of availability of the ultimate basin would impact the supply of residential land within the precinct. This doesn't consider nearby supply in the Jetty Road precinct or other infill supply to the west of Drysdale.

The ultimate basin provides drainage for the approximate remaining 6ha and if McLeod's assumes a yield of 15 lots per net developable hectare, the ultimate basin would be delaying approximately 90 lots.

63. 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 the future.

64. 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.

65. 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.

66. 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.

67. The submission highlights the use of the property for a home business glass art studio. The use is able to 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.
68. None of the requested changes to the Development Plan Overlay Schedule 37 or draft Development Contributions Plan are supported.
69. 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.
70. 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.
71. 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.
72. **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*'.
73. 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.
74. 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.
75. The submission also objects to the Amendment as a whole. A response is provided under the 'Strategic planning policy and town character' theme.
76. **Submission no. 37:** the submission makes reference to the owners 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.
77. 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.

78. 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.
79. 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.
80. 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.
81. **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.
82. 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.
83. **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.
84. 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.



85. 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.
86. 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.
87. 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.
88. 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.
89. 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.

90. In regards 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. In the event that a permit for Planning Permit Application 565-2019 be issued prior to adoption of Amendment C363 the overlay can be removed.
91. **Submission no. 10 and Submission no. 61:** the submitters own the majority of land parcels on the east side of Central Road and support the Amendment. The submitters are known property developers in the region.
92. Council officers met with the submitters on 31 October 2019 to discuss their concerns about the operation of the Development Contributions Plan.
93. 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.
94. **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.
95. 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

96. The above responses to submissions will require some changes to the exhibited Amendment C363 documents. The changes are:
 - 96.1 Amend Schedule 37 to Clause 43.04 Development Plan Overlay to remove reference to providing a vehicle link and replace with providing a pedestrian, bicycle and drainage link only.
 - 96.2 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.
 - 96.3 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.
97. These changes will be prepared in track-changes version and submitted at the panel hearing phase.

Attachment 4

Summary of submissions and council officer response

No.	Type	Summary of Submission	Theme/Response
1	O	<p>The submitter says the report does not state how large land sizes for urban development will be. Locals do not want a simple extension of Curlewis Estate, which has been limited due to town boundaries or extension future plans thwarted. It is immensely concerning that land, only ~5 years ago, is now in some kind of urban competition, using nearby locations as precedence.</p> <p>We want mixed design housing, and importantly, large blocks i.e. 0.5 acres or more, to prevent urban sprawl or copying of the unfortunate growth cancer that is Curlewis Estate and others like it.</p>	<p>Strategic planning policy and town character</p> <p>Lot sizes are likely to be in the range of 450-550 square metres. The City's local planning policies in the Greater Geelong Planning Scheme do not support rezoning for larger lifestyle lots.</p>
2	S	<p>Ample is a Geelong based Project Management company we own land throughout this precinct and represent several land owners.</p> <p>Ample makes the following submissions:</p> <ul style="list-style-type: none"> ▪ The precinct covered by this Amendment is located within the Drysdale Clifton Springs settlement boundary and has since 1992, in various forms, been identified for conventional residential development. With this in mind Ample believes that the Amendment has strong strategic and policy support. ▪ We would encourage a flexible approach throughout the Development Plan and subsequent planning permit process when determining whether or not they are 'generally in accordance with the Framework Plan'. This flexibility would relate to matters such as road and open space alignment, to ensure the best outcomes are achieved. ▪ With respect to the Development Contributions Plan (August 2019), Ample requests that Council seek to ensure that some flexibility in the timing and delivery of the various infrastructure outcomes can be maintained. Specifically we draw attention to the staged delivery of drainage basins which is essential to allowing development to commence in an orderly manner. 	<p>Directly affected landowner</p>
3	O	<p>The key submissions are as follows:</p> <p>We object to the City's proposed Amendment C363 because:</p> <ol style="list-style-type: none"> 1. We have no interest in subdividing or selling portions of our land for 'development'. 2. We use our home to support people with disabilities and do not want roads either side of our property as it would be noisy and dangerous particularly for people with sensory disabilities. 	<p>Directly affected landowner</p> <p>Strategic planning policy and town character</p>

No.	Type	Summary of Submission	Theme/Response
		<p>3. It will reduce local biodiversity by destroying wildlife habitats. 4. It will destroy a base for local cultural/artistic projects.</p> <p>We also object to the proposed Amendment C363 as a whole because:</p> <p>5. The council has no evidence that a majority of landowners affected by Amendment 363 support it. 6. Amendment 363 contradicts the aims of the City's Structure Plan for Drysdale/Clifton Springs. 7. Amendment 363 contradicts the purpose of declaring the Bellarine Peninsula as "a Distinctive Area and Landscape". 8. Amendment 363 takes no account of the implications for the local economy, local transport and the 'general good'.</p> <p>In objecting to the proposed Amendment C363 as a whole, we agree with the objections lodged by the Drysdale, Clifton Springs, Curlewis Association Inc.</p>	
4	O	<p>The Barwon Heads Association Inc. objects to the proposed amendment C363 for the following reasons:</p> <p>1. The amendment C363 is contrary to the principle and purpose of declaring the Bellarine Peninsula as a Distinctive Area and Landscape. 2. The amendment C363 fails to consider or take into account the implications for the local economy, local transport, health and the general amenity. 3. The amendment C363 relates to an area of land which is subject to consideration under the Settlement Strategy which has been referred to an Independent Planning Panel and accordingly no determination should be made until the Panel process is completed.</p>	Strategic planning policy and town character
5	S	Barwon Water raises no objections to the Amendment proceeding. The Authority says the development can be supplied with water and sewerage services and provides specific servicing advice.	Noted
6	O	<p>The local resident strongly to the rezoning saying:</p> <p>I moved here from Melbourne 6 years ago and have tracked the impact and erosion of the country lifestyle I had moved down here to take advantage of. It was the quiet, peaceful atmosphere of Drysdale, Clifton Springs that helped make my choice to live on this side on the Bellarine and not the other side of the bay.</p> <p>The traffic has increased to a ridiculous level, we find it difficult to get into our preferred doctors clinic among other things and crime has increased around the area. Council decisions are allowing our way of life to be eroded to the point the very reasons we moved here no longer exist!!</p>	Strategic planning policy and town character
7	O	The submission objects on the following grounds:	Strategic planning policy and town character

No.	Type	Summary of Submission	Theme/Response
		<ol style="list-style-type: none"> 1. Drysdale/Clifton Springs is the cultural, educational and service hub for the Bellarine. The Victorian Government is working “to declare the Bellarine Peninsula a Distinctive Area and Landscape under the Planning and Environment Act 1987” - “to better protect the unique features of the Bellarine Peninsula for current and future generations”. The Rural Living Zone is such a “unique feature” and needs to be preserved and protected. 2. Tourism Greater Geelong and The Bellarine has a proposal for a “Coastal Scenic Route for The Bellarine” as an extension of the Great Ocean Road to encourage tourism to The Bellarine. McLeod’s Waterholes, the Rural Living Zone and the newly constructed jetty at the end of Jetty Road and the Clifton Springs Boat Harbour will be local features of such a coastal scenic route. This proposed re-zoning of Rural Living Zone land will substantially degrade the attractiveness of this section of this proposed scenic route and reduce this tourism and the associated tourism revenue to our region. 3. The Drysdale – Clifton Springs Structure Plan has the following Vision: - Drysdale Clifton Springs will provide residents with a unique lifestyle offering comfortable and convenient urban living with bay vistas in a peaceful rural setting. Re-zoning this Rural Living Zone to Residential will detract from these peaceful vistas and rural settings and be contrary to this vision. 4. Re-zoning this Rural Living Zone to Residential is not consistent with The City of Greater Geelong’s Community Zero Carbon Action Plan which has the goal for a carbon neutral city-region by 2047. 5. A Google Earth count indicates that this proposal would entail the removal of approximately 1000 mature trees right in the centre of our township. This would completely change the character of Drysdale Clifton Springs for the worse. 6. There would be many detrimental effects as there would be no employment for the additional residents within our township which will become increasingly a “dormitory area” resulting in an increase in traffic on our roads. This would increase pollution and greenhouse gas emissions and increase the risk of injury and congestion on our roads. 7. Increasing the number of dwellings from 28 to 550 would greatly increase the number of vehicles passing through the busy Drysdale western intersection through which school children will be walking to and from school. This will increase the risk of injury occurring to these children. 8. The increase in the number of dwellings from 28 to 550 would also be detrimental to wildlife and contribute to climate change. 9. It is the Rural Living Zone within Clifton Springs that gives our community a wonderful and distinctive unique rural feel which sets it apart from other townships and makes it a nicer place to live. 10. There is no demand for the additional housing. Our township is already a growth area and there is already more than sufficient residential land available in the area to meet the need into the future. 	

No.	Type	Summary of Submission	Theme/Response
		<p>11. There is no benefit to the community and we have not met any local person who is in favour of this rezoning.</p> <p>12. Finally, we believe that the community would fundamentally object to developments such as this being driven by developers for the financial benefit of developers.</p>	
8	O	<p>The submission calls on Council to halt the whittling away of the rural areas on the Bellarine Peninsula by rejecting this Amendment.</p> <p>We acknowledge the part CoGG has been asked to play in the burgeoning Victorian population. It is our opinion the very large contribution done by establishing the massive Armstrong Creek and Lovely Banks developments is sufficient. The tourist attraction of the Bellarine is the way its rural areas provide refreshment, beauty and succour to people travelling between the various 'villages'. If the proportion of these rural areas is allowed to diminish in relationship to the built areas, it will be a tragedy. The Bellarine risks becoming a huge mass of housing, thereby losing its attraction and failing to attract tourist revenue.</p> <p>At the very least, this Amendment and any others of its ilk should be delayed until the Bellarine Peninsula Distinctive Area and Landscape (DAL) is finalised.</p>	Strategic planning policy and town character
9	O	<p>The submission objects to the proposed road connection to Marsh Court for the following reasons:</p> <ul style="list-style-type: none"> ▪ No expectation that the court would be extended ▪ Inability of Marsh Court to handle additional traffic ▪ Unsafe for pedestrians and vehicles ▪ Upgrade Central Rd / Wyndham St instead ▪ Concern about the ability of stormwater and sewerage systems to cope 	Marsh Court
10	S	<p>This submission is in support of the Amendment C363. The submitter raises the following concerns and questions :</p> <ul style="list-style-type: none"> ▪ Is the DIL and CIL cost GST inclusive and will it be invoiced to land owners on development? ▪ Is the open space contribution included in the DIL ? ▪ Will there be a tender process or a secondary assessment of Cardno's cost estimates? ▪ Will the council have a 3rd party supplier check the budgeted / forecasted amounts? ▪ Can the council guarantee transparency and accuracy of the proposed budget? <p>Also;</p> <ul style="list-style-type: none"> • The council is required to consider the valuation of my current home that stands where the proposed 1ha park will be built. Will there be compensation or remuneration offered for the removal of my home? 	<p>Directly affected landowner</p> <p>Marsh Court</p>

No.	Type	Summary of Submission	Theme/Response
		<ul style="list-style-type: none"> Opposed to the proposed roadway that will join March & Sheileen Courts 	
11	O	<p>Objects to the rezoning of this land and would prefer it to be left as a rural living zone. Says it will soon become apparent to the rampaging developers making a mockery of our area's purported green overlays and protections for open space, waterways etc. and the members of CoGG who enable them, that humans cannot eat, drink, or breathe money.</p>	Strategic planning policy and town character
12	O	<p>This is an objecting submission. The submission offers support to a directly affected landowner:</p> <p>I am writing this letter in support of my friends who live at 164 – 168 Wyndham Street Drysdale; who are in very real danger of losing their home if this proposal goes ahead. Ever since I have known this couple, they have put their heart and soul into building their house and turning it into a home, and it is more than a home, it is an icon. Let me tell you why I say that.</p> <p>Their block of land in the early 2000's was a total empty space and was the subject of a strategic plan to have some earthworks done to improve drainage flow from McLeods Waterholes and beyond. Subsequent to that, the land was sold to Patrick and Glenda, who as I mentioned previously, begun to develop this site for their home. As with most homes, an important feature is to have an inbuilt garage, however little did anyone realise what this garage would be turned into. Glenda became enchanted with glass beads and what could be done with them and she set about getting various plans to make up jewellery items. It wasn't long before she was designing her own plans and started buying a range of beads virtually unheard of in Drysdale. Very soon after this, the garage became the workshop which was then commonly called "The Garagio", being a combination of garage and studio. The previously bare slab of land was now an imposing site with landscaped mounds of vegetation, native trees and shrubs, fruit trees and a vegetable garden, all surrounding a beautiful home. Strategically placed art work from Glenda's studio was beginning to find its way into the garden and the whole block was totally transformed. Glenda became fascinated with glass being heated and moulded into more things than beads and following visits to Murano in Venice, where glass blowing is centuries old, Glenda and Patrick "adjusted" the interior of the studio to accommodate a hot glass workshop. This required a costly exercise of gas plumbing, ventilation and electrical work to the area, so that the outcome was a safe and secure place to work.</p> <p>For the past 11 years, I have been the co-ordinator of the Festival of Glass and I have become seriously involved with this couple during our journey into the world of glass. They have taught me so much, not only about glass, but with almost every other aspect of life. They have given me the confidence to continue to build a team to conduct the best Glass Festival in Australia, where the Festival has gone from a one day affair in 2010, to having Glass masters from Murano, teach and demonstrate to vast numbers of people here in Drysdale. Their studio is</p>	Directly affected landowner


No.	Type	Summary of Submission	Theme/Response
		<p>not only open to the Masters from Venice, but to the ordinary community members of Drysdale who are welcome to come and try various methods of glass artistic function. The most recent addition to the Drysdale glass art experience is the construction of 12 mosaic panels which are installed in the Village Walk in Drysdale, came about because of the fact that all of the design work and the construction was done at their home. More than 50 people were involved in this process for a period of over 30 weeks, and none of it would have happened without the facilities available at 164 – 168 Wyndham Street. The list goes on and on about this iconic couple and their home, and I cannot sit idly by without offering my utmost support for them, as they fight to protect their home.</p> <p>When the Festival of Glass began to operate in Drysdale, Glenda was a very active committee member from the very start. Her knowledge and her business acumen was a key component to the success of the Festival, of which she is still a major contributor of today. Both her and Patrick contribute huge amounts of goodwill towards every function of the Festival and it is no exaggeration to say that the Festival of Glass would not be in its current status of being a keystone contributor to the artistic and cultural wellbeing of the Bellarine, if it were not for these two people and their Garagio. It is here that 90% of the activities of the Festival planning is conducted. The amount of work required to have the Festival being presented to the public is huge, but to have the security and support of this couple and their background knowledge is priceless.</p> <p>All of this is now going to be placed in jeopardy if they are evicted from their property and the Garagio is demolished. The Festival of Glass does not have a home base, and relies heavily on the fact that people such as Glenda and Patrick allowing unfettered access to the Festival committee into their home in order to allow the Festival activities come into life. Their home is an icon to us and I have no doubt that the disruption to the Festival activities and the significant loss to the community will be huge if this proposal to demolish their house goes ahead. It is devastating for them as it is for me, and I implore the planners to take into consideration the real life threat that is happening here. There must be a better solution, than to bulldoze a home such as this into the ground.</p>	
13	O	<p>Strong objection to the housing proposal : the subdivision is totally unacceptable as we have enough housing in Drysdale. That area is a beautiful green belt with all the trees and large blocks.</p>	Strategic planning policy and town character
14	O	<p>The Combined Bellarine Community Associations (CBCA) objects to Amendment C363 as follows:</p> <ol style="list-style-type: none"> 1. The council has no evidence that a majority of landowners affected by Amendment 363 support it. 2. Contradicts the aims of the City of Greater Geelong's Structure Plan for Drysdale/Clifton Springs. 3. Contradicts the purpose of declaring the Bellarine Peninsula as "a Distinctive Area and Landscape". 4. Takes no account of the implications for the local economy, local transport and the 'general good'. 	Strategic planning policy and town character


No.	Type	Summary of Submission	Theme/Response
		<p>5. Amendment C395 to the Greater Geelong Settlement Strategy, which is inter-related with C363, has been referred to an Independent Panel.</p> <p>The submission goes on to expand on these objections.</p>	
15	O	<p>The submission is on behalf of Clifton Springs (Holdings) Pty Ltd for the land at 91-101 Central Road and 103-111 Central Road, Drysdale. The owner operates a retirement village on the land.</p> <p>The submission is supportive however requests changes to some of the proposed planning scheme provisions.</p>	Directly affected landowner
16	O	<p>The submission objects to the proposed road connection to Marsh Court for the following reasons:</p> <ul style="list-style-type: none"> ▪ Purchased property in the belief it would remain a court ▪ Will create huge ongoing safety and security risks ▪ Hazardous for traffic and used as a short cut – would require speed humps ▪ Suggests a walkthrough if needed 	Marsh Court
17	O	<p>Insufficient public transport Not in keeping with the Character of the area Will increase traffic and commute times</p>	Strategic planning policy and town character
18	O	<p>The submission objects to the Amendment on the following grounds:</p> <ol style="list-style-type: none"> 1. Contradicts the council's proposed Amendment C395. 2. Contradicts the state government's intention to declare the Bellarine Peninsula a Distinctive Area and Landscape. 3. Contradicts the council's Drysdale-Clifton Springs Structure Plan. 4. Has been advertised inadequately. 5. Will diminish the area's cultural life 	<p>Strategic planning policy and town character</p> <p>Directly affected landowner</p> <p>Exhibition and notice of Amendment C363 was undertaken in accordance with the <i>Planning and Environment Act 1987</i></p>
19	O	<p>As a local resident, the submitter expresses concern for two reasons:</p> <ol style="list-style-type: none"> 1. the proposed Amendment contradicts the state government's forthcoming (end-October 2019) legislation declaring the Bellarine Peninsula as "a Distinctive Area and Landscape". 2. the proposed Amendment will diminish the area's cultural life, because it includes the intention to demolish the house at 164 - 168 Wyndham Street to create a 'retention basin' - despite a CoGG-commissioned hydrological report stating that creating the basin doesn't require demolishing the house. The house includes a specialised glass art studio that has been central to several local cultural/artistic projects. 	<p>Strategic planning policy and town character</p> <p>Directly affected landowner</p>
20	O	The submission objects saying:	Marsh Court


No.	Type	Summary of Submission	Theme/Response
		<p>Connecting Sheileen Court and Central Road to Marsh Court will be to the severe detriment of Marsh Court where my young family and I have lived peacefully for around 7 years. We were not expecting our Court to be turned into a busier street as is sure to be the case if connected to the proposed significant development. We specifically chose this Court address as we wanted to live in a quiet area.</p> <p>Please allow in planning for a “walk through only” from the new DD043 land to Marsh Court. As this area is within walking distance to shops and the reserve, a walk through would be convenient.</p>	
21	O	Objects for the reasons stated in the Drysdale Clifton Springs Curlewis Association submission.	Strategic planning policy and town character
22	O	The submission objects similar to Submission no. 7.	Strategic planning policy and town character
23	O	The submission objects saying there will be destruction of the green belts around Drysdale, old trees and places for children to play. It there is to be development, it should be for bigger blocks for veggie gardens, animals and tree planting.	<p>Strategic planning policy and town character</p> <p>The City’s local planning policies in the Greater Geelong planning Scheme do not support rezoning for larger lifestyle lots.</p>
24	O	<p>The GEC wishes to object to Planning Amendment 363 to rezone the subject area from Rural Living Zone to Residential Zone.</p> <p>It Is Most Disappointing To See That An Apparent Commitment From The COGG To Maintain The Current Planning Zones And Boundaries In The Interim Of The Distinctive Areas And Landscape Planning Process Is Being Totally Disregarded. Drysdale And Clifton Springs Have Been Subject To Extensive Areas Of Housing Development. Rural Living In This Zoned Area Would Add To The Character Of Drysdale And Not Further Reduce Its Role As An Attractive Town On The Bellarine By Increasing The Urban Development.</p> <p>This Amendment Makes A Mockery Of The Settlement Strategy Which Recommended That The Incremental Increase In Housing Should Decrease Over Time And Appears To Be A Most Inappropriate Proposal In Relation To The Timing Of The Decision Making Process Of The DAL.</p>	Strategic planning policy and town character
25	O	<p>The submission objects to the Amendment on the following grounds:</p> <ul style="list-style-type: none"> ▪ loss of green spaces ▪ lots will be too small, expensive and unaffordable 	Strategic planning policy and town character

No.	Type	Summary of Submission	Theme/Response
		<ul style="list-style-type: none"> ▪ additional traffic <p>The submission then suggests the following:</p> <ol style="list-style-type: none"> 1. there needs to be footpaths for the length of Central Rd 2. footpaths are needed to allow easier and more direct access to central Drysdale <p>Nb. The plan you have showing the new development between Ada Street and Thomas Street is incorrect and does not match the current site.</p>	<p>Footpaths will be constructed along Central Road as the land fronting is developed.</p> <p>The new estate and pedestrian connections through Marsh Court will improve permeability. The retirement village presents a challenge to provide better east-west connectivity.</p> <p>The subdivision layout shown on the DPO concept plan north of Thomas St will be corrected.</p>
26	O	<p>Extreme strong objection to the proposed road connection to Marsh Court for the following reasons</p> <ul style="list-style-type: none"> ▪ safety concerns due to increased traffic and on-street parking ▪ increased risk of a child or pet being killed ▪ poor visibility ▪ reduce property values ▪ breach of faith given purchase in a court (not road) <p>Suggests a potential walking path connection and use for drainage easement.</p>	Marsh Court
27	O	The submission objects to the Amendment and also requests changes to the planning provisions.	<p>Directly affected landowner</p> <p>Strategic planning policy and town character</p>
28	O	Objection – will ruin the town, there is already enough houses.	Strategic planning policy and town character
29	O	Objection similar to Submission no. 12	Directly affected landowner
30	O	<p>The submission objects to the proposed road connection to Marsh Court for the following reasons:</p> <ul style="list-style-type: none"> ▪ No expectation that the court would be extended ▪ Inability of Marsh Court to handle additional traffic ▪ Unsafe for pedestrians and vehicles ▪ Upgrade Central Rd / Wyndham St instead 	Marsh Court
31	O	Objection similar to Submission no. 26	Marsh Court

No.	Type	Summary of Submission	Theme/Response
32	O	Objection similar to Submission no. 26	Marsh Court
33	O	Requests that the exhibition period be extended due to a significant lack of publicity. Objects on the following grounds: 1. Severely strain the traffic on Central Rd, Jetty Rd & Wyndham Street. 2. Threat to lifestyle. 3. Lack of infrastructure 4. Keep a combination of residential and rural	Strategic planning policy and town character Exhibition and notice of Amendment C363 was undertaken in accordance with the <i>Planning and Environment Act 1987</i>
34	O	Objection similar to Submission no. 30	Marsh Court
35	O	Objection similar to Submission no. 30	Marsh Court
36	O	Objection similar to Submission no. 26	Marsh Court
37	S	The submitter is a landowner within the area proposed to be rezoned. The submission does not object to the Amendment but seeks a number of assurances about the existing business operating on the land and other requests.	Directly affected landowner
38	O	Residential zoning will destroy the beauty and uniqueness of this area.	Strategic planning policy and town character
39	O	The submission object for the following reasons: <ul style="list-style-type: none"> ▪ No supporting infrastructure ▪ Greater pollution ▪ Loss of green areas and wildlife 	Strategic planning policy and town character
40	O	Prefers a walk-through instead of vehicle access from marsh Court.	Marsh Court
41	O	Objection similar to Submission no. 30	Marsh Court
42	S	The submission is on behalf of the land owners of 148-156 Central Road and 128-132 Wyndham Street, Drysdale in support of the above Planning Scheme Amendment. The submission says:	Directly affected landowner

No.	Type	Summary of Submission	Theme/Response
		<p>Our Clients' generally support the proposed amendment, however, feel there is a need to ensure all landowners within the amendment area will have access to infrastructure services, such as stormwater, in an equitable manner. Past amendments have resulted in some development being stifled due to the inability to access infrastructure, particularly drainage, which has led to significant delays in the orderly development of an area.</p> <p>Staging of the development should allow for flexibility and opportunity to amend staging if need to allow those owners who wish to proceed with developing their land to do so. We note that a requirement of the Urban Design Masterplan as exhibited in the Schedule to the Development Plan Overlay states that "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". This is supported, however, provision for a degree of flexibility should be made to allow for changes in market driven requirements for variations in lot sizes over the duration of the development. Further, the retention of existing dwellings should also be considered in any subdivision layout and density requirements. It is noted that the Subdivision Layout Concept Plan and Road Network Concept Plan are not conducive for development of individual parcels as indicated in Figure 4-1 below.</p> 	

No.	Type	Summary of Submission	Theme/Response
		<p>Figure 4-1 Subdivision Layout Concept – Traffic & Transport Assessment, Cardno, January 2019</p> <p>It is therefore suggested that alternative layouts be considered that allow for the development of single parcels of land such as in the attached alternate layout.</p> <p>Overall, our Clients’ support the amendment with some minor adjustment and further consideration as detailed above and wish to reserve the right to address any future panel or committee considering this amendment.</p> 	

No.	Type	Summary of Submission	Theme/Response																																												
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43	O	Residential zoning will destroy the beauty and uniqueness of this area.	Strategic planning policy and town character																																												
44	O	Objection similar to Submission no. 7	Strategic planning policy and town character																																												
45	S	Geelong Amendment C363 – Central Road Drysdale	Directly affected landowner																																												

No.	Type	Summary of Submission	Theme/Response
		<p>Tract Consultants Pty Ltd (Tract) acts on behalf of McLeods Developments Pty Ltd (McLeods) in this matter and is pleased to make the following submissions in relation to Geelong Amendment C363 (the Amendment). McLeods is the proponent in relation to the Amendment and has interests in several properties within the precinct.</p> <p>The Amendment</p> <p>The Amendment applies to the rural living zoned properties bounded by Jetty Road, Thomas Street, Wyndham Street and to the rear boundary of Central Road properties, Drysdale. The Amendment also applies to the residential zoned land at 1 Sheileen Court, 2-20 Sheileen Court and 23 Marsh Court, Drysdale.</p> <p>The Amendment proposes to rezone the Rural Living Zone land to General Residential Zone Schedule 1 and apply a Development Plan Overlay and Development Contributions Plan Overlay to guide future residential development. A Design and Development Overlay is proposed to apply to adjoining land at Sheileen Court and Marsh Court to provide for future road and drainage connections.</p> <p>Submissions</p> <p>McLeods strongly supports the Amendment and maintains that the Amendment has robust strategic and policy support due to the precinct being located within the Drysdale Clifton Springs settlement boundary and being already identified for conventional residential development.</p> <p>As noted in the officer report that was tabled at the Council Meeting of 28 May 2019, the precinct was identified as early as 1992 in the Drysdale Clifton Springs Structure Plan (now superseded) as being suitable for conventional residential development. Accordingly, stakeholders have already been provided with multiple opportunities to consider the strategic merits of the redevelopment of the precinct for conventional residential purposes.</p> <p>McLeods and its appointed specialist project team have worked closely with Council and various referral agencies in the preparation of the Framework Plan that forms part of the Amendment. It is important for Council to ensure that a flexible approach is taken at the time in which the Development Plan and subsequent planning permit applications are prepared when determining whether or not they are 'generally in accordance with the Framework Plan'. Whilst the Framework Plan has been informed by a body of work, further details will need to be resolved at the time in which a Development Plan and subsequent planning permit applications are prepared which may result in variations to the Framework Plan in order to achieve a better outcome for McLeods and future residents. This flexibility would relate to matters such as the general alignment and form of</p>	

No.	Type	Summary of Submission	Theme/Response
		<p>the linear open space, whilst ensuring on the other hand that the land use budget contained within the Development Contributions Plan (August 2019) remains consistent.</p> <p>With respect to the Development Contributions Plan (August 2019), McLeods acknowledges and supports the intention of Council to provide flexibility in the timing and delivery of the various infrastructure outcomes.</p>	
46	O	Objects to the proposed road connection through to Marsh Court.	Marsh Court
47	O	The submission says: "please don't turn this sanctuary I call home into a soulless hell hole like Point Cook".	Strategic planning policy and town character
48	O	Objection similar to Submission no. 26	Marsh Court
49	O	The submission objects to the rezoning providing a brief history of development in the town and the importance of maintaining green spaces. Landowners should be able to continue living on their property.	Strategic planning policy and town character
50	O	<p>Strong objection to this rezoning on the grounds that:</p> <ul style="list-style-type: none"> ▪ Will affect Clifton Springs and Curlewis ▪ Impacts on amenity ▪ Too much high density ▪ Environmental and social affects ▪ Contrary to planning and environmental policies 	Strategic planning policy and town character
51	O	<p>Objects because:</p> <ul style="list-style-type: none"> ▪ Too much population growth ▪ Traffic issues ▪ Lack of amenity and infrastructure 	Strategic planning policy and town character
52	O	Objection similar to Submission no. 14	Strategic planning policy and town character
53	O	Objection similar to Submission no. 14	Strategic planning policy and town character
54	O	Objection similar to Submission no. 14	Strategic planning policy and town character
55	O	Objection on the basis that it further impacts on the loss of rural land and the intensification of population.	Strategic planning policy and town character

No.	Type	Summary of Submission	Theme/Response
56	O	There is too much development – must protect the rural nature of the Bellarine	Strategic planning policy and town character
57	O	Concerned about traffic congestion and Drysdale needs more walk-throughs.	Marsh Court
58	O	Concerned about traffic congestion and Drysdale needs more walk-throughs.	Marsh Court
59	O	Raises objections similar to Submissions 12 & 14.	Strategic planning policy and town character Directly affected landowner
60	O	Objects to the rezoning of this land and would prefer it to be left as a rural living zone. Says it will soon become apparent to the rampaging developers making a mockery of our area's purported green overlays and protections for open space, waterways etc. and the members of CoGG who enable them, that humans cannot eat, drink, or breathe money.	Strategic planning policy and town character
61	S	Same as Submission no. 10.	Directly affected landowner
62	O	Prefers a walk through instead of vehicle access from marsh Court.	Marsh Court
63	O	Objection similar to Submission no. 30	Marsh Court
64	O	Objection similar to Submission no. 30	Marsh Court
65	O	Objects on the following grounds; - Loss Of Rural Free To Local Area - Over Populated - Lack Of Jobs To Sustain Increase Population - Loss Of Bushland/Trees - Loss Of Habitats/Native Animals Displaced - Increase Of Carbon Emissions - Decrease Tourist Appeal	Strategic planning policy and town character
66	O	The submission objects saying there will be destruction of the green belts around Drysdale, old trees and places for children to play. No more housing.	Strategic planning policy and town character
67	O	Landowners in Marsh Court raising the following objections and reasons: 1. The amount of traffic it will cause during both construction and occupancy phases. 2. The negative impact upon the amenity and character of the area.	Marsh Court

No.	Type	Summary of Submission	Theme/Response
		<p>3. The prospect of dangerous car, truck, and service vehicle traffic flows constantly navigating Marsh Court, the proposed interconnecting roadway to Central Road, Sheileen Court and Central Road.</p> <p>4. The negative impact that is occurring, and that will continue, on the well-being of those members of your community that is Marsh Court.</p> <p>States the following preferences:</p> <ol style="list-style-type: none"> 1. The maintenance of Marsh Court as a closed Court. 2. That the development of the proposed land at 1 Sheileen Court, 2-20 Sheileen Court and 23 Marsh Court ("The Sheileen Land") should be allowed to proceed on the basis that the road accesses to this development be: <ol style="list-style-type: none"> a. entry into Sheileen Court at Wyndham Street, b. entry from the new (DD044) proposed road from Central Road {to the west of 2-20 Sheileen Court} to connect up with Sheileen Court. 3. Access from Marsh Court to the Sheileen land would be via a walk though. 	
68	O	Raises objections similar to Submissions 14.	Strategic planning policy and town character
69	O	Objection similar to Submission no. 30	Marsh Court
70	O	Raises objections similar to Submissions 12 & 14.	<p>Strategic planning policy and town character</p> <p>Directly affected landowner</p>
71	O	Raises objections similar to Submissions 14.	Strategic planning policy and town character