



Planning Report

Combined Rezoning and Staged Multi-Lot Subdivision
Application & Native Vegetation Removal
31- 49 Melaluka Road, Leopold

Ref No: 18706-02

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Document Information

Prepared for R & A Clifton
Proposal Name Combined Rezoning and
Subdivision Application
Job Reference 18706-02
Date 21 April 2021
Version Number 01

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Document History

Version	Date	Description of Revision	Prepared by	Reviewed by
0	20/11/2019	Review	Chris Marshall	Nicole Dixon
1	22/11/2019	Lodgement with Council	Chris Marshall	Nicole Dixon
2	21/04/2021	Updated Policies	Chris Marshall	Nicole Dixon

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Attachments

Attachment 1	Copy of Title
Attachment 2	Plan of Site & Surrounds
Attachment 3	Proposed Plan of Subdivision
Attachment 4	Environmental Site Assessment
Attachment 5	Flood Impact Assessment
Attachment 6	Vegetation Assessment
Attachment 7	Clause 56 Assessment

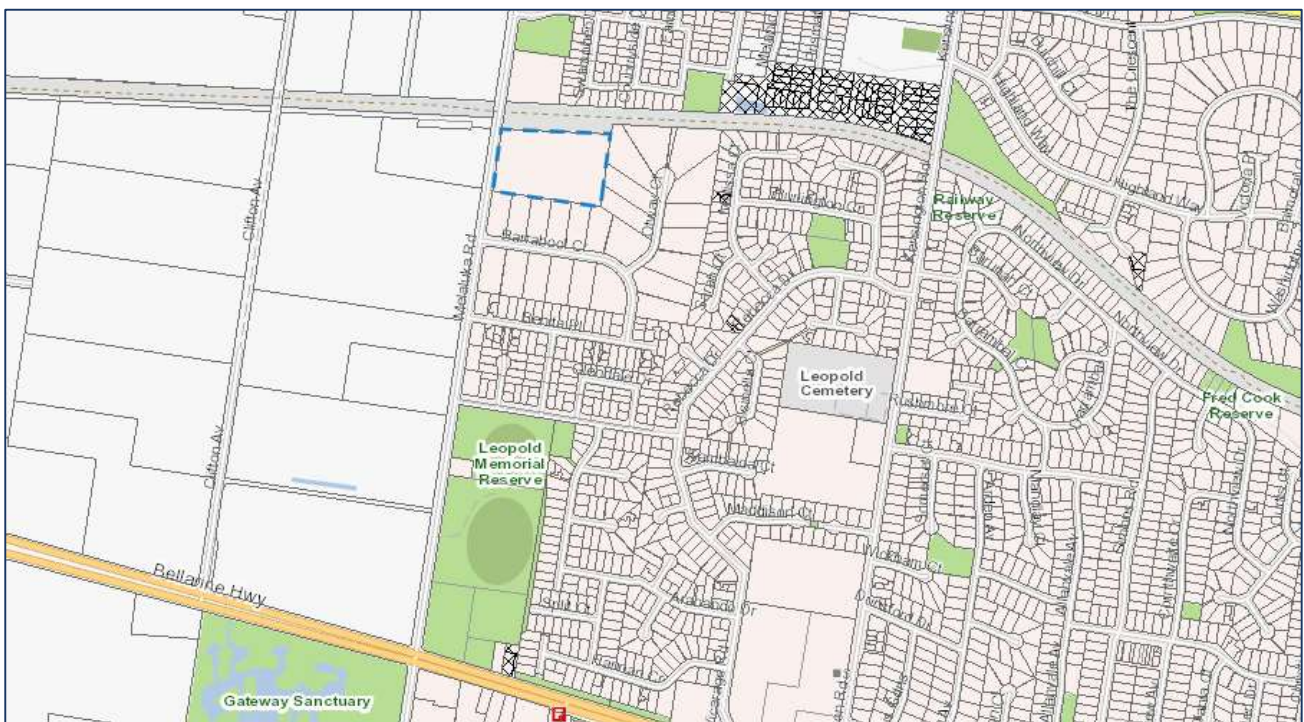
1 Introduction

CardnoTGM has been engaged by R & A Clifton to prepare and submit a combined Planning Scheme Amendment Application pursuant to Section 96A of the Planning and Environment Act 1987, for the rezoning, multi-lot staged subdivision and removal of native vegetation, to facilitate a residential development at 31-49 Melaluka Road, Leopold.

2 Subject Site and Context

The subject site is located on the eastern side of Melaluka Road and south of the Bellarine Rail Trail. The site consists of one Title, Vol. 08713 Fol. 254, Lot 1 on Title Plan 379468S. The site is irregular in shape with a frontage of approximately 116 metres to Melaluka Road, a frontage of approximately 201 metres to the Bellarine Rail Trail and an overall area of approximately 2.5 hectares.

The site is located in close proximity to the town centre of Leopold, approximately 1.5km north west. The site is also located in close proximity to the Gateway Sanctuary Shopping Centre and the Leopold Memorial Reserve. The Bellarine Rail Trail is sited along the lands northern boundary.



Locality Plan

The site currently contains one dwelling and associated outbuildings situated in the south west corner and is accessed via an existing crossover from Melaluka Road. The existing dwelling on the site will be demolished as part of this application to facilitate the subdivision as proposed.



Aerial of Site

Surrounding land immediately to the east and south is developed as rural living lots. The surrounding land to the west is developed for farming purposes and the surrounding land to the north is developed in the wider context as conventional housing lots.

The subject site and surrounding land to the east and south are included within the Low Density Residential Zone. The land to the west is included within the Farming Zone and Land to the north is included within the General Residential Zone. The site is not affected by any overlays.

As mentioned, the subject site is located in close proximity to all the town services of Leopold including public transport in the form of buses that are available from Leopold to Geelong.

Melaluka Road is the main access road to the site, and is a sealed road with grassed swales.

3 Application Overview

The application seeks approval for the combined rezoning, staged multi-lot subdivision and native vegetation removal of 31-49 Melaluka Road, Leopold pursuant to Section 96A of the Planning and Environment Act 1987.

The details of the Amendment include:

- > Rezoning the land at 31-49 Melaluka Road, Leopold (2 hectares) from the Low Density Residential Zone to the General Residential 1 Zone.
- > Planning Permit application for the creation of a staged multi-lot subdivision at 31-49 Melaluka Road consistent with relevant planning provisions of the Geelong Planning Scheme.
- > The removal of Native Vegetation.

Planning Scheme Amendment Details:

This application seeks the following changes to the City of Greater Geelong Planning Scheme:

- > Amend Map 57N zones to show land at 31-49 Melaluka Road as General Residential 1 Zone.

Section 96A of the Planning & Environment Act

This application seeks approval for the combined rezoning, multi-lot residential subdivision and removal of native vegetation pursuant to Section 96A of the Planning and Environment Act. A Section 96A application is considered the most appropriate planning tool as:

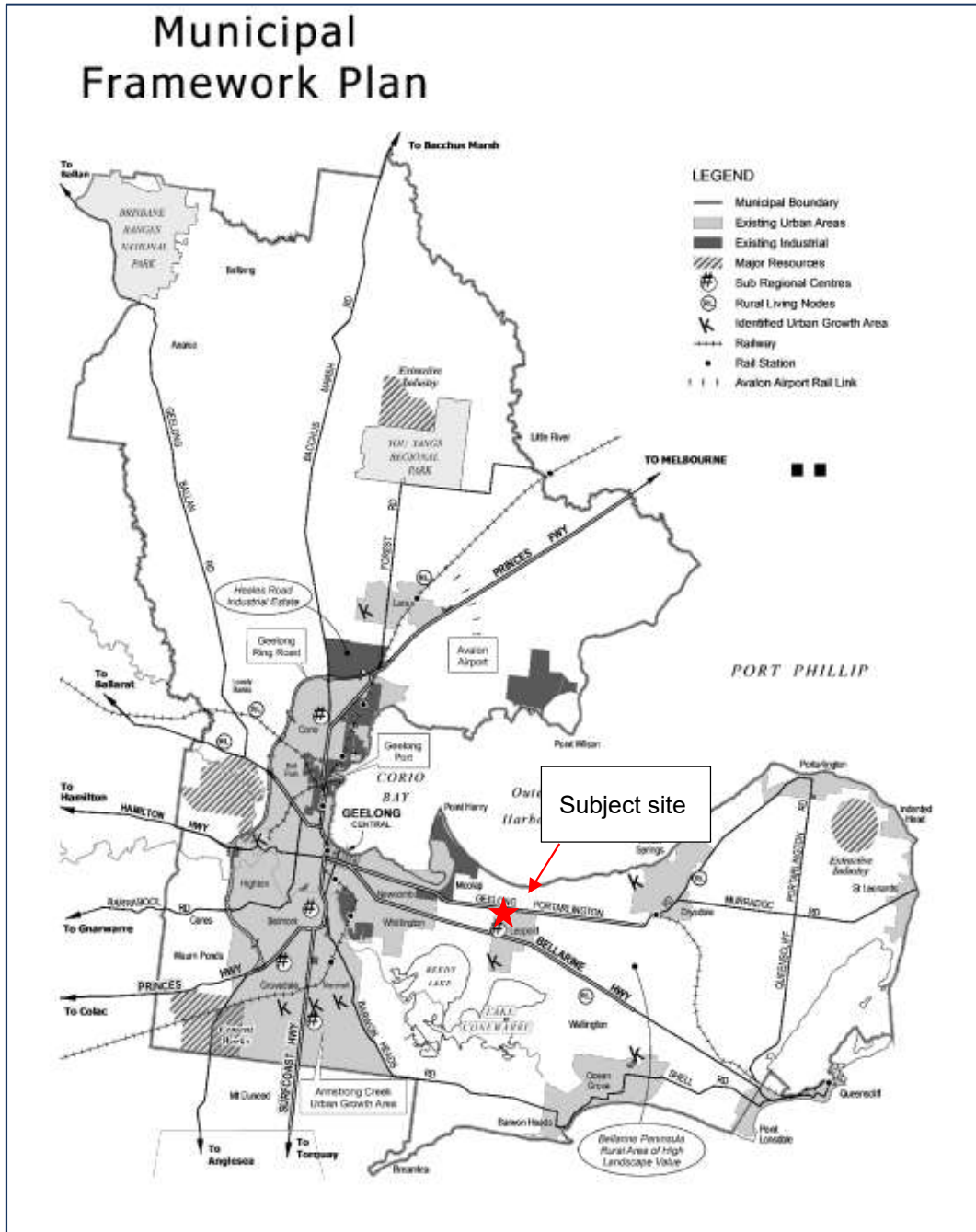
- > The proposed subdivision involves no significant matters that require further detailed analysis under a secondary planning tool other than a conditional planning permit.
- > The subdivision and future development of the site can be appropriately managed via planning permit conditions. Any additional work such as detailed engineering designs will be managed via permit conditions to the satisfaction of the Responsible Authority, which is the accepted planning process.
- > The proposed plan of subdivision layout has been designed to integrate with the adjoining uses.
- > A Section 96A combined application provides a significant degree of certainty regarding the final form and lot yield of the subdivision of the land.
- > The site is not considered to be large and subdivision options are limited.

The application is supported by a number of technical reports and assessments including:

- > Environmental Assessment.
- > Flood Modelling and Site Stormwater Management Plan.
- > Native Vegetation Assessment.
- > Clause 56 Assessment.

4 Strategic Planning Context

Leopold is identified as an existing urban area and sub regional centre within the City of Greater Geelong’s Municipal Framework Plan. The Municipal Framework Plan provides the overall development vision for the City of Greater Geelong.



Leopold is one of a number of primary urban growth areas identified for the majority of new greenfield development for the Geelong region.



The subject site is also identified within the Leopold Structure Plan 2011 (amended 2013) as land to be rezoned to 'Residential 1'.

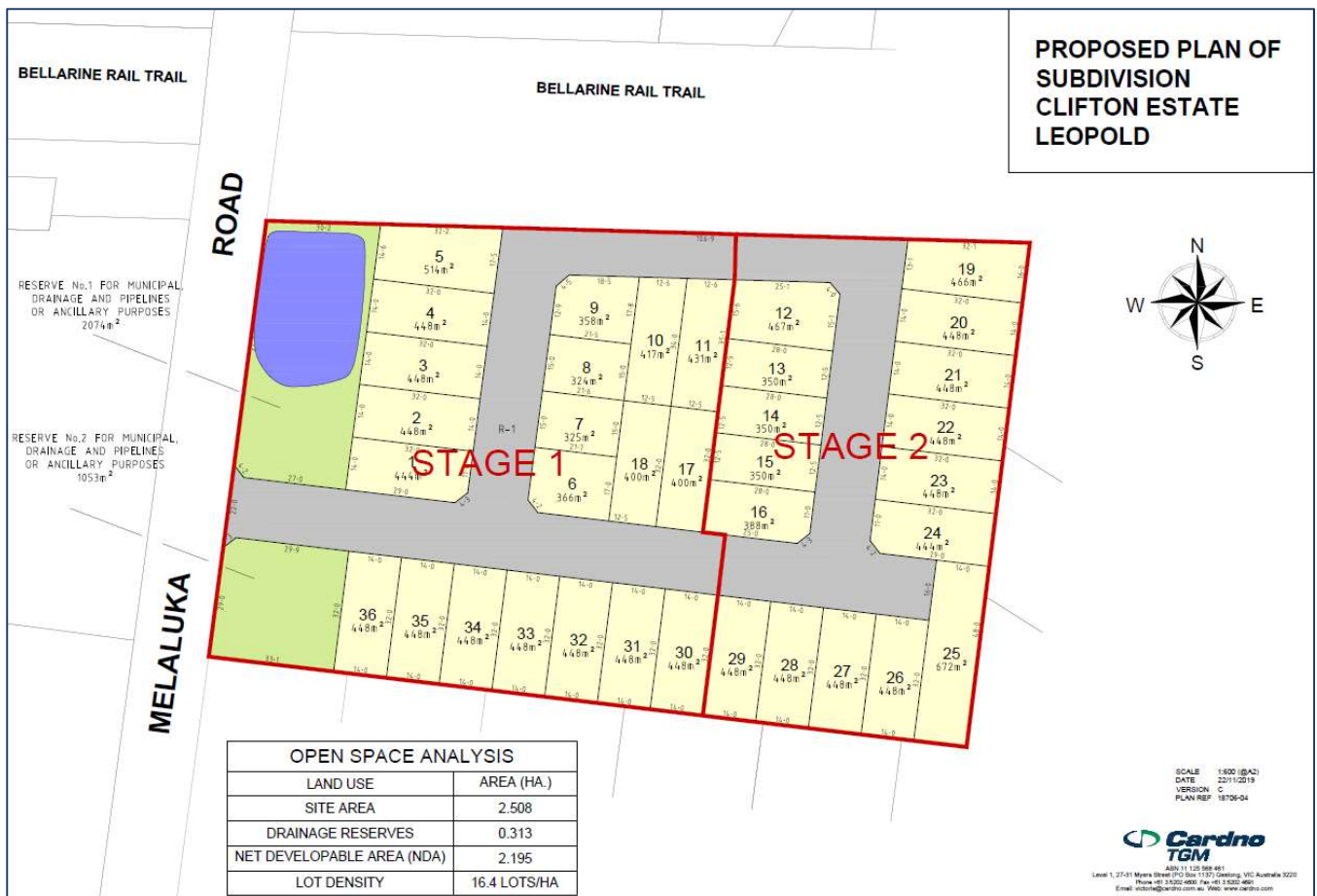
Therefore, as the Framework Plan identifies Leopold as a town where growth is expected and the Leopold Structure Plan identifies the land to be zoned to the Residential 1 zone, this application accords with the strategic direction of the Geelong Planning Scheme.

5 Proposal

In accordance with Section 96A of the Planning and Environment Act 1987 this application seeks approval for a combined planning scheme amendment to rezone the subject land and planning permit application for a staged multi-lot subdivision and removal of vegetation.

The details of the Amendment include:

- > Rezoning the subject land from the Low Density Residential Zone to the General Residential 1 Zone.
- > Staged multi-lot subdivision of the General Residential 1 Zone land.
- > Removal of Vegetation.



Plan of Proposed Subdivision

The proposed rezoning of the land to the General Residential 1 Zone accords with the recommendation of the Leopold Structure Plan. Whilst the Structure Plan supports rezoning of the land to the former Residential 1 Zone we understand that the General Residential 1 Zone is the appropriate translation of this zone. We also note that the surrounding conventional residential land is also zoned General Residential 1 Zone and thus the further introduction of this zone is considered to be consistent with the surrounding area.

The subdivision design will have no impact with the adjoining rural living zone land as the design is self contained with only one access to Melaluka Road.

The proposed staged multi-lot subdivision will create 36 residential lots. The lots will range in size from 324m² to 672m² to provide a variety of lot sizes to meet the diverse housing needs of the local community.

The proposed subdivision has the following design features:

- > Two reserves for municipal, drainage and pipelines or ancillary purposes. The reserves are located along the western boundary of the site and are 2074m² and 1053m² in area. The reserves are separated by the proposed connector road from Melaluka Road. Reserve 1 also consists of a wetland/detention basin which is located in the north west corner of the site. The reserves will provide an attractive landscape buffer to Melaluka Road interface.
- > The creation of a grid style road network that provides access from Melaluka Road. The proposed road network provides a logical road access to the proposed lots.

As advised the proposed subdivision has been designed to create a variety of lot sizes to facilitate the development of a mix of dwelling types to meet the different needs of the local community. The proposed lots are all an appropriate size to develop a dwelling, garage and to establish private open space.

6 Planning Controls

6.1 Current Zoning

The subject site is currently situated within the Low Density Residential Zone.



The purpose of the Low Density Residential Zone is:

- > To implement the Municipal Planning Strategy and the Planning Policy Framework.
- > To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

Comment: The land is currently within the Low Density Residential Zone and contains an existing dwelling in the south western corner of the site. The site is surrounded by Low Density Residential development to the east and south, with General Residential 1 Zone land to the north. As mentioned within the report, the subject site has been identified as land to be rezoned for residential purposes. Which given its location within the Leopold Settlement Boundary and close proximity to all amenities and services the proposed zone is considered appropriate in this context.

6.2 Proposed zoning

The land is proposed to be rezoned from the Low Density Residential Zone to the General Residential 1 Zone.



The land is proposed to be rezoned to the General Residential Zone (Clause 32.08), the purpose of which is:

- > To implement the Municipal Planning Strategy and the Planning Policy Framework.
- > To encourage development that respects the neighbourhood character of the area.
- > To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- > To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Comment: The rezoning of the site from the Low Density Residential Zone to the General Residential 1 Zone is considered appropriate having regard to the Leopold Structure Plan which identifies this land to be rezoned to 'Residential 1'. The combined rezoning and multi-lot subdivision accords with the Geelong Planning Scheme. As also advised, the use of the General Residential 1 Zone also accords with the surrounding conventional residential development in this area of Leopold.

6.3 Subdivision

Under Clause 32.08-3 of the General Residential 1 Zone, a permit is required to subdivide land. An application to subdivide land must meet the relevant requirements of Clause 56 and:

- > Must meet all of the objectives included in clauses specified in the following table.
- > Should meet all of the standards included in the clauses specified in the following table.

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

Environmental

The Environmental Assessment by Environmental Site Assessments (attachment 4) has confirmed that the land is suitable for residential development.

Flood Impacts

The Flood Impact Assessment and Stormwater Management Plan Report by TGM Group concludes that;

- *The flood impact assessment indicates that the proposed development does not generate adverse impacts external to the site during flood events.*
- *Slight increases in flood level are observed within the swale along Melaluka Rd and the reserved area within the site, however, this does not create a change in flood hazards.*
- *Results show that safe access and egress can be achieved and no adverse impact will occur to downstream neighbouring properties.*
- *In conclusion, the hydrological and hydraulic model analysis undertaken in this study has demonstrated that the proposed development can meet the requirements and objectives for site stormwater management, flood impact and safety access and egress during floods as seen in Figures E1 and E2.*

Comment: *The subdivision design has been developed to provide an attractive residential estate for the Leopold community. The design of the subdivision allows for the varying lot sizes which provides an opportunity to meet the diverse housing needs of the community. As mentioned, the lots are of appropriate sizes to accommodate future dwellings, associated outbuildings and private open space. The expert reports and assessments in support of this application demonstrate that the land is appropriate for rezoning and subdivision.*

Under the provisions of Clause 32.08-3, an application to subdivide land that creates a vacant lot capable of development for a dwelling or residential building, must ensure that each lot created contains the minimum garden area set out in Clause 32.08-4. Where a vacant lot less than 400 square metres is created, that lot must contain at least 25 percent of the lot as garden area.

The provisions of Clause 32.08-4 require a lot to provide a minimum garden area at ground level as follows:

Lot size	Minimum percentage of a lot set aside as garden area
400 - 500 square metres	25%
501 - 650 square metres	30%
Above 650 square metres	35%

Comment: It is considered that a permit issued for the subdivision of land will contain a condition that any future dwelling construction on any lots created with the relevant garden area requirements of the Planning Scheme.

7 Overlays

The site is not affected by any Overlays.

8 Particular Provisions

8.1 Native Vegetation

Under the provisions of Clause 52.17-1, a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- > If the table to Clause 52.17-7 specifically states that a permit is not required.
- > If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.
- > To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

Comment: The application is supported by a Vegetation Assessment and Native Vegetation Removal Report, which indicates that the land is severely degraded and contains a small area of native lightwood. There are no State or National implications and an off-set for the removal of this species will require a 0.002 general habit unit.

8.2 Public Open Space Contribution and Subdivision

Under the provisions of Clause 53.01, a person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under Section 18 of the Subdivision Act 1988.

Under the provisions of the Schedule to Clause 53.01, public open space contribution for a multi-lot residential subdivision is calculated at:

10 per cent for 10 or more lots on land zoned for residential purposes after August 31st 2007.

8.3 Stormwater Management in Urban Development

The purpose of Clause 53.18 is to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

An application to subdivide land should meet the standards of Clauses 53.18-4 and 53.18-6 and must be accompanied by details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.

Clause 53.18-4, stormwater management for subdivision, aims to:

- > Minimise damage to properties and inconvenience to the public from stormwater.
- > Ensure that the street operates adequately during major storm events and provides for public safety.
- > Minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.
- > Encourage stormwater management that maximises the retention and reuse of stormwater.
- > Encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

Standard W1 states that the stormwater management system should be:

- > Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.
- > Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed.
- > Designed to meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
- > Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.
- > Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.
- > The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.

For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:

- > Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.
- > Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.
- > For storm events greater than 20% AEP and up to and including 1% AEP standard:
 - > Provision must be made for the safe and effective passage of stormwater flows.
 - > All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.
 - > Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $Vave < 0.35 \text{ m}^2/\text{s}$ (where, d_a = average depth in metres and $Vave$ = average velocity in metres per second).

The design of the local drainage network should:

- > Ensure stormwater is retarded to a standard required by the responsible drainage authority.
- > Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.
- > Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner.
- > Include water sensitive urban design features to manage stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs.
- > Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.

Comment: *The application is supported by a Flood Impact Assessment and Site Stormwater Management Plan prepared by TGM Group Pty Ltd which provides detail that demonstrate that the subdivision will meet the standards of clauses 53.18-4 and 53.18-6 (attachment 5). The report demonstrates that the proposed subdivision can achieve best practice stormwater quality outcomes by using an end of line wetland and detention basin located in the north western corner of the subdivision.*

Clause 53.18-6, site management, aims to protect drainage infrastructure and receiving waters from sedimentation and contamination and to protect the site and surrounding area from environmental degradation prior to and during construction of subdivision works.

Standard W3 states that an application should describe how the site will be managed prior to and during the construction period and may set out requirements for managing:

- > Erosion and sediment.
- > Stormwater.
- > Litter, concrete and other construction wastes.
- > Chemical contamination.

Comment: *Approval for this project is yet to be obtained. As a result, site management during the construction phase is currently unknown as no contracts have been entered into at this early stage. However, it is anticipated that appropriate measures will be undertaken during construction works to ensure that the site and surrounding area, including erosion and sediment, stormwater, litter, concrete and other construction wastes and chemical contamination are appropriately managed during the construction stage as required by Clause 53.18-6 and can be dealt with via a permit condition.*

8.4 Residential Subdivision

Clause 56 of the Planning Scheme sets out various objectives and standards which Planning Permit applications for residential subdivision must meet.

Comment: Refer to the attached Clause 56 assessment for full details of all requirements relevant to this application.

9 Decision Guidelines

Under the provisions of Clause 65.02, before deciding on an application to subdivide land, the responsible authority must also consider the following relevant decision guidelines:

- > The suitability of the land for subdivision.
- > The existing use and possible future development of the land and nearby land.
- > The availability of subdivided land in the locality, and the need for the creation of further lots.
- > The effect of development on the use or development of other land which has a common means of drainage.
- > The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.
- > The density of the proposed development.
- > The area and dimensions of each lot in the subdivision.
- > The layout of roads having regard to their function and relationship to existing roads.
- > The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.
- > The provision and location of reserves for public open space and other community facilities.
- > The staging of the subdivision.
- > The design and siting of buildings having regard to safety and the risk of spread of fire.
- > The provision of off-street parking.
- > The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.
- > If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.
- > Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.

Comment: The proposal is considered to accord with the relevant decision guidelines listed above. As mentioned, the site is identified as future residential land within the Leopold Structure Plan.

The subdivision has been designed to provide conventional residential development in accordance with recommendation of the Leopold Structure Plan. It is also considered that the proposal is generally consistent with the existing density and character of the developed general residential areas of Leopold.

The proposed lot design and density provide an appropriate response to this relatively small area of land. The design has also been substantially informed by the drainage requirements of the land. The subdivision can be serviced and has one access to Melaluka Road. The land does not contain any natural features of significance but will require the removal and off setting of one tree.

The application is supported with a Flood Impact Assessment which demonstrates that the land can be appropriately developed without adversely impacting upon the surrounding land. The application is also supported with an Environmental Site Assessment which concludes the site is suitable for residential subdivision.

10 Policy Context

The following planning provisions must be considered in response to a combined planning scheme amendment and planning permit application:

- > The objectives of Planning Victoria as set out in Section 4(1) of the Planning and Environment Act 1987;
- > The State Planning Policy Framework of the City of Greater Geelong Planning Scheme; and
- > The Local Planning Framework of the City of Greater Geelong Planning Scheme.

10.1 Planning and Environment Act 1987

Pursuant to Section 12(1) of the Planning and Environment Act 1987, it is a duty of planning authorities to implement the following objectives of Planning Victoria as set out in Section 4(1) of the Planning and Environment Act 1987:

- > to provide for the fair, orderly, economic and sustainable use, and development of land;
- > to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;
- > to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- > to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;
- > to protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community;
- > to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and;
- > to balance the present and future interest of all Victorians.

Comment: *The application is considered to accord with the Planning and Environment Act 1987 as it will provide for the rezoning and subdivision of the subject land to achieve an orderly, well planned outcome consistent with the strategic development direction of Leopold.*

10.2 Planning Policy Framework

11 – Settlement – Planning is to anticipate and respond to the needs of existing and future communities, prevent environmental and amenity problems created by siting incompatible land uses close together and facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services. Clause 11.01, Victoria, aims to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

11.01-1R – Settlement – Geelong G21 – Relevant strategies to implement the above State policies within the region include:

- > Support the role of Central Geelong as a major regional city and revitalise and strengthen its role as Victoria's second city.
- > Support the growth of Bannockburn, Colac, Drysdale/Clifton Springs, Lara, Leopold, Ocean Grove and Torquay/Jan Juc as district towns by building on existing and planned infrastructure and focussing growth along key road and rail networks.
- > Plan for Colac and Winchelsea as new targeted growth nodes.
- > Provide for long term growth options that build on existing infrastructure, including two further investigation areas north and west of Geelong.
- > Reinforce the role of district towns in providing services to surrounding areas.
- > Maintain a significant settlement break between the region and Melbourne.
- > Provide for settlement breaks between towns to maintain their unique identities.
- > Require a settlement boundary for all towns.
- > Protect critical agricultural land by directing growth to towns.

11.02 – Managing Growth – Relevant policies include the supply of urban land and the sequencing of development. Objectives of which are to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses and to manage the sequence of development in areas of growth so that services are available from early in the life of new communities.

Comment: *It is considered that the subdivision is consistent with the relevant objectives of this clause as it will facilitate an increase in population and expansion of a regional centre which has been identified for growth and development.*

11.03-2S – Growth Areas – The objective of which is to locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

15.01 – Built Environment – Contains policies relating to urban design, building design, subdivision design, healthy neighbourhoods and neighbourhood character. Objectives of which are to:

- > Create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- > Achieve building design outcomes that contribute positively to the local context and enhance the public realm.
- > Ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.
- > Achieve neighbourhoods that foster healthy and active living and community wellbeing.
- > Recognise, support and protect neighbourhood character, cultural identity, and sense of place.

16.01 – Residential Development – Contains policies relating to integrated housing, location of residential development, housing diversity and housing affordability. Objectives of which are:

- > To promote a housing market that meets community needs.
- > To locate new housing in designated locations that offer good access to jobs, services and transport.
- > To provide for a range of housing types to meet diverse needs.
- > To deliver more affordable housing closer to jobs, transport and services.

Comment: The proposed subdivision is considered to accord with the abovementioned policies. The subdivision will create a safe legible design that provides a positive development response to this land. Its location near town amenities will encourage walking and cycling and thus contribute to the health and wellbeing of the Leopold Community.

The subdivision seeks to create a diverse range of lot sizes that will allow the development of different housing types that meet the different needs of the community.

15.03 – Heritage – Contains policies relating to heritage conservation and aboriginal cultural heritage. The objectives of these policies are:

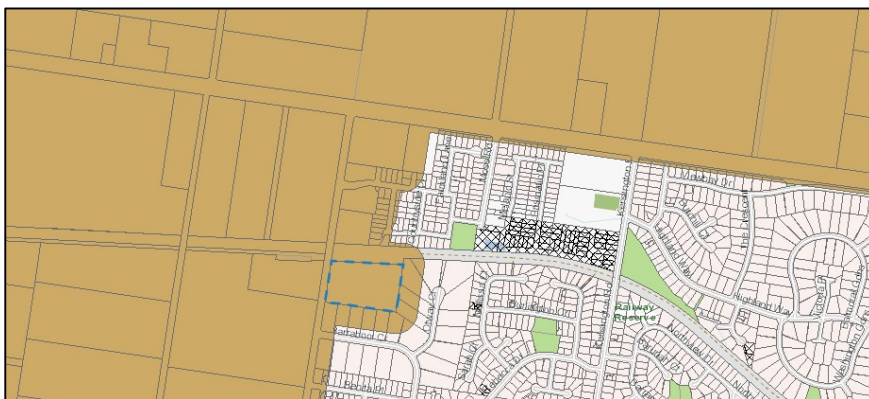
- > To ensure the conservation of places of heritage significance.
- > To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Comment: Under the Aboriginal Heritage Act, 2006, the subject site is not found to be within an area of possible cultural heritage sensitivity as indicated on the following map extract from the Department of Environment, Land, Water and Planning data base.



- Areas of Possible Cultural Heritage Sensitivity
- Subject Site

13.02 – Bushfire – This policy aims to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. This policy must be applied to all planning and decision making under the Planning and Environment Act 1987 relating to land which is within a designated bushfire prone area.



Strategies include giving priority to the protection of human life, identifying bushfire hazards and undertake appropriate risk assessment, planning to strengthen the resilience of settlements and communities and prioritise protection of human life.

In a bushfire prone area designated in accordance with regulations made under the *Building Act 1993*, bushfire risk should be considered when assessing planning applications for subdivisions of more than 10 lots.

When assessing a Planning Permit application for the above use and/or development:

- > Consider the risk of bushfire to people, property and community infrastructure.
- > Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.

- > Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.

Comment: *The site is identified as being within a bushfire prone area, however is developed on each boundary (including Melaluka Road to the west) to reduce the bushfire risk.*

12.01 – Biodiversity – Contains policies relating to the protection of biodiversity and native vegetation management. Relevant objectives of these policies are:

- > To assist the protection and conservation of Victoria's biodiversity.
- > To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

12.03 – Water Bodies and Wetlands – This policy aims to protect and enhance river corridors, waterways, lakes and wetlands by ensuring development responds to and respects the significant environmental, conservation, cultural, aesthetic, open space, recreation and tourism assets of water bodies and wetlands and is sensitively designed and sited to maintain and enhance environmental assets, significant views and landscapes along river corridors and waterways and adjacent to lakes and wetlands.

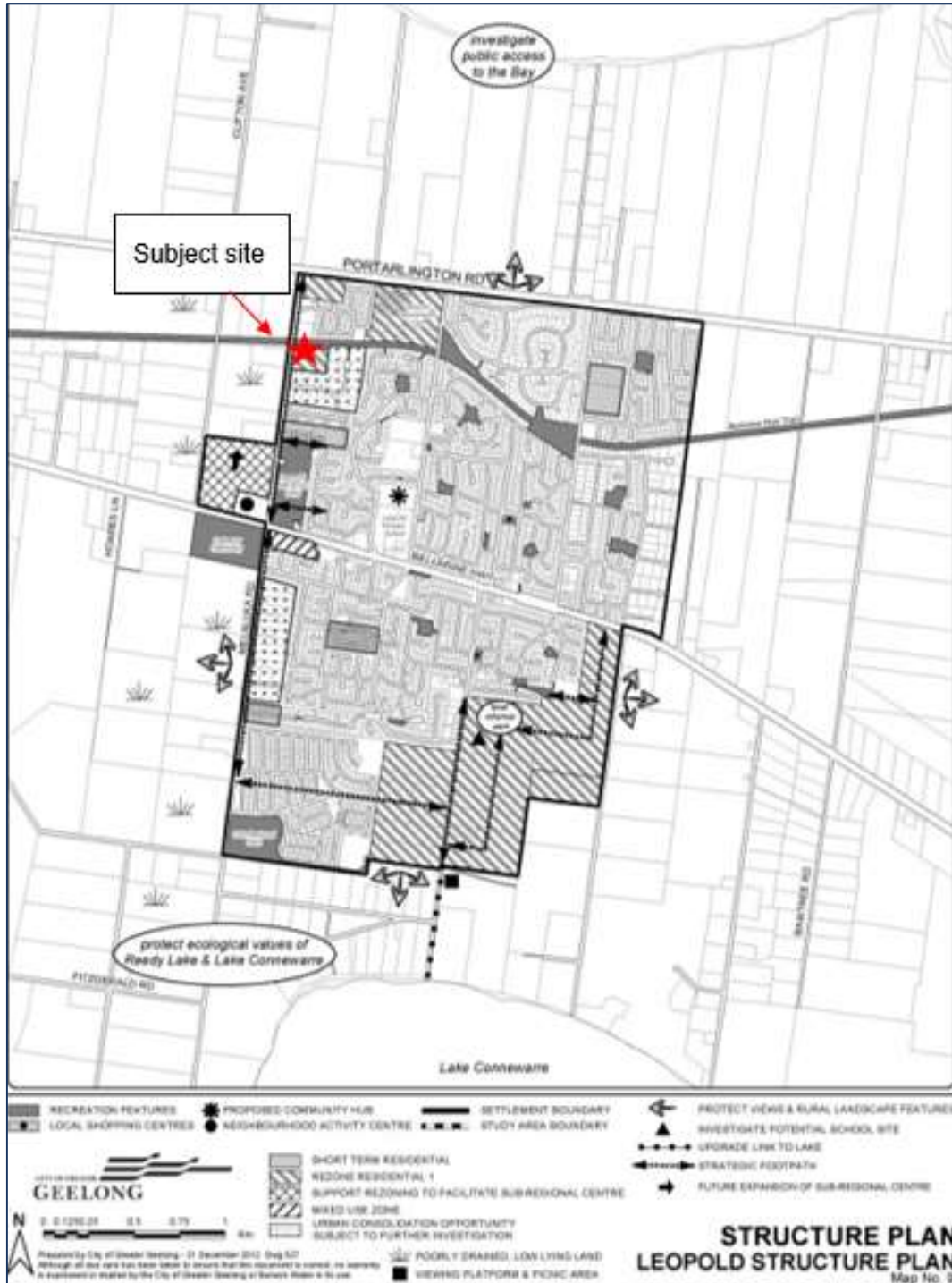
Comment: *As advised the Native Vegetation Assessment by Mark Trengove has indicated that the site does not contain any species of State or National significance. The only tree to be removed will be offset. The drainage of the site will implement contemporary stormwater measurement principles which ultimately will have no adverse impacts on the natural waterways of the area.*

18.02 – Movement Networks – Contains policies relating to sustainable personal transport, public transport, road systems and carparking.

19.03 – Development Infrastructure – Contains policies relating to development and infrastructure contributions plans, infrastructure design and provision, stormwater supply, sewerage and drainage, telecommunications.

Comment: *Services in the form of water, sewer, electricity, telecommunications and gas are currently available to the site. The site will be drained using current best practice water sensitive urban design principles and Council standards as required. It is not anticipated that approval of this subdivision would place any undue pressure on the delivery of these services.*

21.14 – The Bellarine Peninsula –Contains objectives relating to facilitating the development of Leopold as hubs of development, specifically including the Leopold Structure Plan.



Leopold:

- Support Leopold as a Sub Regional Retail Activity Centre for the Bellarine Peninsula, whilst providing local community, recreational and employment facilities to Leopold's residents.
- Ensure the retention of Leopold as an urban island - supporting urban growth contained to the settlement boundary and preserving the surrounding rural hinterland.
- Support the development of the Ash Road / Mollers Lane Growth Area and other areas identified for residential development on the Structure Plan map.
- Ensure that future urban form and subdivision integrates seamlessly across the Ash Road East and Mollers Lane Growth Area.
- Support increased housing densities around the Sub Regional Retail Activity Centre and neighbourhood shopping strips at Ash Road and Dorothy Street.
- Encourage the northerly expansion of the Sub Regional Retail Activity Centre, ensuring any development integrates with the existing centre and surrounding community facilities, and enhances its appearance and functionality.
- Support the local convenience role of the Ash Road and Dorothy Street neighbourhood shopping centres, whilst restricting any future expansion of these centres.
- Support the development of Council's Kensington Road Community Hub to provide a wide range of community, health, education and civic services/facilities.
- Encourage the creation of an additional local mixed use centre on the south east corner of Bellarine Highway and Melaluka Road. Any redevelopment of this site could accommodate restaurants, convenience shops, offices and residential development.
- Provide public open space within existing and proposed residential areas to cater for the passive and active recreation needs of the community.
- Provide an improved transport network which includes better traffic movements, pedestrian and cyclist linkages and public transport options.
- Ensure environmentally sensitive areas including Lake Connewarre and Reedy Lake are protected from localised development pressure.
- Investigate opportunities for public access to Port Phillip Bay.

Comment: *The application accords with this policy as Leopold forms part of the Bellarine Peninsula and is identified as one of the towns that are hubs for development, where the bulk of residential growth within the Bellarine is accommodated. The growth of Leopold must accord with directions in the Leopold Structure Plan. As previously indicated the land is identified in the Leopold Structure Plan to be rezoned to the Residential 1 Zone.*

10.3.2 Local Planning Policies

There are no Local Policies relevant to this application.

11 Conclusion

The proposal is consistent with the State and Local Planning Policy context in relation to staged multi-lot subdivision in Leopold.

The proposal compliance with the requirements of Clause 56 relating to a residential subdivision as the attached assessment indicates.

The proposal is supported by a number of technical reports that demonstrate the lands appropriateness to facilitate residential growth.

For the reasons outlined in this report, it is considered the combined rezoning, staged multi-lot subdivision and the removal native vegetation is appropriate and should therefore be supported by Council.



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Chris Marshall
Planning Manager, Regional Victoria/Principle