

# AMENDMENT C387GGEE EXHIBITION

## JETTY ROAD URBAN GROWTH AREA STAGE 2

### CURLEWIS – REZONING

## GENERAL QUESTIONS & ANSWERS

10 November 2023

### WHAT IS AN AMENDMENT?

The Planning Scheme controls how land is used and developed. Sometimes we need to change the Scheme to reflect new circumstances or achieve new planning objectives. Changes to the Planning Scheme are known as ‘amendments’ and can include changes to zones, overlays and policies.

The process by which planning scheme amendments are undertaken is governed by the *Planning & Environment Act 1987*.

### WHAT LAND IS AFFECTED?

The land affected is bounded by Jetty Road, Portarlington Road, McDermott Road and Port Phillip Bay, in Curlewis. This area is generally referred to in planning terms as ‘Jetty Road Urban Growth Area Stage 2’.



## WHAT DOES AMENDMENT C387GGEE SEEK TO DO?

At the moment, the Jetty Road Urban Growth Area is only half constructed.

The amendment seeks to facilitate future subdivision for housing, roads and public open space by rezoning the land to the General Residential Zone.

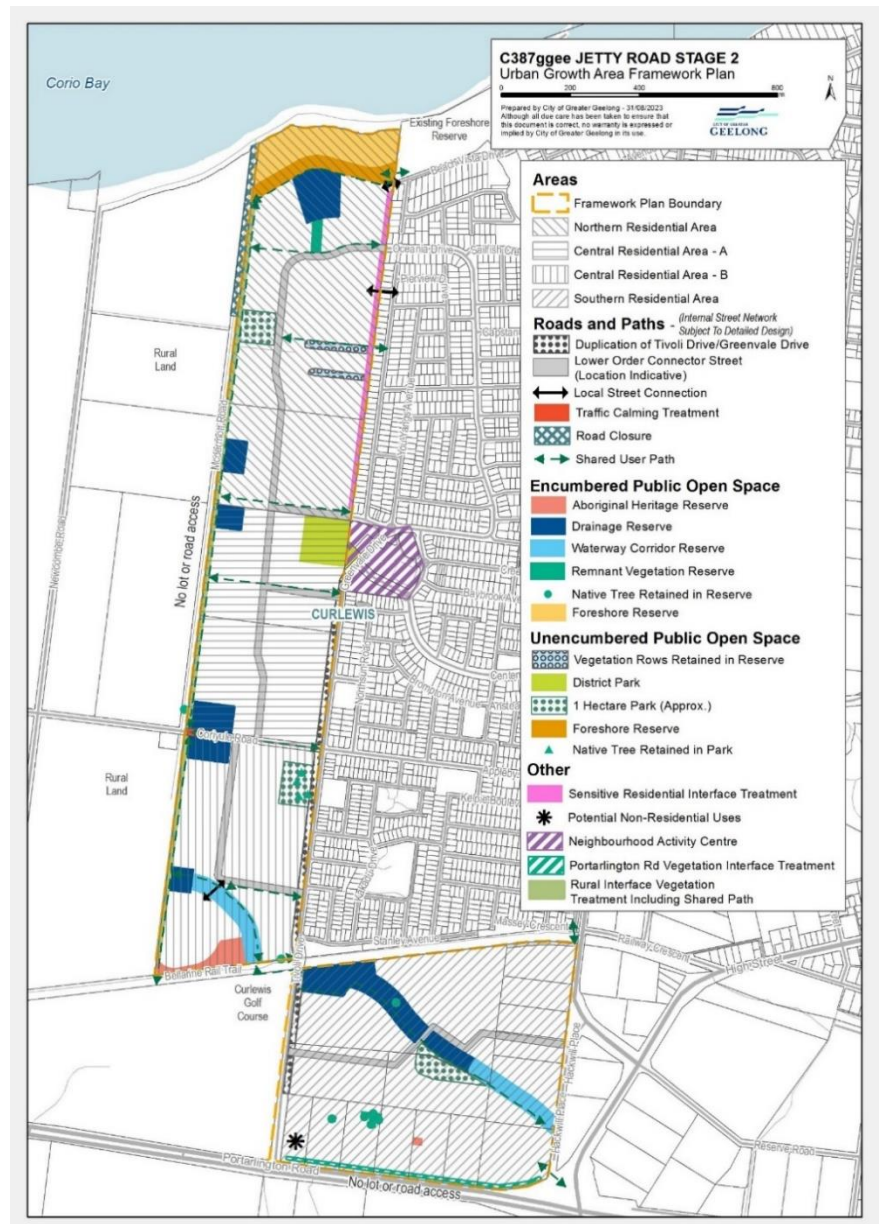
The amendment also includes planning overlay controls to guide the form of development, levy financial contributions from developers and manage potentially contaminated land.

## HOW DOES THE DEVELOPMENT PLAN OVERLAY SCHEDULE 46 (DPO46) WORK?

The DPO46 sets out the form and conditions of future use and development to be shown on a Development Plan before a planning permit can be granted. There are several landowners so it is essential for orderly development.

The DPO46 has different areas so that landowners/ developers can move forward with preparing a Development Plan applying to their area, independent of others. However, each individual Development Plan must still be in accordance with the overall DPO46 framework plan. The framework plan provides a good visual representation of where the main land uses will be located.

Once the land is rezoned and a Development Plan has been approved by Council, subsequent planning permit applications are not advertised.



## HOW IS CONSTRUCTION LIKELY TO PROCEED?

Land developers own or control most of the central and southern residential areas shown on the DPO46 map. These areas will develop first but the precise order and timing will depend on the business model of individual developers. Parks and other accessible public open space will be delivered as the land is developed.

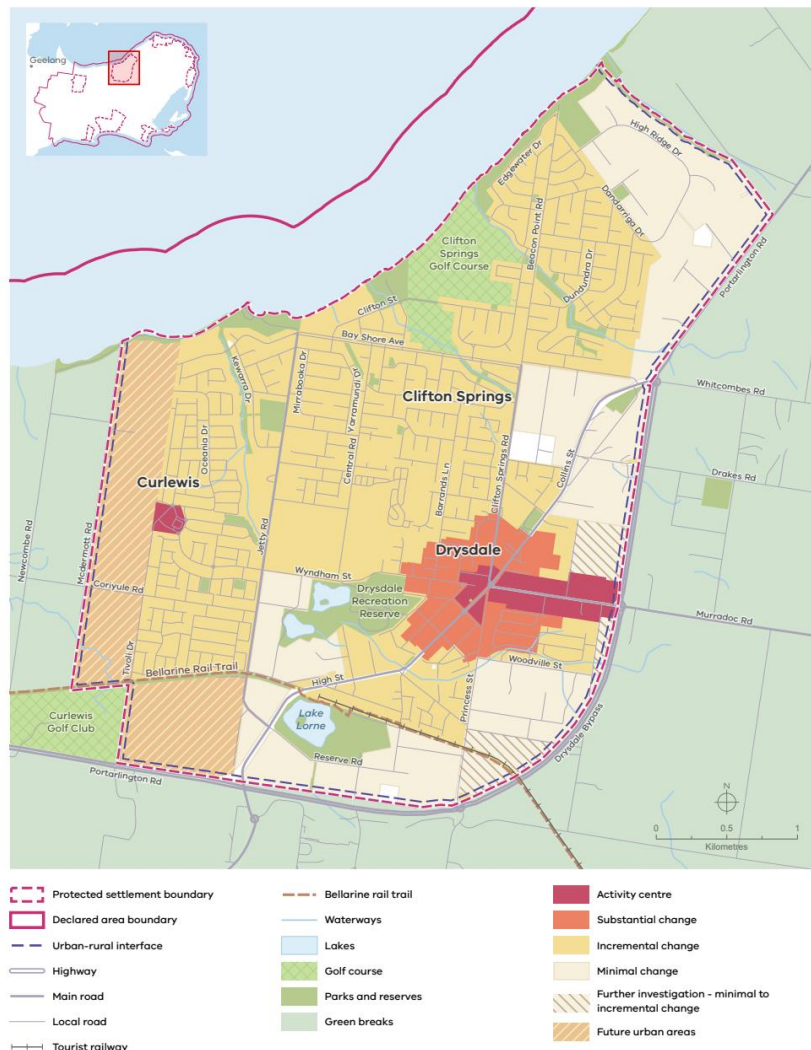
The northern residential area is not owned or controlled by developers. Construction – including extension of the foreshore reserve – is dependent on decisions made by the landowners. Development of this area is not likely to occur within the next 10 years.

## IS THE AMENDMENT CONSISTENT WITH THE BELLARINE PENINSULA DISTINCTIVE AREAS AND LANDSCAPES STATEMENT OF PLANNING POLICY?

Yes, the amendment is consistent with the *Bellarine Peninsula Statement of Planning Policy, July 2023*, which was prepared by the State Government.

Drysdale-Clifton Springs-Curlewis is designated as a ‘District Town’ that provides a diversity of housing, services and employment. The amendment land is located within the town’s protected settlement boundary and identified as ‘future urban areas’ on the Statement of Planning Policy map.

Map 9: Drysdale-Clifton Springs-Curlewis settlement plan



Source: DTP 2023.

## **WHAT COMMUNITY AND ENVIRONMENTAL BENEFITS WILL THE AMENDMENT DELIVER?**

There are several benefits:

- Protection of aboriginal heritage sites following consultation with the Wadawurrung Traditional Owners Aboriginal Corporation.
- An increase in housing supply which will contribute to housing affordability in the town and the Bellarine Peninsula more broadly.
- New accessible public open space and parks: this includes the extension of the foreshore reserve; a hilltop district park opposite the Bayview Shopping Centre; three local parks; and a network of off-road shared paths.
- Environmental improvements: creation of a natural waterway corridor with replanting of riparian vegetation; revegetation of the foreshore reserve; protection of remnant native vegetation and improved stormwater quality entering Port Phillip Bay.
- Financial contributions towards the planned Early Years Community Hub on Greenvale Drive directly opposite Woolworths. The site is currently vacant land.
- Financial contributions towards the cost of the recently constructed Boronggook Library in Drysdale.
- Duplication of Tivoli Drive and Greenvale Drive, which will alleviate existing traffic problems and provide a potential new bus route to the shopping centre.
- Local employment opportunities during the construction of housing estates and ongoing if commercial uses are approved.

## **WHAT SORT OF HOUSING IS PLANNED?**

Stage 2 is expected to delivery a greater diversity of housing types than Stage 1.

This means more attached one and two storey houses and smaller lots close to the Bayview Shopping Centre and parks. Larger lot sizes will be required opposite McDermott Road and farmland, and a future built form character assessment will inform subdivision and housing design fronting the foreshore reserve.

A small percentage of houses will be allocated for social and affordable housing. This housing will be distributed throughout the growth area.

Subject to approval of a Development Plan and issuing of a planning permit, there could also be residential villages, retirement villages and aged care facilities, as demand is strong on the Bellarine.

## **WILL THERE BE LAND USES OTHER THAN HOUSING?**

Potentially – the new zoning (General Residential Zone) allows for a limited range of non-residential uses. Any proposed non-residential use would be subject to a future planning permit application process after a Development Plan has been approved.

Some of these uses require direct access to an arterial road, such as Portarlington Road. The corner of Portarlington Road and Tivoli Drive is identified in the DPO46 for potential non-residential uses. Uses could include a service station, medical centre, child care centre, fast food restaurant or a variation of these and other like uses.

A child care centre is possible anywhere in the zone subject to permit, and there is support for a café or restaurant to be located opposite the foreshore reserve.

## **WHEN WILL CONSTRUCTION OF TIVOLI DRIVE AND TIVOLI DRIVE COMMENCE?**

If the amendment proceeds as planned and approved by the Minister for Planning in late 2024, it is anticipated developers will commence subdivision works as soon as they receive the necessary permits. The planning controls require the road to be constructed in the first stage of residential subdivision.

Each developer is partly responsible for financing roadworks fronting their land. There are three sections: (1) Tivoli Drive between Portarlinton Road and the Bellarine Rail Trail; (2) Tivoli Drive between the Bellarine Rail Trail and Coriyule Road; and (3) Greenvale Drive between Coriyule Road and the Centennial Boulevard roundabout. Developers may engage one road builder to deliver the road in full, however timing of works will depend on individual developer circumstances and market forces.

Council and developers will also enter into legal agreements to ensure land for the road is made available at the appropriate time.

Construction should take 12-18 months so it will likely be completed by 2027-28.

## **HOW DOES THE AMENDMENT PLAN FOR THE INCREASE IN TRAFFIC?**

The amendment is supported by a traffic engineering report prepared by Traffix Group. The report concludes that roadworks to Tivoli Drive and Greenvale Drive within a 32 metre-wide road reservation can accommodate the daily level of estimated traffic.

The future road network will include:

- Duplication of Tivoli Drive and Greenvale Drive into a boulevard-design road.
- A roundabout at the intersection of Tivoli Drive, Greenvale Drive and Coriyule Road.
- No direct vehicle access to Portarlinton Road and McDermott Road from private residential lots. These properties will be accessed by new internal local streets.
- Traffic calming treatment on Coriyule Road where it meets McDermott Road to discourage use by growth area residents but still allow access for Curlewis residents further west.

## **WHERE CAN I VIEW THE AMENDMENT AND SUPPORTING DOCUMENTS?**

Go to the Geelong Australia 'amendments' webpage:

[geelong.link/amendments](https://www.geelong.vic.gov.au/development/amendments)