

2 July 2021

PI: 390818  
PP: PP-396-2020

Dear Sir/Madam

Re: **Planning Permit Application No.: PP-396-2020**  
**Address: 147-153 Windermere Road, LARA**  
**Proposal: Use and Development for an Emergency Services Facility (Fire Station), and Removal of Native Vegetation (Road Reserve)**

I refer to the above application which was considered by the Planning Committee at its meeting on the **Thursday 24 June 2021**

At this meeting it was resolved to refuse this application. A copy of the Refusal to Grant a Permit is enclosed.

Should you require any further information please contact **Steve Roussac** on **03 5272 5087** or [sroussac@geelongcity.vic.gov.au](mailto:sroussac@geelongcity.vic.gov.au).

Yours sincerely



**JOHN RUSH**  
STATUTORY PLANNING CO-ORDINATOR

**STATUTORY PLANNING**  
**100 BROUGHAM STREET, GEE LONG**

# REFUSAL TO GRANT A PLANNING PERMIT

Permit No. PP-396-2020

Planning Scheme Greater Geelong Planning Scheme

Responsible Authority Greater Geelong City Council

ADDRESS OF THE LAND 147-153 WINDERMERE ROAD, LARA

WHAT HAS BEEN REFUSED? USE AND DEVELOPMENT FOR AN EMERGENCY SERVICES FACILITY (FIRE STATION), AND REMOVAL OF NATIVE VEGETATION (ROAD RESERVE)

## WHAT ARE THE REASONS FOR REFUSAL?

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1. The proposal does not give effect to the Planning Policy Framework objective and strategies of Clause 12.01-1S (Protection of biodiversity) where the avoidance of an impact on Serendip Sanctuary as an important area of biodiversity will not be achieved.
2. The proposal is not consistent with the objectives and policy of Clause 22.04 for the Use and Development in Rural Living and Low Density Residential Areas. The proposal will likely disturb the planned and emerging residential amenity of the area and will attract substantial numbers of people to the site.
3. The proposal is not consistent with the objectives of Clause 21.13 for Lara as it does not maintain and enhance the rural characteristics of Lara; it does not protect the rural landscape setting of the township particularly to the north; nor does it protect or enhance key environmental, cultural and landscape features in the area.
4. The proposal is not consistent with the purpose of the Rural Living Zone, being to protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.

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Date Issued: 2 July 2021

Signature of the  
Responsible Authority:



## IMPORTANT INFORMATION ABOUT THIS NOTICE

### WHAT HAS BEEN DECIDED?

- \* The responsible authority has decided to refuse to grant a permit.

**Note:** This is not a refusal under Division 5 of Part 4 of the **Planning and Environment Act 1987**

- \* This notice sets out the grounds on which the application has been refused.
- \* The grounds on which the application has been refused are those of the responsible authority unless otherwise stated.

### WHAT ABOUT REVIEWS?

#### **For the Applicant-**

- \* The person who applied for the permit may apply for a review of the refusal.
- \* The application for review must be lodged within 60 days of the giving of this notice.
- \* An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- \* An application for review must be made on the relevant form which can be obtained from the Victorian Civil & Administrative Tribunal and be accompanied by the applicable fee.
- \* An application for review must state the grounds upon which it is based.
- \* A copy of an application for review must be served on the responsible authority, each other party and each other person entitled to notice of the application for review under the **Planning and Environment Act 1987** and the **Victorian Civil and Administrative Tribunal Act 1998** within 7 days after lodging the application with the Victorian Civil and Administrative Tribunal.
- \* Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

#### **For a recommending referral authority-**

- \* If the applicant applies for a review of this decision, the applicant must give notice to any recommending referral authority that objected to the grant of the permit after an application for review is lodged.

#### **For an objector-**

- \* If the applicant applies for a review of this decision, the applicant must give notice to objectors in accordance with the requirements of the **Planning and Environment Act 1987** and the **Victorian Civil and Administrative Tribunal Act 1998**.

Victorian Civil and Administrative Tribunal, 7<sup>th</sup> Floor, 55 King Street, MELBOURNE, 3000 Ph: 1300 018 228