



19th May 2014

TLC Group Lara Inc.
PO Box 281
Lara 3212

Cr Darryn Lyons – Mayor
 Cr Bruce Harwood – Deputy Mayor – Kardinia Ward
 Cr Kylie Fisher – Corio Ward
 Cr Lindsay Ellis – Coryule Ward
 Cr John Irvine – Austin Ward
 Cr Eddy Kontelj - Cowie Ward
 Cr Jan Farrell – Beangala Ward
 Cr Ron Nelson – Deakin Ward
 Cr Michelle Heagney – Brownbill Ward
 Cr Dr Strechko Kontelj – Kildare Ward
 Cr Andy Richards – Buckley Ward
 Cr Tony Ansett – Windermere Ward
 Cr Rod Macdonald – Cheetham Ward

City of Greater Geelong
 PO Box 104
 Geelong
 Vic 3220

**Subject: Caddy's Road Lara – Amendment C293 and Planning Permit Application 1185/2013.
 Independent Panel Hearing Report 11 March 2014**

Dear Councillor,

This letter refers to a recent Independent Panel Hearing held in January of this year, set up to report on submissions concerning a proposed residential development at Caddy's Road, Lara, near Serendip Sanctuary. Recommendations of the Panel report have been made to the Minister (as the Responsible Authority) and are expected to be made public in the very near future. Many of the recommendations will involve responsibility of the COGG to implement these and several are of particular concern to the Lara Community.

You might recall that at the COGG meeting held in December 2013, Lara residents raised matters associated with the proposed C293 zoning amendment concerning residential development in close proximity to Serendip Sanctuary. This was another attempt to rezone an environmentally sensitive area of land (C73) which had previously been rejected by the Minister for Planning, Matthew Guy.

In 2011 the Minister noted in his 29/11/11 response to the then Mayor of COGG, Cr John Mitchell, that:

'Caddy's Road current zoning, Rural Living Zone recognises the highly valued environmental nature of the area and its importance to the local community. Further, it provides an important buffer between the urban areas of the Lara Township and broad hectare rural areas to the north and east.

I am of the view that the interface between the Serendip Sanctuary and the adoption of Residential 1 Zone directly to the south will have detrimental impacts upon this sensitive environmental reserve'.

Many COGG Councillors will be aware that protection of the Serendip Sanctuary precinct has been the subject of protracted community opposition for more than 10 years.

The most recent proposal, Amendment C293, involving a smaller parcel of land in the same area, did offer some significant compromises. These included, a permanent 200 metre 'buffer' between the Serendip Sanctuary boundary and proposed GRZ residential development, and a prohibition on cats and dogs in the new development. Lara residents subsequently accepted the new proposal on this basis with these two conditions being absolutely critical to any new development. (You might also recall that Council had earlier adopted a motion at its December 16th meeting supporting retention of the 200 metre 'buffer' or 'setback'.)

These matters identified in the Panel Hearing report rely on COGG action and are essential to successful implementation of the Permit Application. We have concerns about how these requirements will be enforced and we now call on your support to ensure that the 200 metre buffer becomes a permanent feature of the Lara Structure Plan, and the cat and dog controls are effective, permanent and will be effectively enforced.

The attached notes provide further information concerning matters arising from the C293 Independent Panel report and these have been the subject of discussion between the Lara Care Group (TLC Inc.) on behalf of Lara residents and the Windermere Ward Councillor, Tony Ansett.

We will look forward to a response from Council regarding these matters.

In conclusion, we noted recently, the Geelong Advertiser report headed 'Bellarine Priority Plan' (GA May 13) which refers to State Government's commitment to establish localised planning statements based on areas that have 'significant geographic and physical features, which contribute to the quality of life for Victorians and are a distinctive part of our state'. Further, the report refers to four areas presently identified 'because of their attractiveness, accessibility and proximity to metropolitan Melbourne, these areas are increasingly coming under pressure for growth and change'.

We would contend that the same conditions apply to the north of Lara and particularly to the Serendip and You Yang's precinct and we seek Council support to also pursue similar special zoning provision for this area.

In the meantime, we thank you for your consideration of these matters and we look forward to action to successfully implement and enforce the main recommendations arising from the C293 Independent Panel Hearing report.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Barry White', is centered on a light blue background.

Barry White
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