

# **ATTACHMENTS**

**Under Separate Cover  
Ordinary Council Meeting**

---

**6.00pm Tuesday 23 October 2018**



## Table of Contents

---

6.3	Amendment C74 - Rezoning of land at 230 Hopes Plains Road, Inverleigh	
	Attachment 1 C74 Exhibited Amendment Documents .....	4
	Attachment 2 Submissions .....	15

## GOLDEN PLAINS PLANNING SCHEME

---  
Proposed C74

**SCHEDULE 16 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO16**.

**BARRABOOL VIEWS NORTH****1.0 Requirement before a permit is granted**

---  
Proposed C74

A Development Plan must be approved by the responsible authority prior to a planning permit being granted to subdivide land into two (2) or more allotments, or prior to granting a planning permit for a dwelling or ancillary building.

**2.0 Conditions and requirements for permits**

---  
Proposed C74

A permit to subdivide land must include conditions regarding the following:

- All residential development must be serviced with sealed roads and footpaths to the satisfaction of the responsible authority.
- A concrete footpath must be provided along one side of each proposed road within the subdivision.
- Construction and sealing of Hopes Plains Road from the entry to the subject site to the corner or Faulkner Road to the satisfaction of the responsible authority.
- A section 173 agreement(s) must be prepared to the satisfaction of the responsible authority. The agreement(s) must be prepared and registered at the cost of the land owner. The agreement(s):
  - Implements the Land Management Plan for all lots abutting the Inverleigh Golf Course and Inverleigh Nature Conservation Reserve.
  - Acknowledges the adjoining rural land uses and the implications of living adjacent to an operating farming property. The agreement will inform all future owners of the proposed lots that at times there may be off-site affects associated with the neighbouring rural use.
  - Requires the upgrade of the intersection of Hopes Plains Road and the Hamilton Highway be completed to the satisfaction of VicRoads and the responsible authority.
  - Requires a contribution of \$95,000 to be paid at statement of compliance of the first stage of the subdivision to the responsible authority for the ongoing maintenance of Hopes Plains Road.

**3.0 Requirements for development plan**

---  
Proposed C74

A development plan must include the following requirements:

- Provide a site analysis and design response that demonstrates how the proposed subdivision and development will integrate with the adjoining residential development.
- A stormwater management plan detailing how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater to the satisfaction of the responsible authority.
- A Flora and Fauna Management Plan that:

## GOLDEN PLAINS PLANNING SCHEME

- Identifies and provides assessment of the health and recommended treatment for all scattered trees in the Low Density Residential Zone.
- Identifies vegetation protection envelopes for all lots containing mature trees. All vegetation envelopes must be wholly contained within the subject lot.
- A Land Capability Assessment undertaken in accordance with Environment Protection Authority Publication 1364 Draft EPA Code of Practice – Onsite Wastewater Management 2010 which demonstrates that wastewater can be treated and retained within each proposed allotment to the satisfaction of the responsible authority.
- A Landscape Plan incorporating the Flora and Fauna Management Plan recommendations and the location and species of proposed vegetation. Proposed species are to be to the satisfaction of the responsible authority.
- A Land Management Plan must be prepared by an appropriately qualified professional and applied to all lots abutting the Golf Course and Inverleigh Nature Conservation Reserve. The Plan must include requirements for the maintenance of a fire buffer and must include detail regarding fencing, vegetation protection measures, planting, drainage, management of domestic pets and weeds and ensure direct access to crown land is minimised.
- The staging of development.
- An overall design response that incorporates all of the appropriate elements into a single plan demonstrating how the development responds to these requirements. The overall design response must show access to the subject site directly from Hopes Plains Road.

**4.0 Reference**

~~-----~~  
Proposed C74

Infrastructure Design Manual (as revised), Local Government Infrastructure Design Association.

*Planning and Environment Act 1987*

**GOLDEN PLAINS PLANNING SCHEME  
AMENDMENT C74**

**EXPLANATORY REPORT**

**Who is the planning authority?**

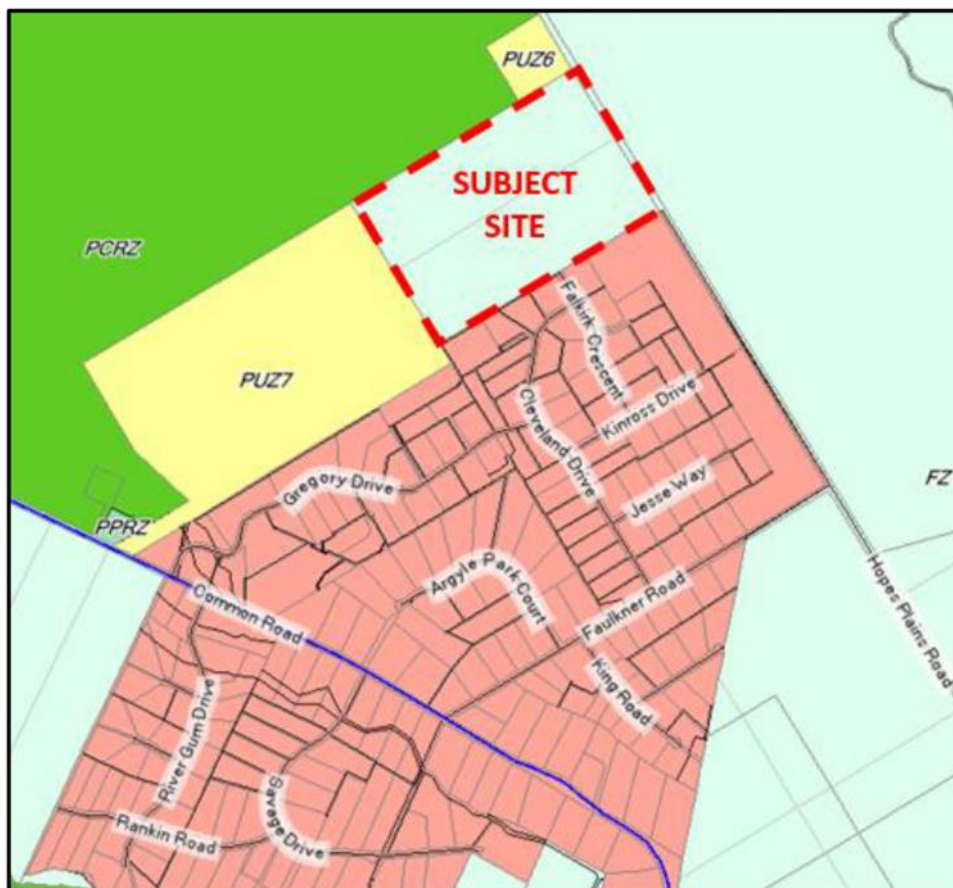
The amendment has been prepared by the Golden Plains Shire Council, who is the planning authority for this amendment.

The amendment has been made at the request of James Ramsey and David Lock and Associates on behalf of the landowners.

**Land affected by the Amendment**

The amendment applies to Lot 1 TP372637J and Lot 1 TP397040G, 230 Hopes Plains Road, Inverleigh. The land affected by the amendment is shown on the map below:

**Map 1: Land proposed to be rezoned at 230 Hopes Plains Road, Inverleigh**



**What the amendment does**

The amendment rezones Lot 1 TP372637J and Lot 1 TP397040G, 230 Hopes Plains Road, Inverleigh from Farming Zone (FZ) to Low Density Residential Zone (LDRZ) to facilitate low density residential development on the site. The Design and Development Overlay Schedule 5 - Low Density Residential Zone Setback (DDO5) and the Development Plan Overlay Schedule 16 – Barrabool Views North (DPO16) is also applied to the subject site.

The amendment specifically:

**Maps**

- Amends planning scheme Map No. 24DDO to apply Schedule 5 to the subject site.
- Amends planning scheme Map No. 24DPO to apply Schedule 16 to the subject site.
- Amends planning scheme Map No. 24ZN to change the zone from Farming Zone to Low Density Residential Zone.

**Ordinance**

- Inserts Schedule 16 to Clause 43.04 Development Plan Overlay to guide future development of the land.

**Strategic assessment of the Amendment****Why is the Amendment required?**

The amendment is required to facilitate low density residential development at Lot 1 TP372637J and Lot 1 TP397040G, 230 Hopes Plains Road, Inverleigh. The subject site is identified in the Inverleigh Structure Plan Review, 2005 as 'Future Low Density Residential (1-2 Hectares)'. The site is shown in this same document at Figure 2 Inverleigh Residential Growth Area as number 9 in this indicative staging plan.

The amendment will ensure there is an adequate and consistent supply of suitably zoned residential land for Inverleigh, which has experienced stronger than anticipated residential growth in recent years.

The rezoning will be sequential with what has already occurred on the adjoining land to the south which has previously been rezoned and developed.

Progressing the rezoning responds to the known shortage of suitably zoned residential land in Inverleigh. Together with the physical location this proposed rezoning is considered both suitable and necessary.

A new Inverleigh Structure Plan is being prepared concurrently to this planning scheme amendment, to manage land supply issues in Inverleigh.

The planning scheme specifically requires the use of the DPO for new LDRZ areas and the completion of technical assessments forms a good basis upon which The DPO16 has been drafted. The DPO is applied to consider all constraints of the land and allow for the preparation of a master plan.

Furthermore, the Golden Plains Shire applies the DDO5 to all land zoned LDRZ. The purpose of the overlay is to ensure minimum setbacks for buildings and works. It is considered that on larger parcels of land, such as what can be expected in low density areas, structures should not be built on the boundary so as to detract from the character of the area or impact on the amenity of adjoining properties.

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

The amendment facilitates the orderly development of land and is consistent with the objectives of section 4(1)(d) of the *Planning and Environment Act 1987* being:

- 1(a) – to provide for the fair, orderly, economic and sustainable use, and development of land;

- 1(f) – to facilitate development in accordance with the objectives of planning in Victoria; and
- 1(g) – to balance the present and future interests of Victorians.

Development of the site forms logical and orderly development of land within Inverleigh, and provides developable land in the face of residentially zoned land shortages.

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

The amendment achieves this by considering a rezoning application which is in line with the existing development along Hopes Plains Road. The rezoning responds to Council's greater than expected rate of population growth in Inverleigh, thought to be in response to factors such as the opening of the Geelong Ring Road and new commercial ventures. Inverleigh is a popular choice for those seeking a change in lifestyle, in a location within easy commuting distance to the employment, education and higher order services of Geelong.

A Vegetation Assessment has been undertaken by Mark Trengove, which confirmed the study area contains mostly vegetation that is exotic or classified as degraded. It further states that the site includes a small number of scattered trees, which can be retained in any future low density subdivision design layout.

A desktop Cultural Heritage Assessment was undertaken on the site, which confirmed the site is not subject to areas of cultural heritage sensitivity and therefore will not trigger the need for a Cultural Heritage Management Plan (CHMP).

A Traffic Impact Assessment was undertaken by Traffic Works which determined that the site is suitable for low density residential development, subject to intersection upgrades at the time of future planning permit for subdivision.

This rezoning provides for the orderly, economic and sustainable use and development of serviceable land which has been strategically identified for residential development. The rezoning addresses the need for additional residential land within Inverleigh, aligning with the Inverleigh Structure Plan Review 2005, which should result in a net community benefit.

**Does the Amendment address relevant bushfire risk?**

A Bushfire Risk Assessment has been prepared by Ecotide who confirmed that the bushfire risk associated with the Inverleigh Common Flora and Fauna Reserve can be adequately managed through no build zones, buffers and safe egress points from the site.

In line with Clause 13.05-1 of the Golden Plains Planning Scheme, the objective of which is to assist to strengthen community resilience to bushfire, the view of the relevant authority, the Country Fire Authority (CFA), has been sought early in the strategic planning process.

The CFA have commented that the predominant bushfire risk to the site arises from the Inverleigh Common which forms the northern boundary of the site.

Bushfire hazard in this area is predominantly classified as woodland eucalypt. Likely forms of bushfire attack on the site are considered to be predominantly ember attack with radiant heat impacts, either from a bushfire or grassfire from the north, north-west or south-west.

The proposed amendment will increase the number of residents living in proximity to the bushfire hazard, but this hazard can be managed by appropriate subdivision design – including buffer zones, road network layout, lot sizing and building location.

The relevant authority, the CFA also provided some bushfire mitigation measures as part of their initial response. In summary, potential changes to the Bushfire Management Overlay impacting on the site will require consideration at subdivision design stage.

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

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the *Planning and Environment Act 1987*. It makes



appropriate use of Clause 32.03, applying an appropriate zoning to the subject site, which is identified in the Inverleigh Structure Plan Review (2005) for residential growth.

The completion of this strategic assessment ensures that the amendment complies with Minister's Direction No. 11 – Strategic Assessment of Amendments.

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

The amendment supports and is consistent with the following elements of the State Planning Policy Framework:

*Clause 11.02-1 - Supply of Urban Land*

The objective of this clause is to ensure a sufficient supply of land available for residential, commercial, retail, industrial, recreational, institutional or other community uses.

This clause states that planning is to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur.

Although this policy strategises to restrict low-density rural residential development that would compromise future development at high densities, this is not applicable to Inverleigh given it is an unsewered small rural town, for which high density is not applicable.

The rezoning is in response to a recognised land demand and associated supply shortage, with the site identified in the Inverleigh Structure Plan Review 2005 as being future Low Density Residential.

*Clause 11.03 – Open Space*

Seeks to ensure development adjoining a conservation reserve complements the open space and preserves the quality of the vegetation.

*Clause 11.05 – Regional Development*

Seeks to promote the sustainable growth and development of townships in regional Victoria, in accordance with any relevant regional growth plan.

*Clause 11.07 – Geelong (G21) Regional Growth*

Seeks to utilise townships in the vicinity of Geelong as residential areas offering different lifestyle options.

*Clause 12.01-1 Protection of biodiversity*

Seeks to assist in the protection and conservation of Victoria's biodiversity.

*Clause 13.05-1 – Bushfire planning strategies and principles*

Seeks to prioritise safety over planning regulations in areas at risk of bushfire.

*Clause 14.02-1 – Catchment planning and management*

Seeks to protect and, where possible, restore catchments, waterways, waterbodies, ground water and the marine environment.

*Clause 14.01 – Agriculture*

Seeks to protect productive farmland of strategic significance. Though this amendment seeks to rezone land from Farming to Low Density Residential, it is noted that this 40 hectare parcel is not identified to be of strategic agricultural significance in the local or regional context.

It has been used for grazing purposes, but does not hold any particularly outstanding features which would deem it worthy of a level of protection which would result in a lack of support for the proposed rezoning amendment.

*Clause 16 – Housing*

Seeks to promote a housing market that meets the needs of the community.

*Clause 16.02-1 – Rural residential development*

Strategies of this clause include ensuring land is not zoned for rural living or rural residential development where it is located close to existing towns and urban centres, but not in areas that will be required for fully services urban development and can be supplied with electricity and water and good quality road access.

#### Clause 18 – *Transport*

Promotes the use of sustainable modes of transport.

#### Clause 19.03-2 *Water supply, sewerage and drainage*

The objective of this clause is to plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment.

Preliminary comments have been sought from the local water authority, Barwon Water, and the site will be able to be adequately serviced.

Inverleigh is not connected to the sewer system and hence will rely on individual septic systems. This is an acceptable outcome. The site is capable of being drained and will be subject to Engineering requirements at the subdivision stage.

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

Clause 21.02 - *Vision and Strategic Framework*, which outlines the role Golden Plains Shire plays in regional Victoria and the anticipated growth to be experienced within Inverleigh.

Clause 21.03-6 - *Settlement strategies* will be implemented by applying the LDRZ for rural residential areas in and around major towns. Inverleigh is listed in the Township Hierarchy Framework as a second tier and specifies the lot size range appropriate on low density residentially zoned land in Inverleigh.

Clause 21.05 - *Land Use and Development* acknowledges the pressure Inverleigh faces for increased residential development and the lack of available land.

Clause 21.07 - *Local areas*, provides specific guidance for the subject site, and strategies to protect the significant environmental values of the Inverleigh Nature Conservation Reserve (Common) and the Inverleigh Golf Course, providing buffer areas between residential development and vegetated public land areas.

Clause 22.09 - *Low Density Residential Subdivision Policy*, objectives of this policy include but are not limited to ensuring new lots created in the LDRZ are of sufficient size to be capable of treating and retaining wastewater within their property boundaries and to maintain the open and spacious character for low density residential areas across the Shire.

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

The application of the LDRZ, replacing the FZ is consistent with the SPPF and LPPF. The rezoning of this land is providing for residential land in an area where demand is promptly using up the available supply.

As per Clause 11.02-1, planning should accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. This land has long been identified as a long term growth area. Relevant services are available and are capable of servicing the site.

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

Comment has been sought from relevant agencies such as the CFA and Barwon Water as well as the Department of Environment, Land, Water and Planning (DELWP) whose comments have been considered as part of the amendment. Further opportunity for agencies to comment will be possible during the exhibition period.

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

The amendment is not likely to have a significant impact on the transport system, as defined by Section 3 of the *Transport Integration Act 2010*.

**Resource and administrative costs**

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

Planning permit requirements of the new zone, Low Density Residential, will not create the need for too many new planning permits as a single dwelling on a lot is a Section 1 (as of right use). The amendment is therefore not expected to generate additional resource and administrative costs for the responsible authority.

**Where you may inspect this Amendment**

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

**Golden Plains Shire Council**  
 Bannockburn Customer Service Centre  
 2 Pope Street, BANNOCKBURN, VIC

**Golden Plains Shire Council**  
 Linton Customer Service Centre  
 68 Sussex Street, LINTON, VIC

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](http://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 the Amendment must be received by 25/10/2018.

**A submission must be sent to:**

Golden Plains Shire Council  
 PO Box 111  
 Bannockburn VIC 3331

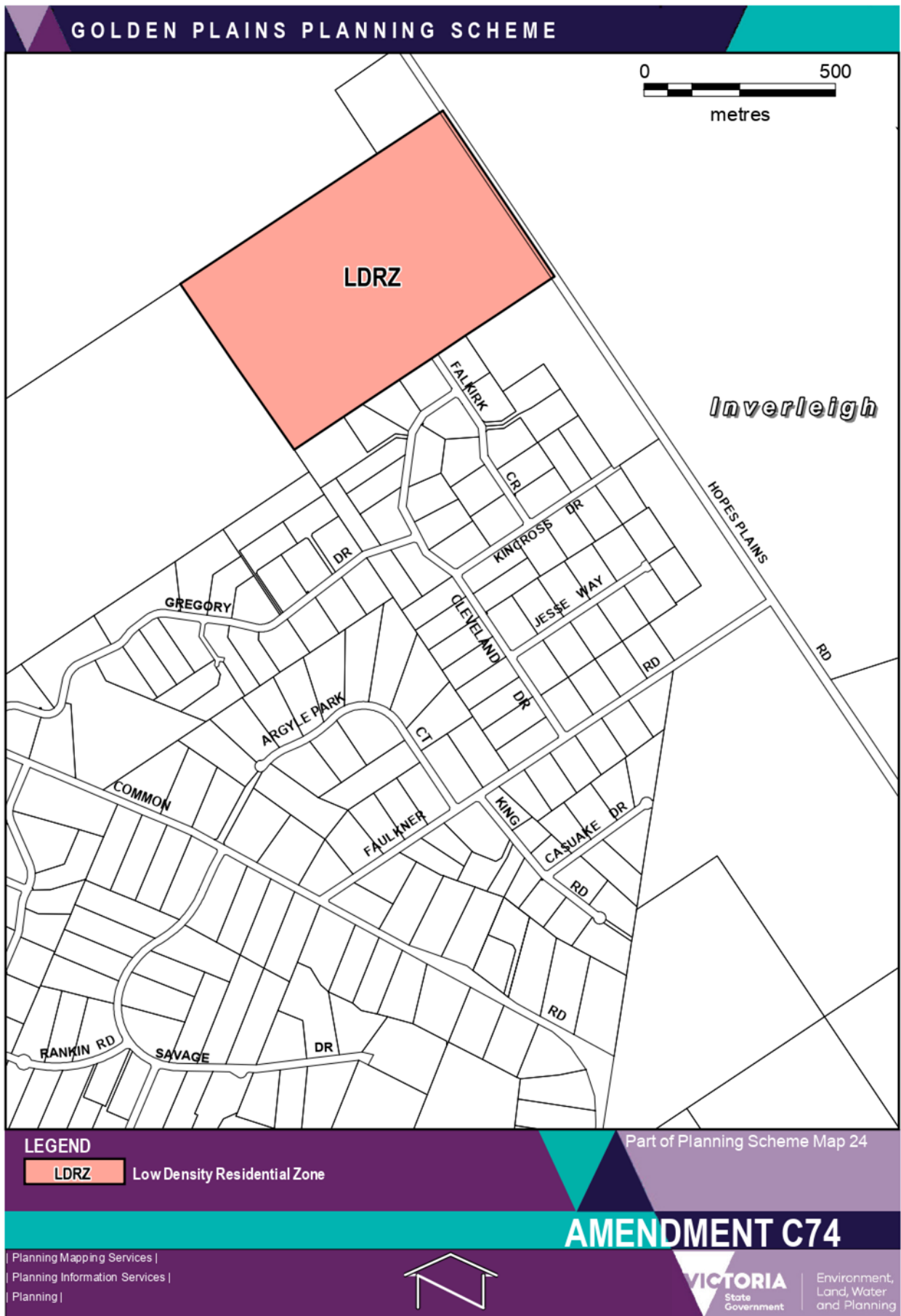
**Panel hearing dates**

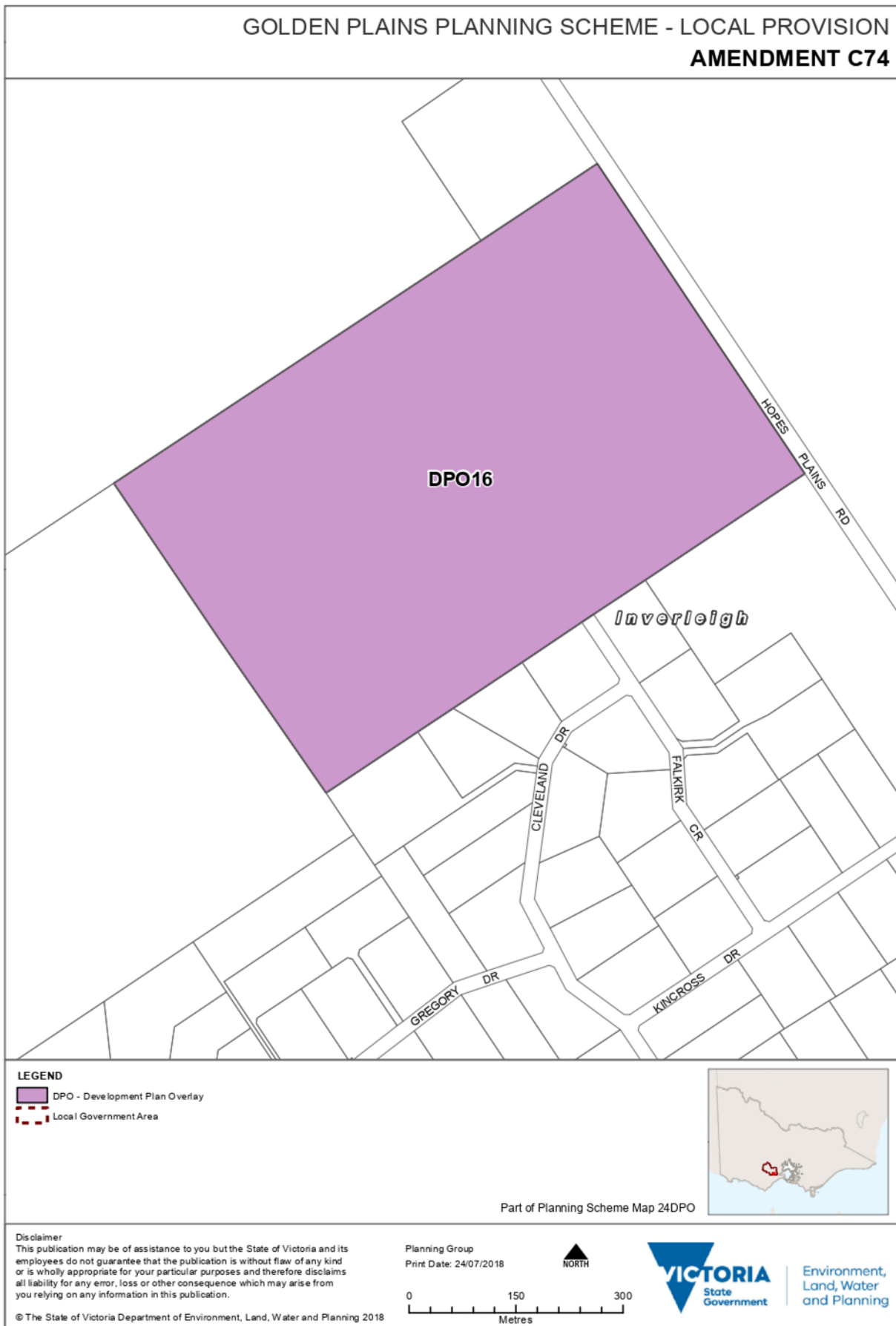
In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

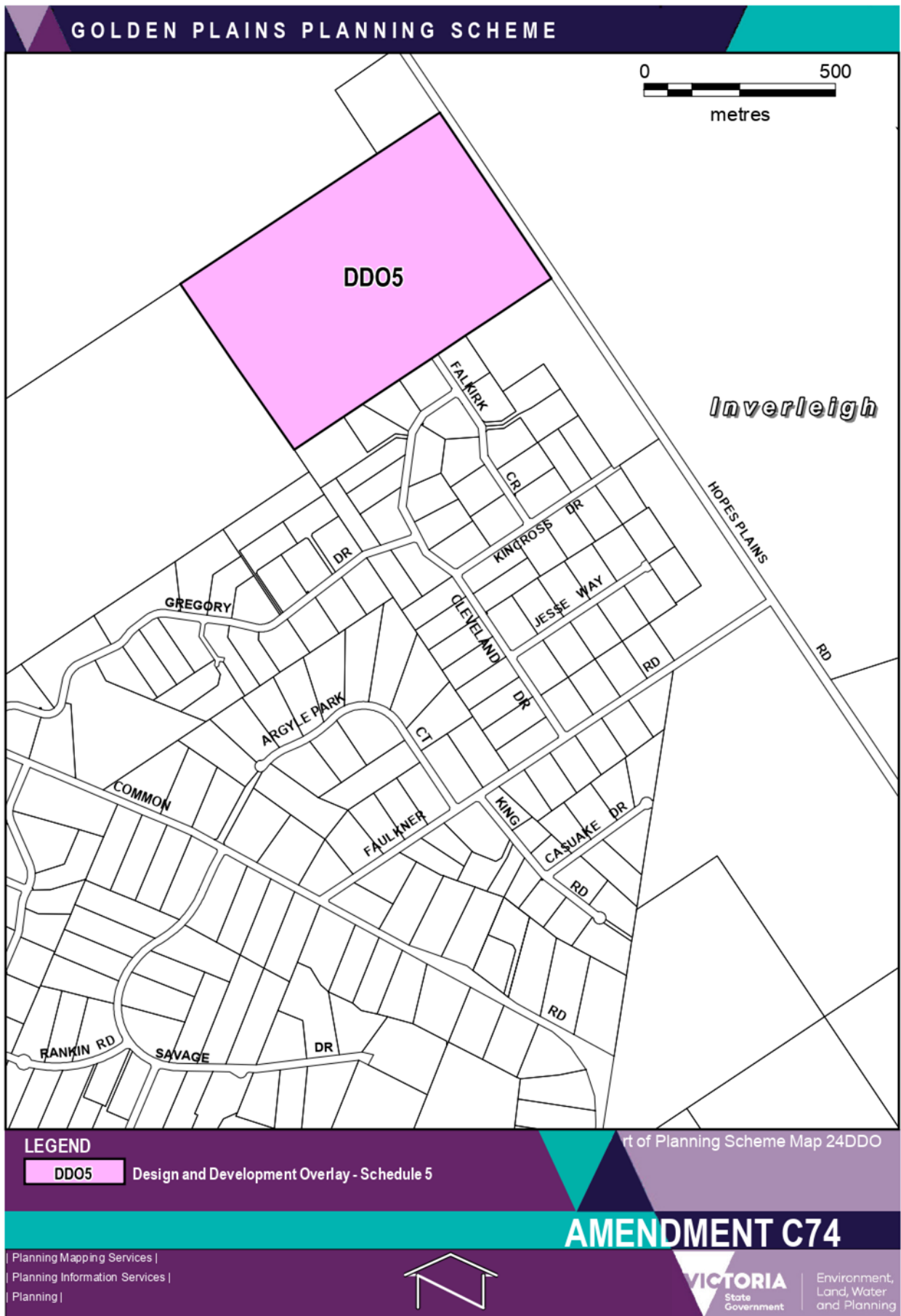
- Directions hearing: week of 26 November 2018
- Panel hearing: week of 17 December 2018

**ATTACHMENT 1 - Mapping reference table**

Location	Land /Area Affected	Mapping Reference
Inverleigh	Land bound by Hopes Plains Road, the Inverleigh Golf Course and the Inverleigh Flora and Fauna Reserve (Common).	Inverleigh C74 001 LDRZ Map 24 Exhibition Inverleigh C74 002 DDO5 Map 24 Exhibition Inverleigh C74 001 DPO16 Map 24 Exhibition







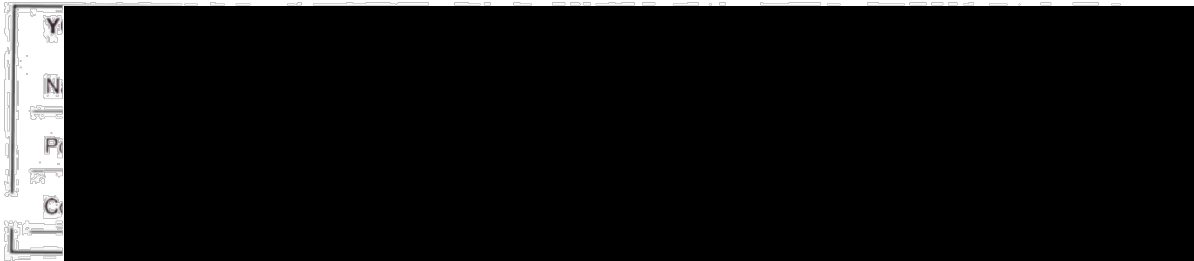


# SUBMISSION / OBJECTION TO GRANTING A PLANNING PERMIT

Planning and Environment Act 1987

**GOLDEN PLAINS SHIRE**  
 Golden Plains Shire Council  
 Bannockburn -  
 2 Pope Street, Bannockburn  
 Linton  
 68 Sussex Street, Linton  
 M: PO Box 111  
 Bannockburn, Victoria 3331  
 P: (03) 5220 7111  
 F: (03) 5220 7100  
 E: enquires@gplains.vic.gov.au  
 W: www.goldenplains.vic.gov.au

Before completing this form, it is recommended you inspect the planning permit application online or at a Customer Service Centre.



**DETAILS OF THE PERMIT APPLICATION YOU ARE RESPONDING TO:**

Application Number: AMENDMENT C74 (Lot 1 TP372637J & Lot 1 TP397040G)

Address of Subject Land: 230 HOPES PLAINS ROAD, INVERLEIGH

Description of Proposal: REZONE LAND FROM F2 TO LDR7

Name of Applicant: [REDACTED]

**DETAILS OF SUBMISSION / OBJECTION:**  
 (State reasons for objection and how you would be affected by the granting of a planning permit):

See attached page

Continued - see over

PLANNING  
 20 APR 2017

**DETAILS OF SUBMISSION / OBJECTION: Continued**

---



---



---

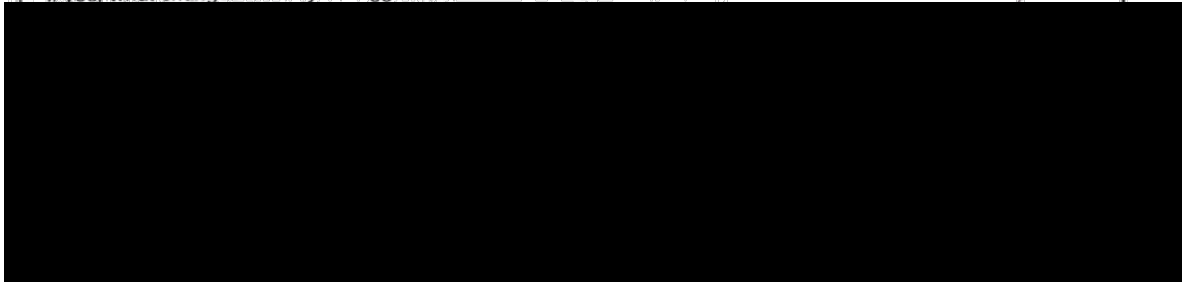


---

**Attach additional pages if required**

**Are there any changes that could be made to the proposal to address your concerns?** Yes  No

*If yes, what changes would you suggest that would meet your concerns?*



**IMPORTANT NOTES ABOUT SUBMISSIONS / OBJECTIONS TO PERMITS**

1. This form is to help you make an objection to an application in a way which complies with the *Planning and Environment Act 1987*, and which can be readily understood by the responsible authority. There is no requirement under the Act that you use any particular form.
2. Make sure you clearly understand what is proposed, before you make an objection. You should inspect the application at the responsible authority's office.
3. To make an objection you should clearly complete the details on this form and lodge it with the responsible authority as shown on the Public Notice - Application for Planning Permit.
4. An objection must state the reasons for your objection, and state how you would be affected if a permit is granted.
5. The responsible authority may reject an application which it considers has been made primarily to secure or maintain a direct or indirect commercial advantage for the objector. In this case, the Act applies as if the objection had not been made.
6. Please be aware that copies of objections/submissions received may be made available to any person for the purpose of consideration as part of the planning process in accordance with the *Planning & Environment Act 1987*.
7. To ensure the responsible authority considers your objection, make sure that the authority receives it by the date shown in the notice you were sent or which you saw in a newspaper or on the website.
8. If you object before the responsible authority makes a decision, the authority will tell you its decision.
9. If despite your objection the responsible authority decides to grant the permit, you can appeal against the decision. Details of the appeal procedures are set out on the back of the Notice of Decision which you will receive. An appeal must be made on a prescribed form (obtainable from the Victorian Civil and Administrative Tribunal) and accompanied by the prescribed fee. A copy must be given to the responsible authority. The closing date for appeals is 21 days of the responsible authority giving notice of its decision.
10. If the responsible authority refuses the application, the applicant can also appeal. The provisions are set out on the Refusal of Planning Application which will be issued at that time.

**Golden Plains Shire Privacy Statement**

*The Golden Plains Shire considers that the responsible handling of personal information is a key aspect of democratic governance, and is strongly committed to protecting an individual's right to privacy. Council will comply with the Information Privacy Principles as set out in the Privacy and Data Protection Act 2014. Council has in place a standard operating procedure that sets out the requirements for the management and handling of personal information.*

*If you have any queries regarding this Privacy Statement, please contact the Privacy Officer on 03 5220 7111.*



13 April 2017

**Submission re – Amendment C74 to 230 Hopes Plains Road, Inverleigh VIC 3321**

I have no objection to the Amendment as such but wish to extend my concerns regarding the traffic and roads in the area.

I live in Cleveland Drive and am concerned that this new development will substantially increase the traffic load in Cleveland Drive and surrounding roads given that Hopes Plains Road is currently unsealed and in very bad condition.

Not only will this development cause increased noise and disruption to existing residents by building and construction traffic but also increase use and danger to children and pedestrians by increased visitor, development, construction and resident traffic along Cleveland Drive and adjoining roads.

As an immediate amendment to this proposal I would like to see an immediate upgrade to Hopes Plains Road and Faulkner Road (east end) to be sealed and usable to allow for this additional traffic to use an alternate route to Cleveland Drive to access this new development.

One of the things I enjoy about living in Inverleigh is the ability for people / bikes / children to use the road as well as traffic without imminent danger and the peace and tranquillity of the area. I believe that the introduction of the new development will diminish both these things unless an alternative to Cleveland Drive is available for access.

Thank you for your consideration. I look forward to hearing your response.



PLANNING  
20 APR 2017



22nd August 2018

Golden Plains Shire  
PO Box 111 Bannockburn, VIC 3331

CC: Paul McVeigh, David Greaves

We write in relation to Golden Plain Planning Scheme Amendment No C74 at Lot 1 [TP372637] & Lot 1 [TP397040], 230 Hopes Plains Road Inverleigh.

We ask the Council to ensure storm water from the future subdivision does not flow into the existing Faulkner Rd drains.

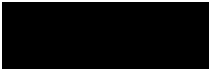
It is our experience that previous storm water management plans for new subdivisions in our neighborhood have been flawed, resulting in flooding of storm water at our property, including our prime residence. We have been liaising with Council over the past 18 months to seek redress of this problem and have experienced stress and loss.

It has been acknowledged that previous subdivision plans have been approved by Council in isolation and without consideration on the impact to downstream storm water capacity and flows. You are now incurring significant costs to redirect storm water away from our property with works currently being undertaken along Faulkner Road, King Road and Common Road. Whilst these works will contribute to better storm water flows away from our property, they are yet to be tested. I also note that if smaller 1 acre allotments are established at the new subdivision, the Council must also consider the additional flow expected due to greater hardstand runoff.

We seek to ensure that past mistakes are not repeated and ask that Council properly review the storm water engineering design in lieu of recent corrective works undertaken, we seek your assurance that our property is protected and not exposed to increased risk in the future due to the new subdivision. Water flows should be designed in the first instance to direct water via an alternative route (not Faulkner Road) which will avoid the need for Council to perform future rework.

Please call if you have any queries.





Golden Plains Shire  
PO Box 111  
BANNOCKBURN, VIC 3331

24 September 2018

Our Ref: 5008751



**RE: PLANNING SCHEME AMENDMENT C74**

Thank you for your correspondence in relation to the above planning scheme amendment, referred to EPA on 16/08/2018.

The amendment proposes to rezone Lot 1 TP372637J and Lot 1 TP397040G, 230 Hopes Plains Road Inverleigh, from Farming Zone (FZ) to Low Density Residential Zone (LDRZ) to facilitate low density residential development on the site. The Design and Development Overlay Schedule 5 - Low Density Residential Zone Setback (DDO5) is also to be applied to the subject site.

EPA previously provided a response on Golden Plains Planning Scheme Amendment C74 via a letter dated 9 May 2017 (EPA reference 5007352).

EPA understands that the above amendment now also proposes the application of a Development Plan Overlay – Schedule 16 (DPO16) for Barrabool Views North. Therefore, the amendment is now being re-exhibited.

EPA has no concern with the proposed DPO16 for Barrabool Views North, however we note that the correct EPA publication which should be referenced in Clause 3 (Requirement for Development Plan) of this overlay is EPA Publication 891.4 *Code of Practice – Onsite Wastewater Management*, or as amended.

EPA's previous response on Amendment C74 included comments regarding stormwater management, potentially contaminated land and wastewater management. We note that the proposed DPO16 requires a stormwater management plan and land capability assessment (for onsite wastewater management), however does not address potential contamination.

EPA reminds Council to have regard to Ministerial Direction No. 1 (Potentially Contaminated Land) as per EPA's previous response, which is attached for Council's reference. Council will need to determine whether past agricultural uses (eg fuel storage, chemical use) are likely to have resulted in any contamination.

If you need additional information or assistance, please contact our Assessing Officer, Kerrie Atkins on 1300 EPA VIC (1300 372 842).

Yours sincerely

Carolyn Francis  
Manager  
South West  
EPA Victoria



Environment  
Protection  
Authority Victoria

Geelong State  
Government Offices  
30-38 Little Malop St  
Geelong VIC 3220

DX 216073

T 1300 372 842  
1300 EPA VIC

W [epa.vic.gov.au](http://epa.vic.gov.au)





Protecting lives and property

Fire Safety Referrals  
**Fire & Emergency Management**  
 Email: [firesafetyreferrals@cfa.vic.gov.au](mailto:firesafetyreferrals@cfa.vic.gov.au)  
 Telephone: 03 9262 8578



Our Ref: 15000-58176-83463  
 Telephone: 5329 5511  
 Council Ref: 60-02-074 - AMENDMENT C74  
 TRAX Ref: slup\_psa\_submission

25 September 2018

Golden Plains Shire  
 2 Pope Street  
 BANNOCKBURN VIC 3331

Dear Alicia:

### SUBMISSION TO PLANNING SCHEME AMENDMENT

**Proposal:** Amendment C74  
**Location:** 230 Hopes Plains Road, Inverleigh

Thank you for providing CFA notice of Planning Scheme Amendment C74 in accordance with section 19 of the *Planning and Environment Act 1987*

Ensuring communities are made more resilient to bushfire is paramount to land use and settlement planning in Victoria. The Minister for Planning has recently made significant changes to Victoria Planning Provisions (VPP) to require planning authorities and responsible authorities to prioritise the protection of human life over all other policy considerations. The CFA is dedicated to supporting and encouraging council in satisfying its obligations under your planning scheme.

#### Bushfire Hazard

- The predominant bushfire risk to the site arises from the Inverleigh Common Flora and Fauna Reserve forming the northern boundary of the subject site.
- The bushfire hazard in the area, as indicated in Section 4 of the Bushfire Planning Assessment completed by Ecotide, is predominantly classified as woodland eucalypt.
- The likely forms of bushfire attack on the site are considered to be predominantly ember attack with radiant heat impacts, from either a bushfire or grassfire from the north, north-west or south-west.
- The proposed amendment will increase the number of residents living in proximity to the bushfire hazard, within Bushfire Management Overlay and Bushfire Prone Areas.

CFA considers that Amendment C74 would benefit from further review through a planning panel or an advisory committee to ensure the proposed changes are consistent with current State planning policies for bushfire.

Protecting lives and property

[cfa.vic.gov.au](http://cfa.vic.gov.au)

The Council should request a review of the amendment by Planning Panels to comprehensively and objectively confirm the following:

- The protection of human life is prioritised over other land use planning objectives.
- Adequate bushfire hazard identification and assessment has been undertaken.
- The planning scheme change and development it seeks to enable is appropriate given the bushfire hazard in the wider landscape.
- If the amendment is strategically justified, whether sufficient bushfire protection is implemented through the proposed planning controls.

If you wish to discuss this matter in more detail, please do not hesitate to contact Michael Boatman, Manager Community Safety, on 5329 5511.

Yours sincerely



**Michael Boatman**  
Manager Community Safety  
CFA West Region





180 Fyans Street  
 South Geelong  
[transport.vic.gov.au](http://transport.vic.gov.au)  
 DX 210074

Ref: DOC/18/638783

Development Manager  
 Golden Plains Shire Council  
 PO Box 111  
**BANNOCKBURN VIC 3331**

#### **GOLDEN PLAINS PLANNING SCHEME AMENDMENT C74 DRAFT INVERLEIGH STRUCTURE PLAN**

I refer to your letter dated 15 August 2018 seeking submissions in relation to the above-mentioned planning scheme amendment and our previous response dated 21 December 2016 (Ref DOC/16/55664). This is a coordinated response from Transport for Victoria (TFV), PTV and VicRoads.

Transport for Victoria (TFV) does not object to Planning Scheme amendment C74 and in particular the inclusion of Development Plan Overlay Schedule 16.

Comments provided relate to the:

- Draft Inverleigh Structure Plan
- Inverleigh Streetscape Master Plan
- PSA C74 which is being exhibited for a second time to include DPO schedule 16

#### **Active transport**

The Hamilton Highway east of Common Road, Inverleigh is designated as part of the Principal Bicycle Network (PBN). Consideration should be given in the Streetscape Masterplan that the proposed shared path on the south side of Hamilton Highway is wide enough to provide for cyclists including seamless and safe connectivity to the PBN.

#### **Public Transport**

The Streetscape Masterplan should not impede the operation of the weekly (Friday) bus service connecting to Geelong and consider opportunities to improve the safety for buses through the provision of indented bus bays or other options.



Roads

The intersection of Hopes Plains Road and Hamilton Highway should select a treatment based on the current 100km/h speed limit. Assuming this higher speed limit, a channelised right turn lane (CHR) would be warranted rather than the shorter alternative. Of concern is the intersection of the Hamilton Highway and Common Road. This is an intersection identified in the current Inverleigh Structure Plan since 2005 as requiring upgrade. This intersection is of major concern with a number of major traffic accidents occurring here over the previous five years. With greater landownership envisaged north of the Hamilton Highway (approximately 340 hectares proposed to change from Farming Zone to Low Density Residential Zone) the use of Commons Road will significantly increase adding pressure to an already stressed intersection. The development of this land must cater for an upgrade of this intersection to cater for its increasing catchment.

Of some concern is the proposed rezoning of land south of Hamilton Highway and north of the rail line that is proposed to be rezoned from Farming Zone to the Low Density Residential Zone. VicRoads would like to limit the number of access points onto the Hamilton Highway from both this land and north of the Hamilton Highway, and would suggest that prior to the subdivision of any of the identified land abutting Hamilton Highway, an access management plan should be prepared to the satisfaction of VicRoads. This plan would show the ultimate access arrangements taking into account the proposed form of subdivision.

We appreciate the opportunity to engage in this process. If you have any questions regarding this letter or the conditions prepared by Transport for Victoria, please contact Nikit Nain (Senior Transport Planner) on 5225 2574 or [nikit.nain@ecodev.vic.gov.au](mailto:nikit.nain@ecodev.vic.gov.au).

Yours sincerely



**ADAM LORENSENE**  
A/ Regional Transport Planning Manager  
Barwon South West Region

20/09/2018