

TOWN PLANNING REPORT

Planning Scheme Amendment - Rezoning Application

5, 20, 25 and 30 Ormond Street, Bannockburn

Prepared for Inglis, Collins, Kennedy & Hinchcliffe

By Planit Consulting Pty Ltd

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Job No. J7482



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Attachment 1 Copy of Title

Attachment 2 Overall Development Plan

Attachment 3 Environmental Site Assessment

Attachment 4 Site Stormwater Management Plan

Attachment 5 Infrastructure Servicing Assessment

Attachment 6 Vegetation Assessment

Attachment 7 Cultural Heritage Management Plan

Attachment 8 Traffic Engineering Report

Attachment 9 Bushfire Risk Assessment

Attachment 10 Draft Schedule to the Development Plan Overlay

Attachment 11 Explanatory Report

1.0 Introduction

Planit Consulting has been engaged by landowners Inglis, Collins, Kennedy & Hinchcliffe to prepare a planning scheme amendment application to rezone their land at Bannockburn to the General Residential 1 Zone. The ownership details are as follows:

- 5 Ormond Street, Owner Inglis
- 20 Ormond Street, Owner Collins
- 25 Ormond Street, Owner Kennedy
- 30 Ormond Street, Owner Hinchcliffe

The application also seeks to introduce a Schedule to the Development Plan Overlay over the land proposed to be rezoned. The subject site is located to the west of central Bannockburn and is identified in the Bannockburn Urban Design Framework Plan for future residential development.

1.1 Application Details

Table 1- Basic Information

Basic Information	
Applicant	Inglis, Collins, Kennedy & Hinchcliffe
Application	Planning Scheme Amendment - Rezoning Application
Address	5, 20, 25 and 30 Ormond Street, Bannockburn
Property Description	Farming land
Total Site Area	16.93 hectares
Proposed Zone	General Residential Zone
Proposed Overlay	Schedule to the Development Plan Overlay
Planning Scheme	Golden Plains Shire

This planning report has been prepared consistent with the overarching State and Local Strategic Planning Policies and specific statutory planning provisions of the Golden Plains Planning Scheme relevant to the rezoning of this land. The planning report also includes a number of technical reports and plans (attached to this report) that demonstrate the subject land's suitability and capability for rezoning to the General Residential zone and should be read in conjunction with these technical reports as attached.

2.0 Subject Site and Context

2.1 Subject Site



Site Description	
Location	The subject site is located on Ormond Street and Harvey Road, Bannockburn as highlighted above.
Lot Description	<p>The subject site is made up of four (4) individual titles known formally as follows:</p> <p>5 Ormond Street, Bannockburn Vol 09523 Fol 914, Allotment 12 Section 22B 20 Ormond Street, Bannockburn Vol 09381 Fol 088, Allotment 11 Section 22B 25 Ormond Street, Bannockburn Vol 09338 Fol 821, Allotment 10 Section 22B 30 Ormond Street, Bannockburn Vol 09358 Fol 645, Lot 1 on TP174543</p> <p>The land is irregular in shape with an overall area of approximately 16.93 hectares. As advised the land is made up of four individual allotments which essentially resemble developed rural residential lots with a mix of dwelling types and outbuildings contained on each lot. Each lot has its own individual access to either Ormond Street or Harvey Road.</p>
Site Attributes	<p>Overall, the subject site is described as substantially cleared land with mostly planted vegetation along lot boundaries and surrounding the existing dwellings on each allotment and grape vines on 5 Ormond Road. The vegetation cover is sparse, and the land is degraded in appearance.</p> <p>The site is devoid of significant environmental values except for Bruce's Creek which is a steeply incised waterway located along the eastern boundary of the subject site and bisects the north-eastern boundary of 25 Ormond Street Bannockburn. There are also a small</p>

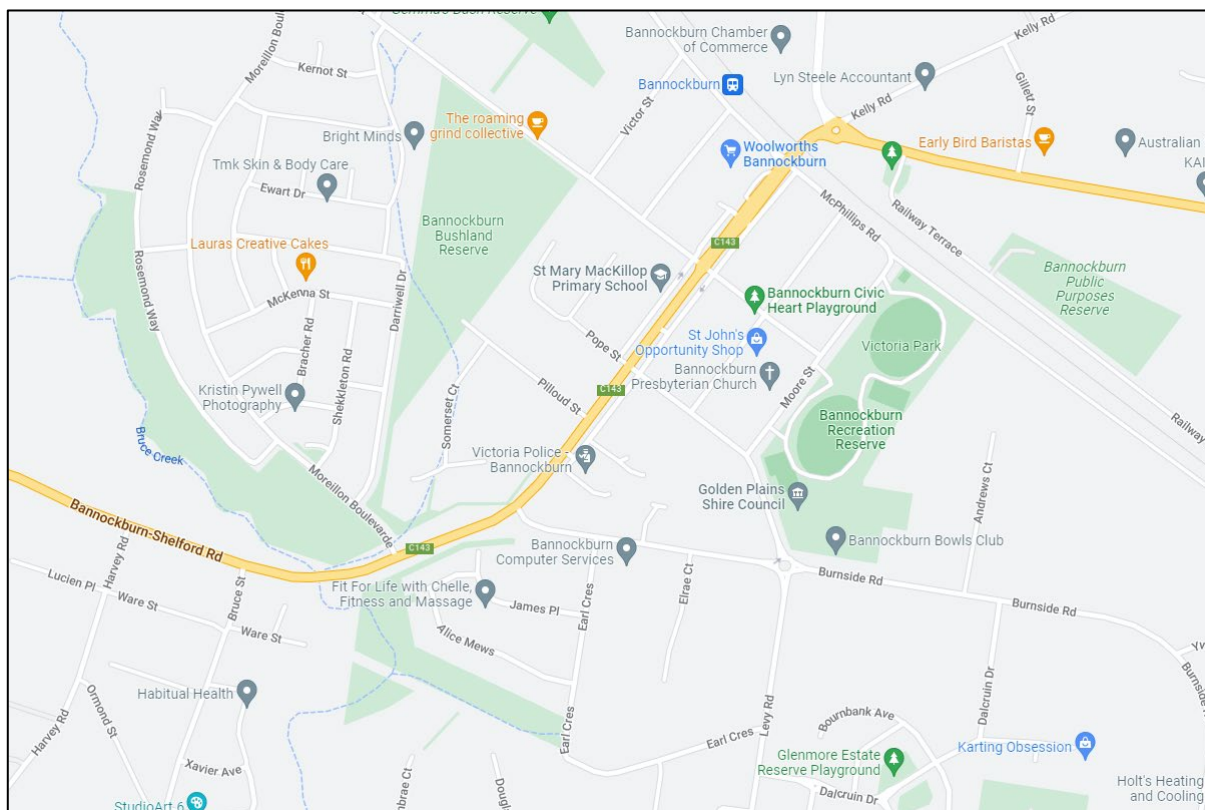
Site Description	
	number of patches of native vegetation on site however overall, the land is considered substantially degraded. The lots are fenced with post and wire fencing.
Access Point	Each allotment has a formal vehicle crossover access to either Ormond Street or Harvey Road.
Current Zone	Farming Zone
Utilities and services	The subject site is connected to electricity, water, and telecommunications. The subject site benefits from access to a range of nearby services and facilities within Bannockburn.

2.2 Site Surrounds

The surrounding land immediately to the north and northeast is developed as conventional residential housing lots. The surrounding land to the east, west and south is described as small lot farming land which has a mix of lot sizes and uses and are developed with houses, outbuildings and in some cases glass houses. As advised Bruce’s Creek is located to the east of the subject land and bisects land at 25 Ormond Road.

2.3 Broader Context

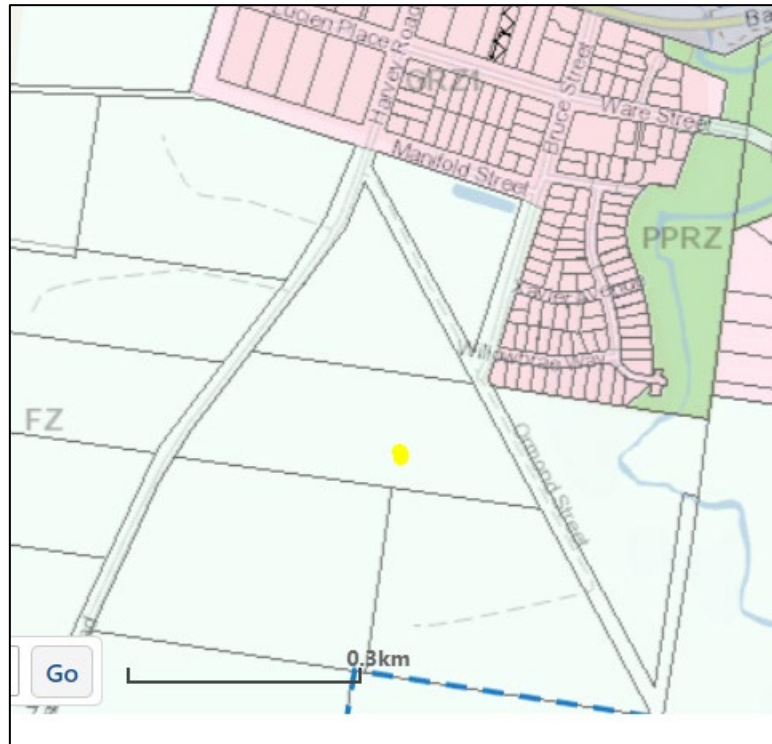
The subject site is located in close proximity to all the town services of Bannockburn including approximately 1km to central Bannockburn where commercial and community services including the Mary Mackillop Primary School are located. The Shire Offices, Day Care Centre and Recreation Reserve are located to the east of the land. Public transport in the form of buses and trains are available from Bannockburn to Geelong.



Surrounding Locality Plan

2.4 Surrounding Zones and Overlays

The subject site and surrounding land to the east, west and south are included within the Farming Zone. The land to the north is included within the General Residential Zone. Land at 25 Ormond Road is affected by the Environmental Significance Overlay (Schedule 2) and Land Subject to Inundation Overlay.



Zone Map

Ormond Street and Harvey Road are the main access roads to the site. Harvey Road is a sealed road with grassed verges. Ormond Street contains a gravel surface with grassed swales. Both these roads are local roads managed by the Golden Plains Shire.

3.0 Current Zone

3.1 Farming Zone

Pursuant to the Golden Plains Planning Scheme the subject site is located within the Farming Zone.



The purpose of the Farming Zone is to:

- Implement the Municipal Planning Strategy and the Planning Policy Framework.
- Provide for the use of land for agriculture.
- Encourage the retention of productive agricultural land.
- Ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- Encourage the retention of employment and population to support rural communities.
- Encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- Provide for the use and development of land for the specific purposes identified in a schedule to this zone.

Comment: The land is currently within the Farming Zone and contains existing dwellings on each lot. Each lot is sparsely vegetated and degraded in appearance. The land is made up of four (4) small allotments each with limited to no capacity to be managed and used for productive agricultural purposes. Therefore, the future rezoning of this land will not have a detrimental impact on the farming productivity of the Shire as the land is essentially small unproductive land and not managed for any commercial agricultural enterprise. In addition, the proposed rezoning of this land to the General Residential 1 Zone accords with the strategic planning direction of Bannockburn as referenced further in this report.

4.0 Current Overlays

4.1 Land Subject to Inundation Overlay – Clause 44.04

Pursuant to the Golden Plains Planning Scheme the land at 25 Ormond Street is partly included within the Land Subject to Inundation Overlay and Environmental Significance Overlay (Schedule 2) as shown below. No other overlays effect the subject land.



The purpose of the Clause 44.04, Land Subject to Inundation Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.
- To protect water quality in accordance with the provisions of relevant State Environment Protection.
- Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).
- To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

Decision guidelines - Clause 44.04-8

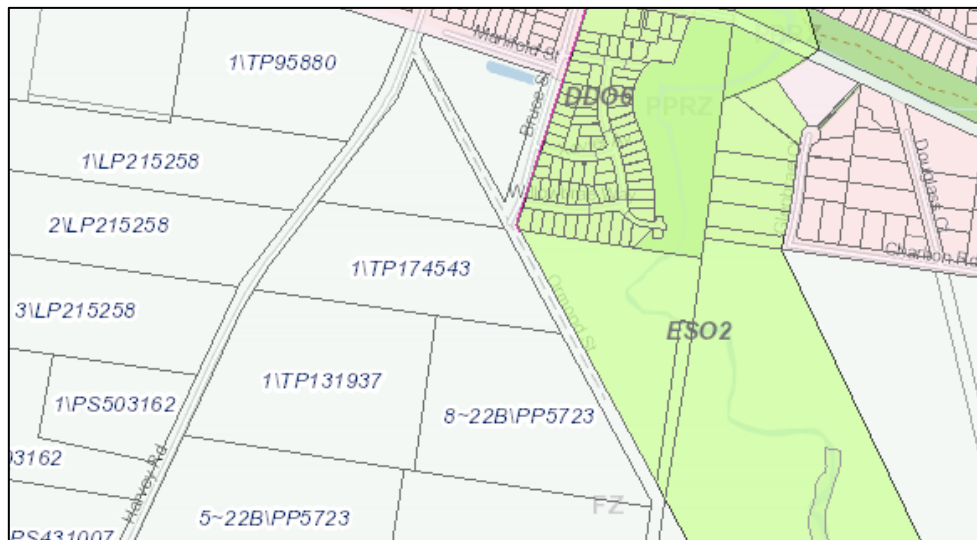
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any local floodplain development plan.
- Any comments from the relevant floodplain management authority.
- The existing use and development of the land.
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.
- The susceptibility of the development to flooding and flood damage.
- The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include:
 - The frequency, duration, extent, depth and velocity of flooding of the site and accessway.

Comment: Land at 25 Ormond Street is the only lot within the subject site affected by this overlay which appears to be located exclusively over Bruces Creek environs. A planning permit is required under this overlay for the subdivision of the land however the future subdivision will require setbacks from the instream environs of Bruce's Creeks and therefore is unlikely to impact on the creek.

4.2 Environmental Significance Overlay – Clause 42.01

Pursuant to the Golden Plains Planning Scheme the subject site is included within the Environmental Significance Overlay.



The purpose of the Clause 42.01, Environmental Significance Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

Under the provisions of Clause 42.01-2 a permit is required to:

- Construct a building or construct or carry out works. This does not apply if a schedule to this overlay specifically states that a permit is not required.
- Construct a fence if specified in a schedule to this overlay.
- Construct bicycle pathways and trails.
- Subdivide land. This does not apply if a schedule to this overlay specifically states that a permit is not required.
- Remove, destroy or lop any vegetation, including dead vegetation. This does not apply:
 - If a schedule to this overlay specifically states that a permit is not required.
 - If the table to Clause 42.01-3 specifically states that a permit is not required.

Application requirements – Clause 42.01-4

An application must be accompanied by any information specified in a schedule to this overlay.

Decision guidelines – Clause 42.01-5

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

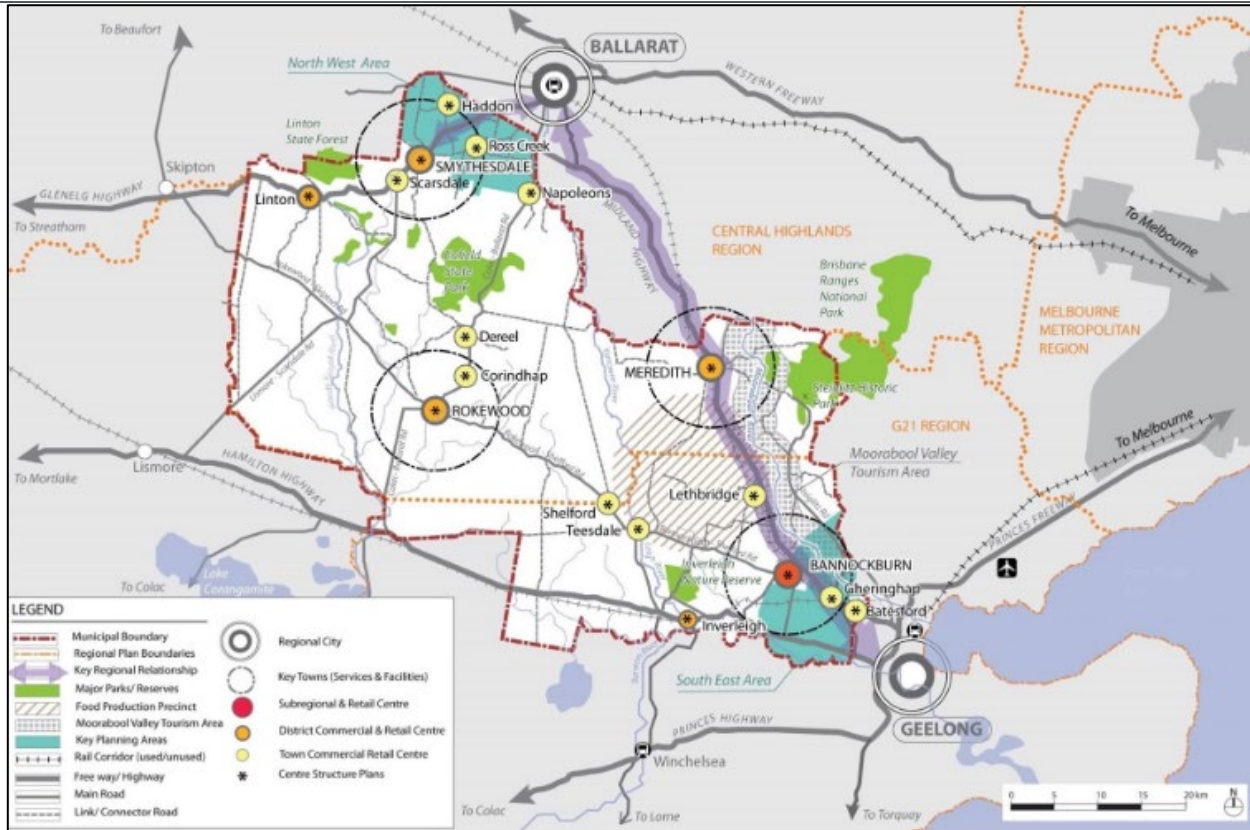
- The Municipal Planning Strategy and Planning Policy Framework.
- The statement of environmental significance and the environmental objective contained in a schedule to this overlay.
- The need to remove, destroy or lop vegetation to create a defensible space to reduce the risk of bushfire to life and property.
- Any other matters specified in a schedule to this overlay.

Comment: This overlay only effects land at 25 Ormond Street. A planning permit is required under this overlay for the subdivision of the land. The Flora and Fauna assessment attached to this application has assessed that this land does not harbour native vegetation.

Appendix B below of the G21 Regional Growth Plan provides a more localised focus on the planning and infrastructure directions required to enable Bannockburn to fulfil its capacity to accommodate future growth consistent with and in support of the Growth Plan and its principles.

APPENDIX B

BANNOCKBURN	
Residential growth	<p>Take up of existing areas identified in Structure Plan</p> <p>Investigate infill opportunities around town centre or low density/rural living conversions</p> <p>Potential additional growth capacity at Lethbridge to supplement Bannockburn</p> <p>No new rural living beyond that already identified in strategic plans.</p>
Relationship with & future role of other settlements	<p>Bannockburn is a subregional hub for the south-eastern portion of Golden Plains Shire with strong relationships with Geelong for services and employment</p> <p>Townships such as Lethbridge, Batesford, Shelford, Teesdale and Inverleigh provide rural living/lifestyle options with quality small town characteristics for the municipality and the Geelong region. Growth of these towns is to be limited to existing settlement boundaries with potential uptake of rural living land within seweraged towns</p>
Key current & future employment nodes/sectors	<p>Bannockburn industrial estate (expansion as per UDF)</p> <p>Town centre expansion (Bannockburn Plaza)</p> <p>Agriculture, including intensive agriculture (poultry and pigs), viticulture</p> <p>Geelong and Melbourne</p>
Key infrastructure projects	<p>Reticulated natural gas roll out in Bannockburn</p> <p>Prep to year 12 school</p> <p>Water infrastructure for intensive agriculture activity node near Lethbridge</p> <p>Water supply and sewerage upgrade for Bannockburn, water supply upgrade for Inverleigh</p>
Key project work	<p>Strategic Planning priorities:</p> <ul style="list-style-type: none"> ► Completion of the Gheringhap Structure Plan ► Review town Structure Plans over time consistent with the Growth Plan directions. <p>Transport network and services investigation including:</p> <ul style="list-style-type: none"> ► Investigation of return of passenger rail services to Bannockburn/Lethbridge and road upgrades Geelong – Bannockburn (Rail Revival Study underway) ► Bus services review within Bannockburn and to adjacent centres (including Geelong - Melbourne rail line) ► Pedestrian and cycling networks ► Road hierarchy planning <p>Moarabool River restoration</p>



Golden Plains Strategic Framework Plan

The Golden Plains Strategic Framework Plan (above) identifies Bannockburn as a Key Town containing services and facilities and a subregional and Retail Centre.

Golden Plains Planning Scheme

Clause 02.03- Strategic Directions

Bannockburn is the largest urban centre in Golden Plains Shire and a key regional centre within the Shire's network of townships across the south-east, serving residential, commercial and administrative functions. The sewerage of the town, its rural ambience and proximity to Geelong have attributed to its strong growth in recent years. This growth, however, has also placed pressure on retaining the ambience that makes the town attractive.

Council seeks to support Bannockburn by:

- Accommodating all growth within Bannockburn's growth boundary, as identified in the Bannockburn Growth Plan (Victorian Planning Authority, May 2021).
- Protecting the natural and built environment including environmental assets, the Bruce's Creek environs, town character and rural ambience.
- Providing an integrated and environmentally responsive open space network throughout Bannockburn township.
- Locating and designing new development to be bushfire responsive.

Clause 11.03-6L -01 Bannockburn

Policy application

This policy applies to the land identified on the Bannockburn Framework Plan.

Settlement strategies

- Identify existing and future bushfire hazards and ensure buffers between vegetation and development are provided and managed to reduce bushfire risks and improve community resilience.
- Manage interim bushfire hazards during settlement expansion.
- Reinforce the Bannockburn Town Centre as the primary location for retail floorspace in Bannockburn.
- Provide a supplementary retail centre in the location supported by the Bannockburn Framework Plan.
- Develop Milton Street to provide a future road link across Bruce's Creek to serve future residential areas to the west of Bannockburn.
- Support medium density housing in locations close to retail and community facilities.
- Identify appropriate buffers to surrounding agriculture uses, transport corridors and utilities infrastructure and plan for compatible, non-sensitive uses within these buffers.

Land use and development strategies

Support a wide range of industry and business activities to meet the needs of a growing population and to provide increased employment opportunities.

- Support a diversity of uses within the Bannockburn Town Centre.
- Support the re-use of existing housing stock, particularly heritage buildings for professional/commercial uses in the Township Zone and Commercial 1 Zone to retain a sense of the existing town fabric.
- Support cafés and restaurants to include an outdoor seating area, particularly where it activates the use of open plaza areas.
- Deliver a second arterial road to support Bannockburn's growth and enable more efficient through-freight movements.
- Encourage the use of perimeter roads adjacent to bushfire hazards to provide a hard surface edge between vegetation and development.
- Locate land uses associated with vulnerable people including residential aged care facilities and education centres away from bushfire hazards, particularly the Bannockburn Flora and Fauna Reserve.
- Protect and enhance Aboriginal Cultural Heritage significance and promote Aboriginal history and culture when planning for new urban development.

Urban design strategies

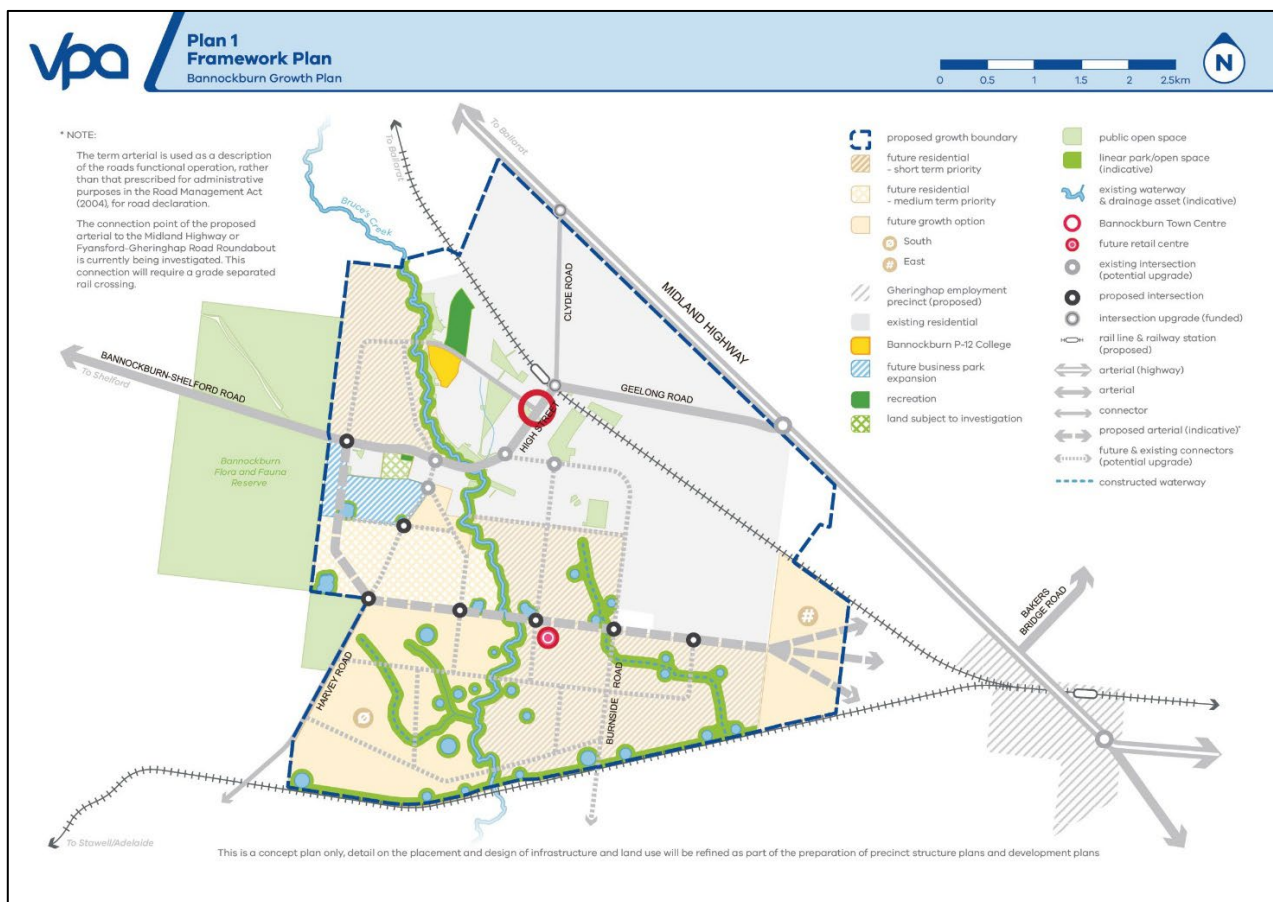
Maintain the village character of Bannockburn by:

- Protecting historic buildings, wide tree-lined avenues and low-scale streetscapes.
- Providing walking and cycling linkages to open space areas, community facilities and the town centre in new development and subdivision.
- Providing attractive and usable public spaces adjacent to or close to the town centre to encourage social activity.
- Design development to maintain view corridors to the Shire Hall.
- Locate car parking so it does not dominate road frontages and the streetscape.
- Encourage residential subdivision and development that respects Bannockburn's rural character.
- Support residential and other development at the rural interface where it provides a sympathetic transition to the adjoining rural landscape.
- Ensure the design and layout of development appropriately manages and responds to the settlement bushfire interface.
- Ensure development is designed to be capable of implementing vegetation management requirements to reduce bushfire risks on private and public land.
- Ensure the use of non-combustible design elements for the construction of walking, cycling and riding trails and flammable resistant building materials for public assets such as street furniture and artwork to reduce bushfire risk.

Open space strategies

- Provide open space areas in new developments that incorporate pedestrian, bicycle or riding trail paths to other open space areas such as the Bruce's Creek Corridor.
- Create flora and fauna corridors within open space reserves that incorporate locally indigenous vegetation, where there are identified biodiversity values.
- Create open space and drainage assets that perform both recreational and environmental functions.
- Create a linear open space network connecting Bannockburn's growth areas with the Bruce's Creek corridor.
- Facilitate a vegetation belt at the Bannockburn growth boundary for future use as a walking, cycling and riding trail.
- Ensure vegetation within the Bannockburn Flora and Fauna Reserve, Bruce's Creek, constructed waterway corridors and other local environmental assets are managed to mitigate bushfire risk.

Bannockburn Framework Plan



Comment: Bannockburn is the largest urban centre of the Golden Plains Shire where additional urban growth is encouraged. The subject land is identified in the Bannockburn Growth Plan as future residential – medium term priority and therefore its rezoning and future development as residential land is entirely consistent with the strategic planning direction of the Bannockburn Growth Plan.

Clause 11.03-6L Bannockburn – applies to the land identified in the Bannockburn Urban Design Framework Overall Principles Plan. The subject land is located within this plan identified for “consolidated residential” which accords with this rezoning and development plan application.

Comment: This policy essentially sets the strategic development direction for Bannockburn in accordance with the above Framework Plan and also sets out a number of local strategies regarding land development, urban design and open space outcomes.

Further strategic analysis in response to the State and Local Planning Policy Frameworks is provided in this report in support of this application.

5.0 Application

The application seeks approval for a planning scheme amendment to rezone the subject site from the Farming Zone to the General Residential 1 Zone.

The details of the Amendment include:

- Rezoning the land at 5, 20, 25 & 30 Ormond Street, Bannockburn (16.93 hectares) from the Farming Zone to the General Residential 1 Zone.
- The introduction of Schedule to the Development Plan Overlay over the land.

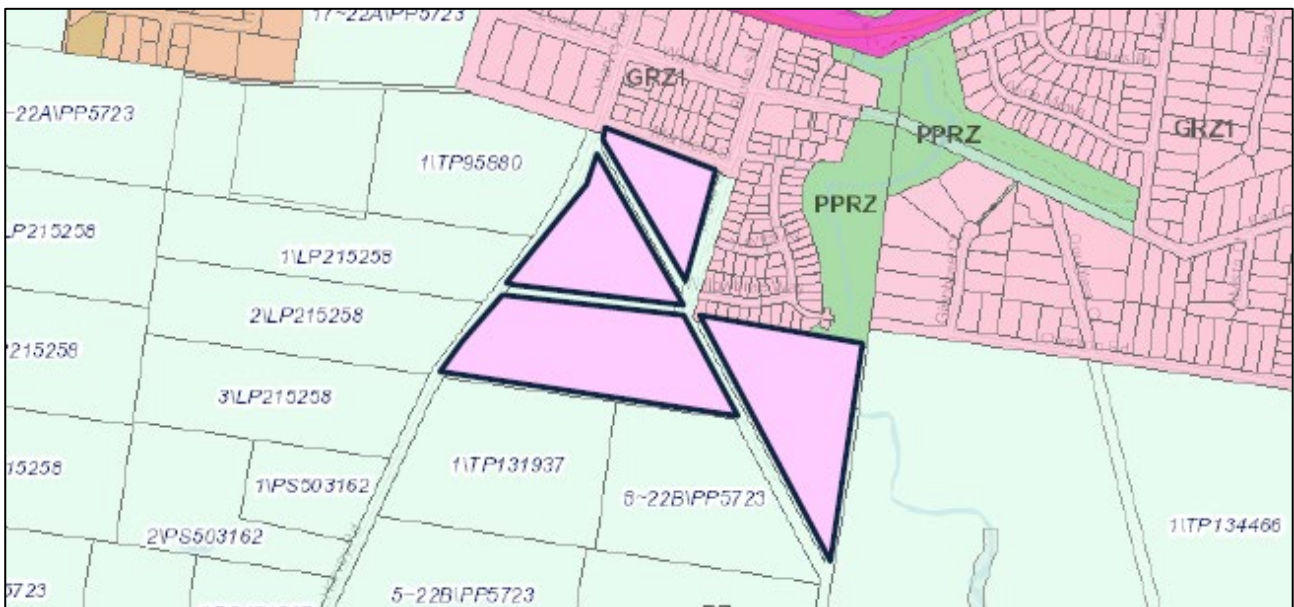
This application also seeks the following changes to the Golden Plains Planning Scheme:

- Amend Map 28 and 29 zones to show land at 5, 20, 25 & 30 Ormond Street, Bannockburn as General Residential 1 Zone.
- Introduce a new Schedule to Map 28 and 29 DPO on the subject land.

6.0 Proposed Planning Controls

6.1 Proposed Zone

This planning scheme amendment seeks approval to rezone the subject land from the Farming Zone to the General Residential 1 Zone as illustrated below.



The purpose Clause 32.08 the General Residential 1 Zone 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 introduction of the General Residential Zone on the subject land is considered appropriate given the strategic planning direction for Bannockburn to facilitate additional urban growth and also the surrounding developed residential areas are also in this zone and have been developed in response to the provisions of this zone. The introduction of this zone will therefore provide integration opportunities and the development of a consistent neighbourhood character consistent with the surrounding residential development in accordance with the purpose of this zone.

Clause 32.08-3 Subdivision

A permit is required to subdivide land.

An application to subdivide land that would create a vacant lot less than 400 square metres capable of development for a dwelling or residential building, must ensure that each vacant lot created less than 400 square metres contains at least 25 percent as garden area. This does not apply to a lot created by an application to subdivide land where that lot is created in accordance with:

- An approved precinct structure plan or an equivalent strategic plan;
- An incorporated plan or approved development plan; or
- A permit for development.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the 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.

Clause 32.08-11 Application requirements

An application must be accompanied by the following information, as appropriate:

- For a residential development of four storeys or less, the neighbourhood and site description and design response as required in Clause 54 and Clause 55.
- For an apartment development of five or more storeys, an urban context report and design response as required in Clause 58.01.
- For an application for subdivision, a site and context description and design response as required in Clause 56.
- Plans drawn to scale and dimensioned which show:
 - Site shape, size, dimensions and orientation.
 - The siting and use of existing and proposed buildings.

- Adjacent buildings and uses.
- The building form and scale.
- Setbacks to property boundaries.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.
- Any other application requirements specified in a schedule to this zone.

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

Clause 32.08-13 Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of this zone.
- The objectives set out in a schedule to this zone.
- Any other decision guidelines specified in a schedule to this zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

Dwellings and residential buildings

- For the construction and extension of one dwelling on a lot, the objectives, standards and decision guidelines of Clause 54.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.
- For the construction and extension of an apartment development of five or more storeys, excluding a basement, the objectives, standards and decisions guidelines of Clause 58.

Comment: A response to the Decision Guidelines of the General Residential Zone is not required at rezoning. However, these guidelines reinforce the requirement to respect the established neighbourhood character and meet the subdivision standards of Clause 56 which will ensure integration and assimilation with the adjoining residential development. Therefore, the introduction of this zone is considered appropriate in this instance.

7.0 Proposed Overlays

7.1 Development Plan Overlay

The planning scheme amendment also seeks approval for the introduction of a Schedule to the Clause 43.04 Development Plan Overlay to be applied to the subject land. The purpose of this overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.
- To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

Clause 43.04-4 Preparation of the development plan requires the following:

- The development plan may consist of plans or other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages.
- A development plan that provides for residential subdivision in the Neighbourhood Residential Zone.

The development plan must describe:

- The land to which the plan applies.
- The proposed use and development of each part of the land.
- Any other requirements specified for the plan in a schedule to this overlay.
- The development plan may be amended to the satisfaction of the responsible authority.

Comment: The introduction of a Schedule to the Development Plan Overlay on the subject land is considered appropriate in this instance as it will include requirements that will ensure that the future subdivision of the land results in an orderly well planned estate having regard to the requirements of the Planning Scheme and those of the Golden Plains Shire and statutory referrals. Some of the requirements of the Development Plan for the site includes in summary:

- ***An Urban Design Masterplan***
- ***The integration of Bushfire mitigation measures as required.***
- ***An Integrated Stormwater Management Plan***
- ***A Road Network and Traffic Management Plan.***
- ***A Development Sequencing Plan.***
- ***A Landscape Masterplan.***

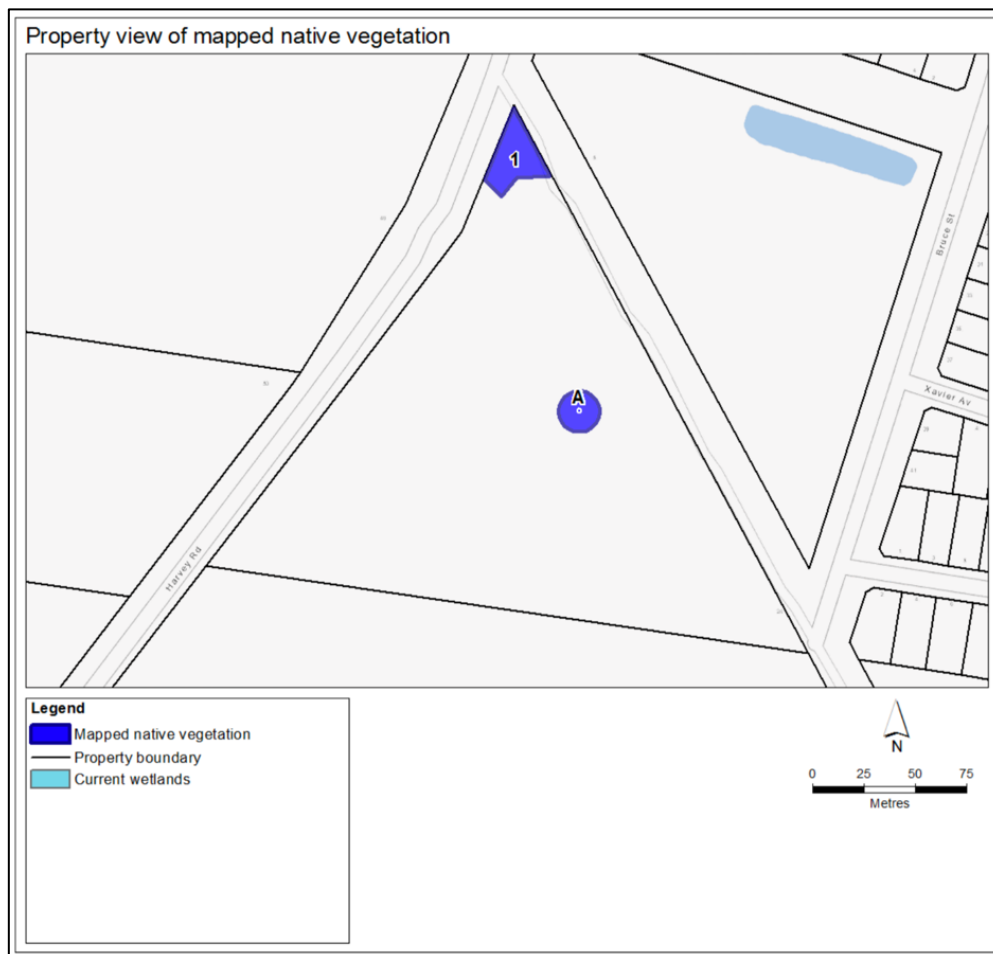
8.0 Particular & General Provisions

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 by Mark Trengove Ecological Services, which indicates that the land is severely degraded and contains a small area of native vegetation and the removal will not likely have any significant implications and can be off-set.



Location of native vegetation form

8.2 Public Open Space Contributions 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.

Comment: The application is for rezoning only and therefore this provision does not apply however an open space contribution in cash will be required as part of the future subdivision of the land.

8.3 Bushfire Planning

The purpose of Clause 53.02 is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.
- To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.
- To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.

These provisions apply to an application to subdivide land, construct a building or construct or carry out works under the provisions of the Bushfire Management Overlay.

Comment: Refer to the attached Bushfire Risk Assessment by South Coast Bushfire Consultants indicates that with some mitigation measures the subject site can meet the requirements of this clause. Note these mitigations measures have been incorporated in the attached Overall Development Plan.

8.4 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 Exceedance 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 $da V_{ave} < 0.35 \text{ m}^2/\text{s}$ (where, da = average depth in metres and V_{ave} = 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 the attached Site Stormwater Management Plan Strategy by Cardno/TGM which demonstrates that the land can be subdivided in the future and can be appropriately drained via the construction of a detention basin within the subject land.

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 the subdivision of the subject land 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.

9.0 Decision Guidelines

9.1 Clause 65.02 Approval of an Application to Subdivide Land

Before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

- 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 provision and location of common property.
- The functions of any body corporate.
- 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.
- The impact the development will have on the current and future development and operation of the transport system.
- This clause does not apply to a VicSmart application.

Comment: The application is for the rezoning of the subject land which if approved will be subdivided in the future. The subject land is considered to be appropriate to rezone and subdivided in this location as it is located within an existing residential context which is in short distance to the services of Bannockburn. The land can be appropriately drained and can be connected to all utility services which is supported in the attached reports. The proposed pattern of subdivision can be designed to integrate with the irregular lot shape and surrounding road network as indicated in the attached Overall Development Plan.

10.0 Planning Policy Framework

10.1 State Planning Policy Framework

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 facilitate the rezoning and future subdivision of the subject land to achieve an orderly planning outcome consistent with the surrounding residential use and the strategic planning direction of Bannockburn.

Planning Policy Framework

Clause 02.02 –(Vision): The amendment supports council's vision to sustainably manage land use within the shire by directing residential development to be contained within the Bannockburn Growth Boundary.

Clause 02.03-1 – (Settlement): The amendment supports the shires desire to direct residential development within township boundaries and encouraging development that reinforces town character.

Clause 11.01-1S (Settlement): The amendment supports the objective of promoting the sustainable growth and development of Victoria through a network of settlements, by facilitating urban growth in Bannockburn, as identified in the G21 Regional Growth Plan.

Clause 11.01-1R (Settlement – Geelong G21): The amendment supports the role of Bannockburn as a district town where residential development is expected.

Clause 11.01-1L (Settlement) The amendment facilitates the rezoning of the subject land within Bannockburn, accounting for sustainable land supply, growth capacity and infrastructure provision.

Clause 11.03-6L – (Bannockburn) The amendment is consistent with the strategic direction of growth in Bannockburn by developing infill opportunities.

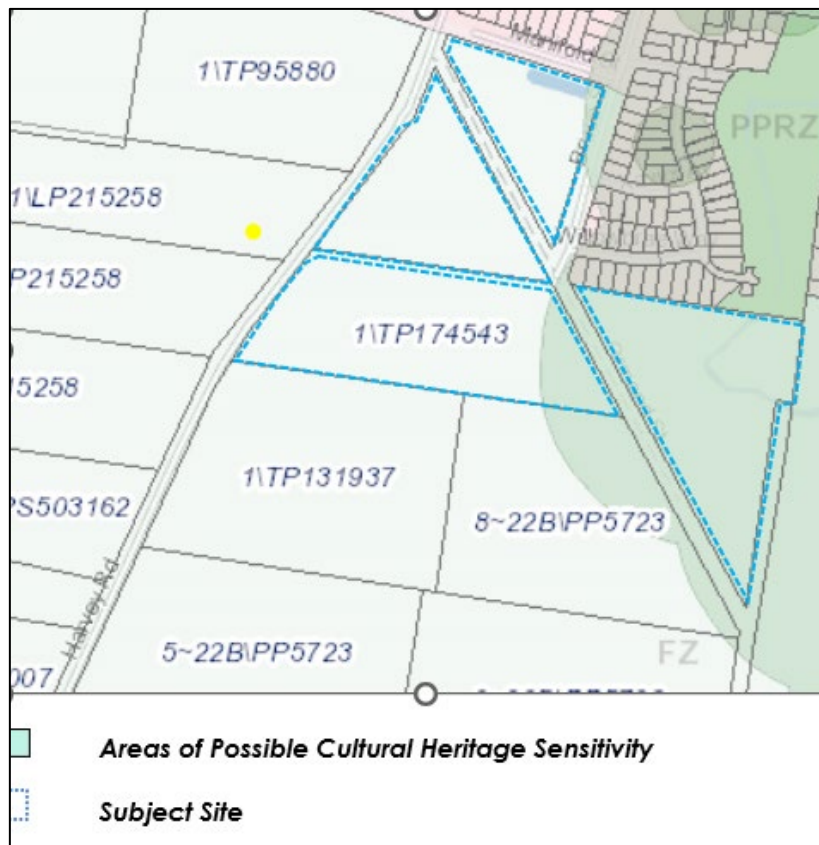
Clause 12.01-2S (Native vegetation management): The amendment supports the objective of ensuring no loss to biodiversity as a result of the rezoning of the subject land as native vegetation proposed for removal can be appropriately off-set.

Clause 12.03-1S – (River Corridors, Waterways, Lakes and Wetlands) – The amendment supports this policy by seeking to protect the Bruce's Creek environs which is proposed to be addressed in the Schedule to the Development Plan Overlay.

Clause 13.03-1S –(Floodplain Management) – The amendment supports this policy as Bruce's Creek will be set aside and not detrimentally impacted by the future subdivision of the subject land.

Clause 13.04-1S (Contaminated and potentially contaminated land): The amendment supports the objective as the land is not considered to be potentially contaminated as indicated in the attached Environmental Assessment by ESA Group.

Clause 15.03-2S (Aboriginal cultural heritage): The amendment is supported by an attached approved Cultural Heritage Management Plan and includes salvage and contingency conditions to manage artefacts should they be discovered during the subdivision of the subject land.



Clause 18 – (Transport) Clause 18.01-1S (Land use and transport planning): The amendment supports the creation of a safe and sustainable transport system by integrating land use with the existing surrounding road network. The amendment is also supported by the attached Traffic Engineering Report by TRAFFIX.

11.0 Conclusion

The rezoning of the subject land to the General Residential 1 Zone is entirely consistent with the State and Local Planning Policy in relation to the promotion of residential development in Bannockburn which is a District town where most of the residential development is planned in the Golden Plains Shire. The introduction of this zone in this context will also ensure the reinforcement of the existing surrounding neighbourhood character.

The introduction of a Schedule to the Development Plan Overlay, is an appropriate planning tool to guide the development of the land prior to subdivision.

The application is also supported by a number of technical reports and plans that demonstrate the lands appropriateness to be rezoned and subdivided to facilitate future residential growth.

For the reasons outlined in this report, it is considered that the rezoning of the subject land is entirely appropriate and should therefore be supported.



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Chris Marshall
Planning Manager