

AMENDMENT C375 - CONSIDERATION OF LATE SUBMISSIONS

To: Joanne Van Slageren – Act/Director Planning & Development
From: Peter Schembri – Act/Coordinator Strategic Implementation
Subject: Resolution to consider two submission to an amendment under delegation
File number: Amendment C375

Purpose

This report considers two late submissions to Amendment C375 and recommends that Council resolves (under delegation) to refer the submissions to an Independent Panel.

Summary

- Two late objecting submissions (Attachment 1) have been accepted and considered in this report. Both submitters are co-owners of the same property at 122-138 Taits Road Barwon Heads. Attachment 2 shows the location of the property.
- Reasons for objection include: economically unsustainable in the Farming Zone; costs cannot be met by income from agriculture; the property will be increasingly neglected by landowners; the western end of Taits Rd is the natural town boundary; and allowing 3-storey development in Barwon Heads will be disastrous.
- One submission proposes that the property be rezoned for lifestyle living with minimum half-hectare lots. The other refers to an integration of trees and housing.
- The objections are not supported. New rural living precincts are contrary to Clause 21.06-2 and Council has long standing policies to retain its rural-farmed landscapes. Viability and property costs are not sufficient reasons to warrant rezoning. The 2017 Barwon Heads Structure Plan reaffirms the current settlement boundary location and does not identify the western end of Taits Road as the town's natural boundary.
- This report relies on the report contained in the Ordinary Meeting of Council Minutes of 26 June 2018 for a comprehensive consideration of the issues.
- Due to the late lodging of the submissions, Council had already requested the appointment of a Panel, and a Panel was appointed by the Chief Panel Member under delegation from the Minister for Planning on 28 June 2018.

Recommendation

That Council, having considered the late submissions to Amendment C375 to the Greater Geelong Planning Scheme, resolves to:

- 1) Refer the submissions (2) to the appointed Panel; and**
- 2) Submit to the Panel its response to the submissions generally as outlined in this report and in the report contained in the Ordinary Meeting of Council Minutes of 26 June 2018.**



Approved as a resolution of Council by Council's delegate: J. Van Slageren
Date: 18 July 2018

Attachment 1 - Late Submissions

From: Jenny Hall <jandjhall@me.com>
Date: 9 July 2018 at 3:39:15 pm AEST
To: Geelong Council <contactus@geelongcity.vic.gov.au>

Subject: Objection to C375 Barwon Heads Structure Plan Amendment

Dear Sir/ Madam,

I would like to make a formal Objection to the C375 Barwon Heads Structure Plan Amendment. I apologise if this is late but I returned last Friday July 6th from 9 weeks overseas.

My sister Pamela Hutchins and I are Tenants in Common of the property 122-138 Taits Road, Barwon Heads, currently zoned 'Farming'. It appears that the Review has not addressed the issues facing the 75 small Farming properties east of the Existing Settlement Boundary.

1. Obviously these properties are economically unsustainable. The costs involved in rates, insurance and maintenance cannot be met by income from agricultural activities.
2. The cost and work involved in controlling weeds such as Boxthorn, and pests such as Rabbits and maintaining things like Fencing, Cattle Yards etc are considerable. The properties will be increasingly neglected as landowners are unwilling to invest in 'no return' work.
3. It is all very well for the local people to say they enjoy the rural ambience of these properties, but they do not contribute to their maintenance, as they do for National and State Parks through Taxation.
4. I propose, as I have before, that a compromise would be sensible whereby the zoning be changed from Farming to Lifestyle with minimum half hectare lots and protection of the old Moonah Trees (which already exists).
5. The concern of local people about pressure on the infrastructure of the Barwon Heads Village is unfounded with the new Armstrong Creek shopping and other services, and a regular bus service, 10 minutes up the road.

Please can you acknowledge receipt of this Objection and give it reasonable consideration.

Sincerely,
Jenny Hall
14 Forest Road,
Double Bay 2028

From: Pamela Hutchins [mailto:pghutchins@outlook.com]
Sent: Friday, 13 July 2018 1:44 PM
To: Peter Schembri
Subject: Objection to C375 Barwon Heads Structure Plan Amendment

Dear Peter,

**122-138 Taits Rd
Barwon Heads**

I am one of the two co-owners of the above property. I have been advised by your office to put in my objection, even though I am aware that submissions have closed. The reason my submission is late is that I was unaware there is to be a Planning Hearing on 20 August until my sister, Jenny Hall, informed me yesterday.

I wish to make two points to add to those made by other objectors.

1. The Western end of Taits Rd is the natural boundary to the town near us. It could be made attractive with perhaps a gradual integration of trees and housing, as designed by town planners.
2. I remember when the land at the Western end of Taits Rd was a rubbish dump. The revegetation of the tip has been a remarkable success, with trees growing easily and healthily right on top of the area where rubbish used to be dumped. This shows that the area does not need excessive protection.
3. We have 26 neighbours down the Eastern boundary of our property, and managing that interface is challenging and expensive. Fencing, fire risk mitigation, rubbish, and our large old gum trees that overhang their properties, are all significant issues that must be regularly addressed by us at considerable expense.
3. Allowing three storey development in the township of Barwon Heads is going to be disastrous for the character of the town. Already the new building in Bridge Rd, opposite the supermarket, contradicts the village character most people wish to retain.

Please could you advise how I can be kept in the loop about the C375 Barwon Heads Structure Plan Amendment process.

Thankyou for your consideration of my objection,

Yours Sincerely

Pamela Hutchins

Sent from Windows Mail

Attachment 2 - Zoning map (122-138 Taits Rd. Barwon Heads highlighted in blue)

