

**Property Details for Amendment C117**

Property Address	Current Zoning	Proposed Zoning
Lot 1, 44 Graysharps Road, Hurstbridge (open Space Precinct Plan)	Township Zone Development Plan Overlay 7 and Design and Development Overlay 5	PPRZ
60 David Hockney Drive, Diamond Creek	General Residential Zone 1	PPRZ
14 Ripon Close, Diamond Creek	General Residential Zone 1	PPRZ
120 Arthur Street and 17A Ruskin Court, Eltham	Neighbourhood Residential Zone 1	PPRZ
12 The Eyrie, Eltham	General Residential Zone 1	PPRZ
26 Renshaw Drive, Eltham	General Residential Zone 1	PPRZ
20 A Henry Street, Eltham (Roseo Street on title)	Activity Centre Zone 1	PPRZ
34 Glen Park Road, Eltham	Neighbourhood Residential Zone 1	PPRZ
46 Symon Crescent, Greensborough	General Residential Zone 1	PPRZ
8-9 Cosham Court, Greensborough	General Residential Zone 1	PPRZ
4 Raglan Court, Research	General Residential Zone 1	PPRZ
34 Raglan Road, Research (Doney Road on title)	General Residential Zone 1	PPRZ
Lot 2 32-34 Civic Drive (Civic Drive Masterplan)	Public Use Zone 6 (Local Government)	PPRZ
36-44 and 44b Civic Drive (Civic Drive Masterplan)	Public Use Zone 6 (Local Government)	PPRZ

## Attachment 2: Summary of C117 Submissions

No	Position	Summary	Officer Comment
1	Support	Informal public open space is important and should be kept for future generations.	Noted.
2	Support	Supports the rezoning of Lot 1 Graysharps Road.	Noted.
3	Support	Common spaces should remain as cultural and natural resources for all.	Noted.
4	Oppose	Relates to Lot 1 Graysharps Road – misunderstood intent of amendment and opposes any redevelopment of the site.	Submission withdrawn.
5	Support	Open space / green public space so important for community health and wellbeing	Noted.
6	Support	Need the open spaces	Noted.
7	Support	We need open spaces for children to play and adults to be active	Noted.
8	Support	I would like to see areas like Lot 1 Graysharps Road preserved as a public park. I live nearby and walk my dogs there regularly as do many other people. It is a beautiful spot with many native birds and amazing old trees, places like this should be protected for the future.	Noted.
9	Support	To ensure the areas listed as part of the amendment remain public open space	Noted.
10	Support	This land should be available for the community to enjoy for recreational purposes and to stop Hurstbridge becoming another built up area with added congestion. This land also provides a place for our wildlife. Please protect our open spaces.	Noted.
11	Support	We need more open spaces, which is why we fought for this in the first place.	Noted.
12	Support	Public parks are invaluable.	Noted.

13	Support	More open space	Noted.
14	Support	I believe the land is better used as a public vegetated area, perhaps with community gardens.	Noted.
15	Support	Preserving these spaces for public open space reflects the wishes of the broader community and therefore I support it.	Noted.
16	Support	I support because open spaces should be retained and not sold off to developers for building cheap quality dog box apartments that are going up in Eltham.	Noted.
17	Support	I value our public open spaces highly and I want to help to ensure they remain that way in the future rather than sold off as real estate.	Noted.
18	Support	All these areas are currently used as recreation areas for sitting, walking and/or playing games.	Noted.
19	Support	Part of what makes this Shire unique and attractive as a place to live is the abundance of open shared spaces. It helps to grow a sense of community as people gather for recreational activities, fresh air and exercise. These aspects are priceless for individuals and families from all walks of life. The only change I would suggest is to perhaps nominate some or all of these spaces for a heritage listing or protective entitlement to prevent future development on these space to preserve them for all future generations.	Noted.
20	Support	It gives certainty that these public spaces won't be sold by greedy councils to greedy developers	Noted.
21	Support	Any open spaces need to be maintained and available to the public.	Noted.
22	Support	Better than having the land unused, hoping for a green space with an emphasis on the environment	Noted.

23	Support	These reserves should have been given protective zoning in the first place. We need to safeguard them against any possible future misunderstandings as to their importance as open space. Thank you for ensuring this.	Noted.
24	Support	This could see public spaces transformed into connection places such as a community garden, bush play spaces or expansion of vegetation.	Noted.
25	Support	Thank you for this amendment. I believe strongly in public open space and am delighted to see it being preserved. The reason some of these places were set aside specifically for this purpose of by Bequest of previous owners. To change this, as was attempted earlier by the Council, may well have changed the potential for such community minded largesse in the future.	Noted.
26	Oppose	Relates to Lot 1 Graysharps Road – misunderstood intent of amendment and opposes any redevelopment of the site.	Submission withdrawn.
27	Oppose	Relates to Lot 1 Graysharps Road – misunderstood intent of amendment and opposes any redevelopment of the site.	Submission withdrawn.
28	Oppose	Relates to Lot 1 Graysharps Road – misunderstood intent of amendment and opposes any redevelopment of the site.	Submission withdrawn.
29	Oppose	Relates to Lot 1 Graysharps Road – misunderstood intent of amendment and opposes any redevelopment of the site.	Submitter could not be contacted to resolve issue.
30	Oppose	Relates to Lot 1 Graysharps Road – misunderstood intent of amendment and opposes any redevelopment of the site.	Submission withdrawn.

31	Support	Submission looks at importance of access to open space where more residential densification is occurring.	Noted.
32	Oppose	Relates to Lot 1 Graysharps Road – misunderstood intent of amendment and opposes any redevelopment of the site.	Submission withdrawn.
33	Support	Submission relates to Lot 1 44 Graysharps Road and the importance of the Amendment to enable the Open Space Precinct Plan to be realised, and for the site to be protected from inappropriate residential development.	Noted.
34	Support	Submission relates to Lot 1 44 Graysharps Road, and the need to retain the open space for community and that development goes against the semi-rural ethos of Hurstbridge/	Noted.
35	Support	Submission relates to Lot 1 44 Graysharps Road, and how the rezoning will facilitate the community aspirations for the site.	Noted.
36	Support	Gives general support to more land being protected as public open space, particularly for the environmental benefits.	Noted.
37	Support	Gives general support to retain the sites as open space.	Noted.
38	Support	States that it's a good idea.	Noted.
39	Support	Supports the protection of public open space and prioritisation of habitat conservation.	Noted.
40	Support	States that the parcels should be permanently reserved to avoid overdevelopment and provide more open space.	Noted.
41	Support	Submission relates to Lot 1 44 Graysharps Road and the importance of the Amendment to enable the Open Space Precinct Plan to be realised, and for the	Noted.

		site to be protected from inappropriate residential development.	
42	Support	Supports the amendment on environmental and social grounds, and that open spaces are vital to improving and maintaining the health & wellbeing of residents and also the wider Melbourne community, who can benefit from these areas.	Noted.
43	Support	Submission highlights the need to preserve open space especially as the Shire experiences more development.	Noted.
44	Support	Gives general support to all proposed sites to be rezoned as it provides the necessary safeguards to ensure these areas of public open space remain as such, and ensures the assigned zoning is appropriate to the current and future uses of such land. The submission also commends Council on retaining these parcels of land, in particular Lot 1 Graysharps Road in Hurstbridge.	Noted.
45	Support	Thanks the Council for listening to the submissions and views of the residents who advocated for the parcels of land to be retained as public open space. Reiterated the importance of open space.	Noted.
46	Oppose	<p>The key issues of the submission was that</p> <ul style="list-style-type: none"> <li>• The amendment contradicted both local and state policy which aims to concentrate development in urban areas;</li> <li>• That rezoning of the land at 44 Graysharps Road may encourage owners of vacant private green wedge land adjacent to the</li> </ul>	Council officers met with the submitter to discuss, and possible resolve the issues. It was discussed that the rezoning responds to Council's adopted Open Space Precinct Plan, prepared as a result of the overwhelming community response in 2016 to retain the site as open space. The rezoning does not contradict State or local planning policy and that other land uses could be accommodated elsewhere in the town and the township boundary would not be changed. The options and next steps

		<p>township boundary to try to seek a change in rezoning for that land; and</p> <ul style="list-style-type: none"> <li>• That Hurstbridge Township has significant existing open space and that the land parcel at 44 Graysharps Road should be retained as Township Zone to allow a wider range of uses for the land.</li> </ul>	were discussed to ensure the submitter understood the Planning Panel process.
47	Support	This submission was from the Department of Transport and has no issues with the proposal.	Submission received after closing date. Noted.

## **Summary of Public Consultation for land parcels included in Amendment C117**

### **Graysharps Road, Hurstbridge**

Council resolved in November 2016 that the land parcel at 44 Graysharps Road should be retained as open space and, as such, it now forms part of the area commonly referred to as the Graysharps Road Precinct. The Graysharps Road Open Space Precinct Plan 2018 has been completed after extensive community engagement.

### **2018 Land Sales**

The 2018 proposed land sales parcels were included in a larger group subject to public consultation from January 2018 to April 2018. Five Special Future Nillumbik Committee meetings were held as required under Section 223 of the Local Government Act 1989. Council resolved to rezone 12 of the land parcels which now form part of this amendment.

### **Civic Drive Precinct**

The preparation of a Civic Drive Concept Plan commenced in 2009 for the land located at 14-32 Civic Drive, Greensborough (the Civic Drive Precinct), in order to acknowledge existing uses and identify other potential opportunities for the site. At the 24 May 2016 Ordinary Meeting of Council, Council adopted the Civic Drive Precinct Development: Community Facilities Upgrade Masterplan and resolved to refer the required Planning Scheme Amendment to rezone the remaining land parcels at Civic Drive to Public Park and Recreation Zone. These parcels are included in Amendment C117.