

GREATER GEELONG PLANNING SCHEME

AMENDMENT C363ggee

EXPLANATORY REPORT

Who is the planning authority?

This Amendment has been prepared by the City of Greater Geelong, which is the Planning Authority for this Amendment.

The Amendment has been made at the request of McLeods Developments Pty Ltd.

Land affected by the Amendment

The Amendment applies to 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 residential zoned land at 1 Sheileen Court, 2-20 Sheileen Court and 23 Marsh Court, Drysdale.

The affected land is shown on the map below:



What the amendment does

The Amendment proposes to rezone the rural living land to allow for conventional residential development and apply a development overlay to adjoining residential land to ensure connectivity between the two areas.

The Amendment will:

- Rezone all the land in the Rural Living Zone to the General Residential Zone Schedule 1.
- Insert a new Schedule 44 to Clause 43.02 Design and Development Overlay that will apply to 1 Sheileen Court, 2-20 Sheileen Court and 23 Marsh Court, Drysdale.
- Insert a new Schedule 37 to Clause 43.04 Development Plan Overlay that will apply to the land being rezoned, except for 91-101 Central Road, Drysdale.
- Insert a new Schedule 8 to Clause 45.06 Development Contributions Plan Overlay that will apply to the land being rezoned, except for 91-101 Central Road, Drysdale.
- Amend Clause 72.04 Schedule to Documents Incorporated in this Planning Scheme to include the Central Road Drysdale Development Contributions Plan [DATE].

Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment is required to facilitate coordinated subdivision and development of the land for conventional housing and associated infrastructure, such as new roads, parks and drainage reserves. The proposed Design and Development Overlay will ensure adjoining residential land can connect to the new estate when it is redeveloped.

The Amendment will implement a key policy direction of the Drysdale Clifton Springs Structure Plan 2010 – which is to provide land for population growth in designated locations within the township settlement boundary.

How does the Amendment implement the objectives of planning in Victoria?

Consistent with the objectives set out in Section 4 of the *Planning and Environment Act 1987*, the Amendment:

- Provides for the fair, orderly, economic and sustainable use and development of land. The Amendment includes planning provisions to ensure the coordinated and logical development of the land.
- Secures a pleasant and safe living and recreational environment for future new residents and the broader Drysdale community.
- Facilitates development in accordance with the planning objectives. The rezoning and future subdivision of land will achieve a well-planned outcome consistent with the strategic direction for Drysdale.

How does the Amendment address any environmental, social and economic effects?

The rezoning and subsequent residential development is not expected to result in any adverse environmental impacts.

The preliminary ecological assessment found that the site is highly modified and characterised by open pasture, interspersed with planted native (non-indigenous) and exotic trees and shrubs along windrows, property boundaries and around dwellings. No native vegetation was observed within the site. It is noted that the assessment was not conducted for all properties to be rezoned and the Development Plan Overlay Schedule requires further vegetation assessments. Retention of trees with high arboricultural value within the open space network will be integrated into the subdivision design where possible.

A stormwater management strategy for the site was prepared by Water Technology and included discussions with the Corangamite Catchment Management Authority and the City of Greater Geelong (being the drainage authority). The report presents the results of the hydraulic modelling undertaken to assess flood risk, including flood depths, water surface elevations and flood velocities for existing and developed flood conditions.

The strategy demonstrates that the concept drainage design, which includes retarding basins at catchment low points, results in no adverse off-site impacts or increased flood risk, and meets water quality treatment targets. Flood hazard is generally reduced within the site and along Jetty Road. The strategy allows for staged development.

The Amendment has appropriately considered social and economic effects.

Directly affected landowners will be subject to the area gradually being redeveloped over time should the rezoning be approved. Landowners are likely to be subject to amenity impacts from construction activities. These impacts would be mitigated by conditions on subdivision permits as would normally be expected in this situation.

The aboriginal cultural heritage assessment identifies previously registered cultural heritage within the study area and that the site is within an area of cultural heritage sensitivity. Preparation of Cultural Heritage Management Plans will be a mandatory requirement in accordance with the *Aboriginal Heritage Act 2006* prior to subdivision and development.

The development will add to the supply of residential land within Drysdale in close proximity to the Town Centre, foreshore, recreation facilities and schools. The Amendment will result in improved open space networks, new parks, improved drainage and a financial contribution to the delivery of the Drysdale Regional Community and Learning Hub in the Town Centre.

The Design and Development Overlay control to be applied to largely vacant, adjoining residentially zoned land will improve connectivity between neighbourhoods and reduce car dependence for local trips. The proposed Development Contributions Plan Overlay ensures that required infrastructure to service the future residents is fairly shared amongst landowners.

The construction of approximately 550 dwellings and associated infrastructure over a period of time will generate employment and provide a boost to the local economy. The future estate will allow for a diversity of housing and will result in an increase in supply, competition and choice. Being a district town on the Bellarine Peninsula where population growth is planned, delivering affordable housing will have positive social and economic effects.

The site can be efficiently serviced and development of the future estate will not trigger any major upgrades to the existing urban services network.

Does the Amendment address relevant bushfire risk?

All of the Amendment land is located within a bushfire prone area though there is no Bushfire Management Overlay applied. The site is mainly surrounded by developed residential land, with land to the south containing rural living properties and the Drysdale Recreation Reserve.

A bushfire hazard assessment has been prepared in support of the application. The assessment included consultation with the regional CFA Fire Safety Officer. The assessment by Okologie Consulting finds that the proposed subdivision will not increase the bushfire risk to the local community or the adjacent area and it is located in a low bushfire risk area.

The Amendment has appropriately considered Clause 13.02-1S *Bushfire planning* and the assessment concludes that the development is capable of achieving a BAL-12.5 defensible space rating.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The Amendment complies with the requirements of the following Minister's Directions:

- Ministerial Direction - The Form and Content of Planning Schemes

- Direction No.1 Potentially Contaminated Land - the land has historically been used for rural living mixed with possibly some farming uses prior to subdivision. The land is not considered to meet the definition of “potentially contaminated land” under the Direction. The Direction however does note that the storage of normal ancillary wastes, chemicals or fuel on, for example, a farm or a home, could result in contamination. The Amendment applies a Development Plan Overlay which will require environmental site assessments as part of preparing the Development Plan.
- Direction No. 11 Strategic Assessment of Amendments
- Direction No. 15 The Planning Scheme Amendment Process
- Direction No. 17 Localised Planning Statements
- Direction No. 19 - Part A: The Preparation and Content of Amendments that may Significantly Impact the Environment, Amenity and Human Health.
- Preparation and Content of Development Contributions Plans

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

The Amendment implements a number of State planning policies, particularly Clause 11 – *Victoria*.

Clause 11.01-1S *Settlement* and Clause 11.01-1R *Settlement (Geelong G21)* outline strategies to promote regional development, including that settlements are planned in accordance with any relevant regional growth plan and that coastal towns identify a clear settlement boundary and avoid linear urban sprawl along the coastal edge.

The Geelong G21 Regional Growth Plan map at Clause 11.01-1R identifies Drysdale/Clifton Springs as a district town supported by planned growth.

Clause 11.02 *Managing growth* outlines strategies to ensure a sufficient supply of urban land is available and plan to accommodate population growth over at least a 15 year period providing clear direction on locations where growth should occur. The amendment supports planned housing growth and development in a designated location.

At Clause 11.02-2S *Structure planning* there is an emphasis on preparing plans to ensure effective management of new urban areas. The proposed overlay controls will provide for the development of an integrated neighbourhood which is walkable, provides areas of usable open space and is able to be serviced in an efficient manner.

Clause 11.03-5S *Distinctive areas of state significance* outlines the role of localised planning statements and that of the Bellarine Peninsula Localised Planning Statement (BPLPS). The Amendment supports the BPLPS by facilitating planned residential growth consistent with the adopted 2010 Drysdale/Clifton Springs Structure Plan.

The Amendment supports other relevant policies including:

Clause 15.01-1S Urban design

The objective of this policy is to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity. It is considered that the proposed Development Plan Overlay Schedule, which includes a framework plan, has appropriately responded to the site’s context and landscape features. A public open space trail will link the Griggs Creek and Drysdale Recreation reserves, drainage reserves and new parks will enhance the town’s rural ambience and there will be improved walking and cycling connections.

Clause 16 Housing

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure. Clauses 16.01-3S and 16.01-4S seek to provide for a range of housing types and deliver more affordable housing close to services. The Drysdale Town Centre is close and

easily accessed, and there are nearby schools and other community facilities. The additional housing supply will improve the range of housing stock and affordability in the town.

Clause 18 Transport

The future development will be designed to ensure that the vehicle, walking and cycling networks are safe, attractive and connect with the broader neighbourhood. The traffic assessment has identified improvements to the Central Road/Wyndham Street intersection and the provision of a new key T intersection and a signalised pedestrian crossing on Jetty Road. These works will support the predicted increased traffic volumes resulting from new residents. Cycle lanes will also be provided on Jetty Road, Wyndham Street and Central Road.

Clause 19 Infrastructure

The servicing infrastructure assessments prepared to support the Amendment find that the land can be adequately serviced by the relevant authorities. Preparation of the Central Road Development Contributions Plan will guide the delivery of identified shared infrastructure, such as drainage basins, road intersection upgrades and the provision of public open space. Levies will also contribute towards construction of the Drysdale Regional Community and Learning Hub.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Amendment implements the Local Planning Policy Framework as follows:

- Clause 21.06 *Settlement and Housing* states that the municipality's population is growing and that it is a popular retirement destination, particularly on the Bellarine Peninsula. A key strategy to manage growth is to direct new housing supply to designated primary urban growth areas, which includes Drysdale/Clifton Springs.
- The site is specifically supported for rezoning to the General Residential Zone in Clause 21.14 *The Bellarine Peninsula*. Strategies for Drysdale include to contain urban development within the defined settlement boundary and support identified areas for residential development.
- The Drysdale Clifton Springs Structure Plan 2010 is a reference document at Clause 21.14. Pages 8-9 of the 2010 Structure Plan refers to the land as 'Central Road' and notes the area was originally identified for rezoning in the 1992 structure plan. The 2010 Structure Plan also states that land east of the Central Road properties should be integrated with the future development.
- Development will accord with Clause 21.08 *Development and Community Infrastructure*, particularly in relation to development contributions, open space and accessibility. Identified local infrastructure to service the new residents will be managed by a Development Contributions Plan, open space networks including parks are integrated into the development and the area can be safely accessed.

How does the Amendment support or implement the Municipal Planning Strategy?

At the time of writing this report the Municipal Planning Strategy does not form part of the Greater Geelong Planning Scheme.

Does the Amendment make proper use of the Victoria Planning Provisions?

The Amendment makes proper use of the Victoria Planning Provisions by:

Rezoning the land to the General Residential Zone Schedule 1 (GRZ1)

The GRZ1 encourages a diversity of housing types and housing growth and is considered to be the most appropriate planning tool to facilitate residential development. Application of the GRZ1 is consistent with the surrounding residentially zoned land.

Applying a Development Plan Overlay (DPO) to the land being rezoned

The purpose of the DPO is to identify areas which require 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 24 individual owners that make up the subject land which means it is essential for development to occur in a planned and coordinated manner.

The proposed DPO Schedule framework plan allows landowners and the local community to understand and comment on the plan as part of the Amendment process. Once the Amendment is approved, the DPO will allow the responsible authority to decide on subdivision applications without the need to further consult.

Applying a Development Contributions Plan Overlay (DCPO) to the land being rezoned

The purpose of a DCPO is to identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

Shared infrastructure has been identified in the *Central Road Drysdale Development Contributions Plan* (DCP) which will become an incorporated document in the Planning Scheme. The DCP lists the infrastructure items required to service the future residents, states timing of delivery and calculates a development contribution rate. Incorporating the DCP into the Scheme is consistent with Planning Practice Note 13 *Incorporated and Background Documents*.

Applying a Design and Development Overlay (DDO) to underutilised residential zoned land adjoining the development site

The purpose of a DDO is to identify areas which are affected by specific requirements relating to the design and built form of new development. In this instance, the overlay control will require any subdivision or development permit application to provide for a road reserve connection to the Central Road Drysdale DPO land.

How does the Amendment address the views of any relevant agency?

In consideration of Ministerial Direction No. 19 the Environment Protection Authority (EPA) is generally supportive of the Amendment. The EPA has advised that potential soil contamination assessments should ideally be completed prior to rezoning the land and Council should carefully consider whether it is appropriate to defer assessment until after the land is rezoned.

It is noted that the Bellarine Peninsula has a history of potato growing and in some cases this included the use of Dieldrin. The proposed Development Plan Overlay Schedule includes a requirement for environmental site assessments to be undertaken as part of preparing a Development Plan. Given the historical and fragmented use of the land for rural living purposes and possibly farming purposes, this approach is consistent with Planning Practice Note 30 *Potentially Contaminated Land*. Assessments completed in the nearby Jetty Road Growth Area did not find unacceptable levels of contamination which adds to the likelihood of low contamination potential.

The views of other relevant agencies were sought during the preparation of the Amendment. Agency views will be further considered after the close of the Amendment exhibition period.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

There are no significant impacts on the transport system defined by the *Transport Integration Act* as a result of this Amendment.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The Amendment will have minimal impact on Council's resource and administrative costs as it represents an expected strategic planning outcome for the land.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Greater Geelong City Council , Customer Service Centre, Ground Floor, 100 Brougham Street GEELONG - 8.00am to 5.00pm weekdays
Greater Geelong City Council , Customer Service Centre, 18-20 Hancock Street DRYSDALE (inside the library) - 9.00am to 5.00pm weekdays
'Amendments' section of the City's website www.geelongaustralia.com.au/amendments/

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority.

Submissions about Amendment C363 should be received by **14 October 2019** and addressed to:

The Coordinator
Strategic Implementation
City of Greater Geelong

- either by mail to: PO Box 104, GEELONG VIC 3220
- or by email to: strategicplanning@geelongcity.vic.gov.au
- or lodged online at: www.geelongaustralia.com.au/amendments

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions Hearing: week commencing 27 January 2020
- Panel Hearing: week commencing 2 March 2020

Further information

For further information about Amendment C363, please contact the Strategic Implementation Unit at the City of Greater Geelong on (03) 5272 4820 or via email strategicplanning@geelongcity.vic.gov.au