

CITY OF GREATER GEELONG
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Michael Goatman
209 Windermere Road
LARA VIC 3212

14 December 2011

Doc No: C-73

Dear Submitter

**Re: Greater Geelong Planning Scheme Amendment C-73
Minister's Decision**

I wish to advise that the above Amendment was refused by the Minister for Planning on 29 November 2011.

I have enclosed a copy of the Minister's letter for your information.

If you require any further information please contact Susan Williamson on 03 5272 4845 on Monday and Tuesdays 9am-5pm and Wednesdays 9am-12.30pm or by email to swilliamson@geelongcity.vic.gov.au.

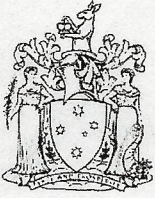
Yours sincerely

A handwritten signature in black ink that reads "Peter Smith". The signature is written in a cursive, slightly slanted style.

**PETER SMITH
COORDINATOR STRATEGIC IMPLEMENTATION**

CITY DEVELOPMENT

Attach: Minister's letter



Minister for Planning

1 Spring Street
Melbourne Victoria 3000
GPO Box 2392
Melbourne Victoria 3001
Telephone: (03) 9938 5990
Facsimile: (03) 9938 5949
DX 210292

Our Ref: CMIN030864

Cr John Mitchell
Mayor
City of Greater Geelong
PO Box 104
Geelong Vic 3220

Dear Cr Mitchell

AMENDMENT C73 TO THE GREATER GEELONG PLANNING SCHEME PROPOSED REZONING OF LAND AT CADDYS ROAD, LARA

I refer to your recent letter requesting approval of Amendment C73 to the Greater Geelong Planning Scheme to facilitate conventional residential development of land in the Caddys Road area of Lara.

I have considered the amendment in detail along with supporting documentation provided by Council, the advice of the independent Panel that reviewed submissions, and the advice of my Department.

Caddys 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.

Lara is also one of the few locations that can accommodate residential growth across a number of alternative sites.

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For these reasons, I have determined to refuse an amendment to rezone the land as proposed.

If you have any further questions please contact Mr David Hodge, Executive Director, State Planning Services and Urban Development, on telephone 9094 8488.

Yours sincerely

[Handwritten signature of Matthew Guy]

MATTHEW GUY MLC
Minister for Planning

29.11.11

C. John Mitchell
Mayor
City of Greater Geelong
PO Box 104
Geelong VIC 3220

AMENDMENT C73 TO THE GREATER GEELONG PLANNING SCHEME
PROPOSED REZONING OF LAND AT CADDYS ROAD, LARA

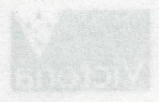
I refer to your recent letter requesting approval of Amendment C73 to the Greater Geelong Planning Scheme to facilitate conventional residential development of land in the Caddy's Road area of Lara.

I have considered the amendment in detail along with supporting documentation provided by Council, the advice of the independent Panel that reviewed submissions and the advice of my Department.

The amendment would allow for the rezoning of land to residential 1 zone. This zone recognises the high 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 pasture rural areas to the north and east.

I am of the view that the interface between the 2m and 5m setbacks and the adoption of Residential 1 zone directly to the south will have detrimental impacts upon this sensitive environmental reserve.

This is also one of the few locations that can accommodate residential growth across a number of alternative sites.



Minister for Planning
State Planning Services and Urban Development
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