

Sanctuary Views Estate, Lara Caddys Road Amendment C73 FACT SHEET

CLAIMS	FACTS
<p>"SERENDIP SANCTUARY TO BE REZONED RESIDENTIAL 1 ZONING"</p>	<p>No change to the rezoning of Serendip is proposed.</p> <p>The Lara Structure Plan 2011 (LSP) fixes the long term settlement boundary as Windermere Road. The Lara Structure Plan allows no residential development to the north, now or in the future.</p>
<p>"Up to 500+ high density houses" could be built opposite Serendip Sanctuary <i>TLC Group website, home page</i></p> <p>"If C73 is approved, this will result in nearly 600 high density homes directly across from Serendip Sanctuary". <i>TLC Group flyer</i></p> <p>"A letter from Barwon Water states that 540 lots are proposed on the land." <i>TLC Group member speaking at public meeting</i></p>	<p>The housing will be conventional density. Residential 1 Zoning does not allow high density (ie high rise) housing.</p> <p>The maximum number of lots anticipated on the total Amendment C73 area of 35.7 hectares is up to 380, including up to 200 on the Bisinella's 18.6 hectares. The actual number of lots achieved is likely to be significantly less than 380.</p> <p>Approximately 18% of the 35.7 hectares must be public open space, including the 50 metre buffer along Windermere Road and the expanded creek reserve.</p> <p>While it is true that Barwon Water assesses the water and sewerage infrastructure requirements on the basis of 540 lots, this is an arbitrary and misleading figure calculated by multiplying the total land area (36 hectares) by 15 lots per hectare. This methodology does not take account of the required open space, other development constraints or the outline development plan.</p>

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<p>Residential development opposite Serendip would "jeopardise captive and free-ranging wildlife". <i>TLC Group website, home page</i></p>	<p>The Department of Sustainability and Environment (DSE), which owns the Serendip land, and Parks Victoria, which manages the sanctuary, say the 50 metre revegetation buffer will ensure that Serendip's wildlife remains adequately protected. The buffer will screen the sanctuary from noise and light. The breeding enclosures are several hundred metres north of Windermere Road. The panel concluded: <i>"There will be little impact on Serendip Sanctuary especially as there already is an interface between the Sanctuary and residential development (albeit at lower densities). Much of the critical Sanctuary area is already displaced well to the north of Windermere Road."</i></p>
<p>The Department of Sustainability and Environment's position "contradicts other independent reports". <i>TLC Group website</i></p>	<p>The position DSE and Parks Victoria (<i>no objection to the rezoning subject to certain conditions, including an adequate revegetation buffer</i>) is entirely consistent with all independent reports (<i>including the Wood report</i>).</p>
<p>"The panel ignored the very existence of Serendip Sanctuary and its environmental significance to Geelong and Victoria. The panel relied upon limited information from biased or unqualified 'officials' while ignoring major independent impact studies on Serendip such as the Wood report." <i>TLC Group pro forma letter</i> <i>Similar claims in Geelong News article 20/4/11</i></p>	<p>The panel report includes detailed consideration of Serendip Sanctuary and related issues. The panel visited Serendip twice and heard unchallenged expert evidence from a leading botanist (<i>see above</i>).</p> <p>Far from being ignored, the Wood report is extensively quoted in the panel report. Written for Parks Victoria in 2006, well before the current development plan (including the 50 metre vegetated buffer), the Wood report actually concluded that:</p> <ul style="list-style-type: none"> • Rural residential development has many of the same impacts on bird habitat as higher density residential development; <p>Impacts on birdlife from residential development at Caddys Road "will vary depending on many factors" including the provision of buffer zones (and a range of other considerations).</p>
<p>The Caddys Road land provides habitat for endangered wildlife and birds. <i>Implication from various TLC Group statements.</i></p>	<p>While Serendip Sanctuary has an important environmental value, the Caddy's Road land proposed to be rezoned has low environmental value. The land to be rezoned is largely devoid of trees and vegetation.</p>

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<p>The rezoning of the Caddys Road, if approved, "sets a precedent to rezone the rest of the rural land of Lara that buffers the sanctuary". <i>TLC Group website, home page</i></p>	<p>It would not set a precedent to rezone "rural land". While some areas of developed Rural Living Zone land on the south side of Windermere Road may be considered for future rezoning, a similar revegetation buffer would be required. Rural land north of Windermere Road is outside the long term settlement boundary and off limits.</p>
<p>The Caddys Road land is "placed in a high fire/floodprone region". <i>TLC Group website, home page</i></p>	<p>All expert evidence before the panel, including the CFA submission, supported the panel's finding that fire and flood risks could be appropriately managed (as in other parts of Lara). In fact, the evidence was that there would be an opportunity to improve flood control on some adjoining lots that have existing inundation issues during high rainfall events.</p>
<p>Council is concerned that the development proposal will have "traffic impacts". <i>Council resolution March 2010</i></p>	<p>Council presented no evidence to the panel as to how the development proposal would create undesirable traffic impacts (panel report p.118). Nor did any other party. The Development Plan Overlay, prepared by the City of Greater Geelong, places a number of requirements on the developer to improve road and traffic infrastructure at the developer's cost.</p>
<p>"The panel failed to adhere to protocols requiring greater consideration be given to the public position when they reviewed the issues." <i>TLC Group pro forma letter</i></p>	<p>The panel went out of its way to encourage and facilitate submissions and evidence by objectors. The panel made it clear at the directions hearing that it would be flexible in accommodating people who needed to reschedule their submissions.</p> <p>The panel also made it clear to all parties that they could attend the hearings while other parties made their submissions and they would be given the opportunity to cross examine other parties' expert witnesses if they wanted to do so.</p> <p>The TLC Group was not present during most of the hearings and did not take the opportunity to question any witnesses.</p>

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<p>"The land is suitable for low density residential development."</p> <p>"Low density residential development would have less impact on wildlife and Serendip."</p> <p><i>Various politicians, councillors and objectors.</i></p>	<p>Most of the land has no trees or vegetation. It would produce very low quality low density residential blocks. It is better suited to conventional residential. Trees and gardens will be easier to plant and establish on conventional residential lots.</p> <p>Expert evidence is that there would be little difference between conventional and low density residential development in terms of impacts on wildlife and Serendip. The Wood report (often cited by the TLC Group) agrees with this.</p> <p>Whatever the density of residential development, experts agree that the best way to minimise any impacts on Serendip is a vegetated buffer to block noise and light as well as measures such as fencing the southern boundary of Serendip and introducing controls on cats and dogs.</p>
<p>The eastern barred bandicoot, an endangered species recently bred at Serendip, would be under threat from the proposed development.</p> <p><i>Various newspaper articles</i></p>	<p>No expert has suggested any such threat. The captive breeding program occurs in secure enclosures hundreds of metres from the Windermere Road boundary of the sanctuary. If and when bandicoots bred at Serendip were released into the wild, the land at Caddys Road would not provide suitable habitat.</p>
<p>Developer contributions of \$75,000 per hectare will pay for the cost of widening roads etc.</p> <p><i>Letter to the editor, Geelong Advertiser, 20/4/11</i></p>	<p>Under the section 173 agreement with Council, the cost of widening roads and traffic management works will be paid directly by the developer. The \$75,000 per hectare is an additional payment to Council and will go towards the cost of Lara's new library and/or other community infrastructure.</p>
<p>"The thought that residential housing would creep up to the You Yangs disgusts me."</p> <p><i>Cr Cameron Grainger, Geelong News, 20/4/11</i></p>	<p>The recently adopted Lara Structure Plan prohibits residential development north of Windermere Road. The Caddys Road land is situated inside the existing town boundary. There is no possibility of residential housing "creep" towards the You Yangs unless the town boundary is realigned in a future structure plan.</p>