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TOWN PLANNING REPORT

Use and development of a caretaker's house, development of three warehouses and waiving of car parking

309 Bellarine Street, South Geelong

11 February 2025

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File Name	Town Planning Report Use and development of a caretaker's house, development of three warehouses and waiving of car parking
Prepared By	Context Planning Pty Ltd
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1 Application summary

Proposal	Use and development of a caretaker's house, development of three warehouses and waiving of car parking
Location	309 Bellarine Street, South Geelong
Applicant	Context Planning Pty Ltd PO Box 787 Torquay Vic 3228
Zone	Industrial 3 Zone
Overlays	Design and Development Overlay – Schedule 20
Existing use	Dwelling
Restrictions	Nil
Permit triggers	<ul style="list-style-type: none"> ▪ Buildings and works associated with a caretaker's house and warehouses ▪ Use of the land for a caretaker's house ▪ Waiving of car parking

2 Introduction

This report supports an application for the use and development of a caretaker's house, the development of three warehouses and waiving of car parking.

The site is zoned Industrial 3 Zone and is subject to Design and Development Overlay – Schedule 20.

We understand that a Planning Permit is triggered for this application pursuant to the following clauses of the Greater Geelong Planning Scheme, however, we also understand that Council will determine the permit triggers:

- Clause 33.03-1 – Use of the land for a caretaker's house.
- Clause 33.03-4 – Buildings and works.
- Clause 52.06-3 – Waive car parking.

This application allows the potential of this industrially zoned parcel in a prime location of South Geelong to be realised, and it provides a high quality urban design outcome which will improve the urban environment.

It also results in the demolition of a dwelling, which is an established non-conforming use in the Industrial 3 Zone, which would otherwise be prohibited on the land, resulting in land uses which are consistent with the Industrial 3 Zone.

As the application provides a positive response to the Greater Geelong Planning Scheme, we recommend the issue of a Planning Permit in support of the application.

2.1 Purpose of this Report

The purpose of the report is to:

- Explain the proposal.
- Provide a written response to the planning permit triggers and explain how the proposal meets the purpose statement and relevant decision guidelines identified in the Greater Geelong Planning Scheme.
- Identify and consider any relevant general or particular provisions.
- Provide an assessment of the proposal against the Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF) as relevant to this application.

Considering the context of the site, the relevant planning controls and policies, the key planning considerations are:

- Can a caretaker's house be supported on the site?
- Is the application responsive to the zone?
- Is an acceptable response achieved in relation to the Design and Development Overlay?
- Is the application supported by the Municipal Planning Strategy and the Planning Policy Framework?
- Does the development provide an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land, and the nature of the locality?
- Is an acceptable outcome achieved in relation to the issues required to be considered in Clause 65.01?

This report demonstrates that the proposal will provide for an acceptable planning outcome for the land, having regard to the direction of planning policy and the permit triggers.

We recommend that the application is supported through the issue of a Planning Permit.

3 Site Analysis

3.1 Subject site

The subject site is addressed as 309 Bellerine Street, South Geelong and consists of two titles.

The site is located on the corner of Bellerine Street and Little Fyans Street and has a total area of 836 square metres, with a frontage of 20.1 metres to Bellerine Street, and a frontage of 40.2 metres to Little Fyans Street. The site can be seen in the aerial image below.



Image 1 - Aerial image of subject site

The site is currently developed with a single storey weatherboard Federation style dwelling, which has been significantly modified over the years. Vehicle access is provided to the site from both street frontages. The site has a gradual fall from north to south.

There are no canopy trees located on the site. A canopy street tree has been established along the Bellerine Street frontage of the site, and an electricity pole is located in the Little Fyans Street road reserve area.



Image 2 - Existing site development, Bellerine Street



Image 3 - Existing site development, Little Fyans Street

The subject site is located in the Industrial 3 Zone, as is land to the north, south and east of the site. Land to the west of the site is zoned Mixed Use Zone.

3.2 Immediate context

To the north, at 307 Bellerine Street, South Geelong, is a site which is developed with a dwelling, and we understand that the land is used for automotive repairs.

Further north of this site, at 309 Bellerine Street, South Geelong, land has been developed for commercial purposes and is used as a gym.

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Image 4 – 307 and 309 Bellerine Street, South Geelong

To the north west land has been developed for residential purposes, while land to the south west is developed for an industrial land use

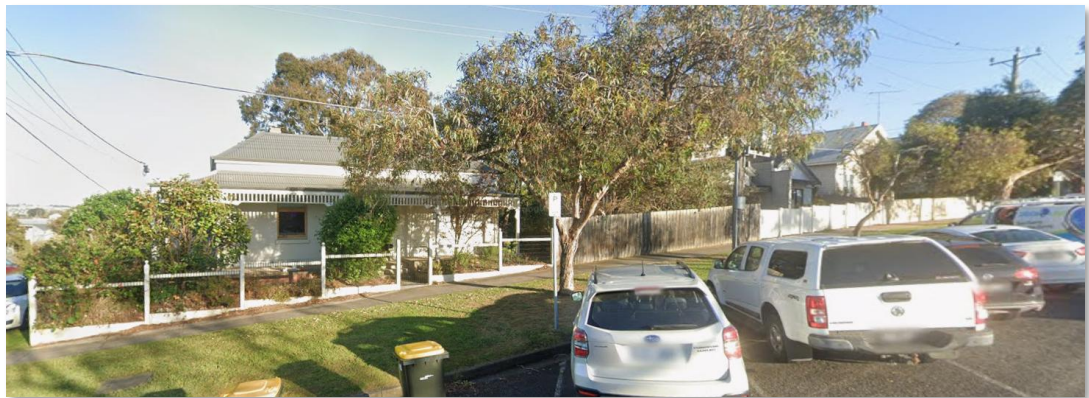


Image 5 - North west of site



Image 6 - South west of site

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To the south, at 311 Bellerine Street, South Geelong, is land which is undeveloped and used for vehicle storage.



Image 7 - 311 Bellerine Street, South Geelong

To the east at 53 Little Fyans Street, South Geelong, the land is developed and used for industrial/ warehousing purposes.



Image 8 - 53 Little Fyans Street, South Geelong

3.3 Broader context

More broadly, the site is well located and serviced by public transport, including buses and the South Geelong Railway Station.

The site is within easy walking distance of a range of recreational areas, including the areas associated with the Barwon River, Landy Field, and the recreational land surrounding GMHBA Stadium, which includes swimming pools and ovals.

The site is also serviced by the South Geelong Primary School, which is within easy walking distance, and has easy access to the Belmont Sub Regional Centre and Geelong's Central Activities Area.

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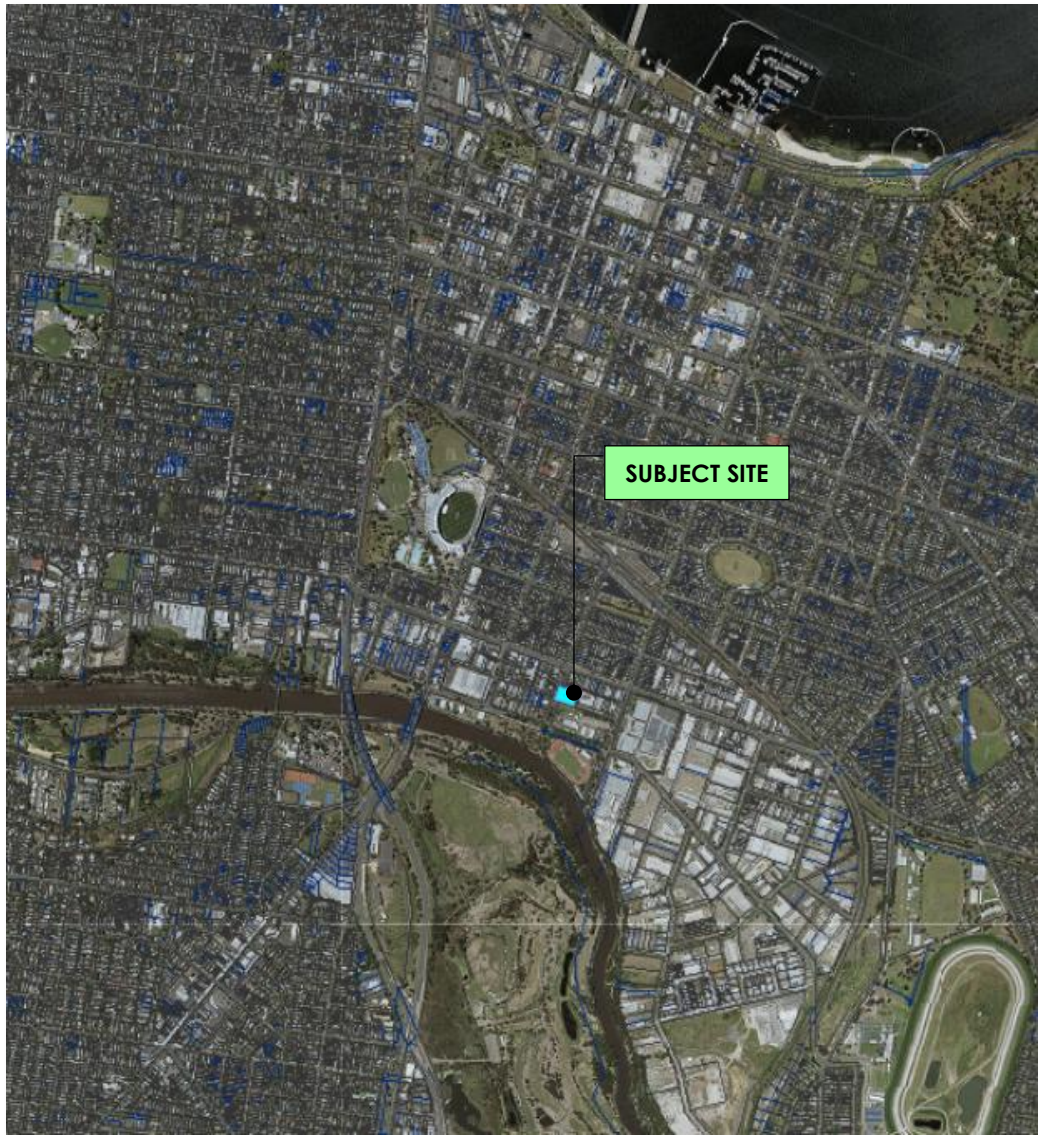


Image 9 - Aerial image showing broader site context

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Warehouse 3 is provided with an upper floor area of 89.7 square metres, notated as office space, associated with a warehouse land use. A south facing balcony is provided.

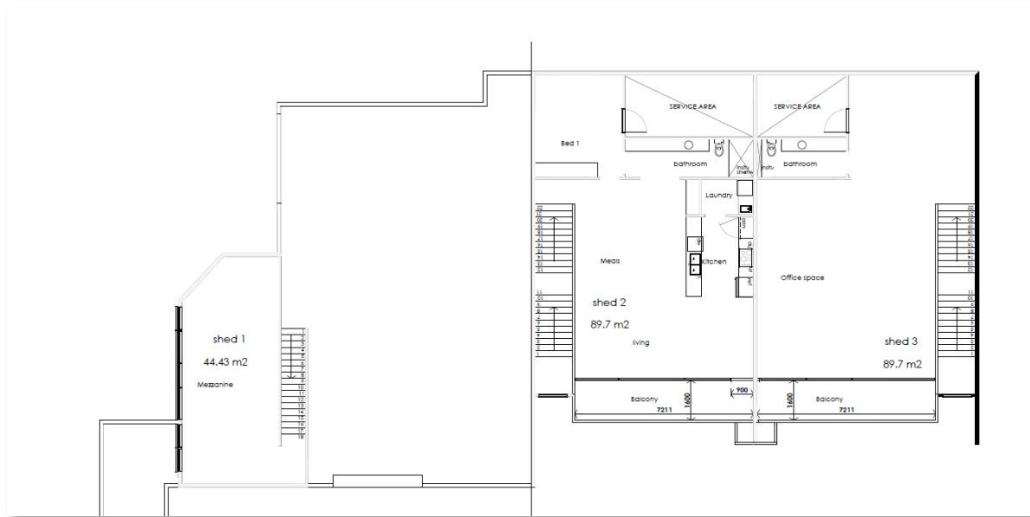


Image 11 – Upper floor plan

The development is designed to make a positive contribution to both streets, and features a substantial amount of glazing, along with balconies to activate both Bellerine Street and Little Fyans Street. A range of materials will be used to provide visual interest, as seen below.

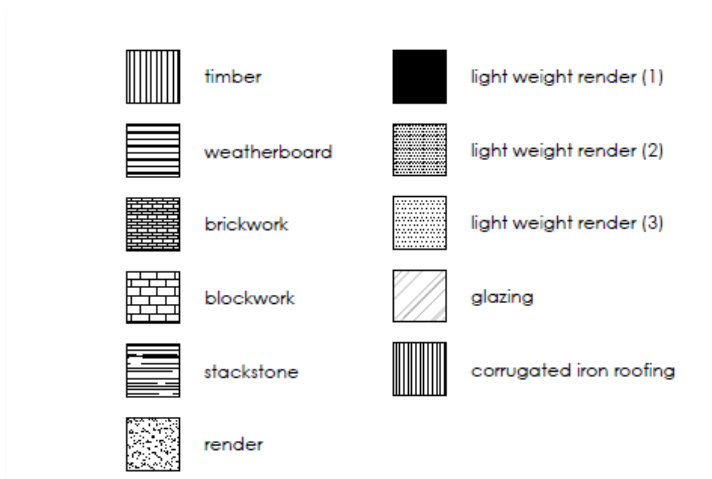


Image 12 - Materials

The buildings have a maximum height of approximately 7.97 metres.

The proposed elevations are included below.

The application is supported by:

- Architectural Plans | Tony Preiato and Associates.
- Transport Engineering Assessment | Traffix Group.
- Waste Management Plan | Traffix Group.
- Sustainability Management Plan | MS Consultants.

A pre application meeting was held with Hugh Griffiths and Di Stanley, and no concerns were raised about the proposal.

5 Planning Controls

5.1 Industrial 3 Zone

The subject site is located within the Industrial 3 Zone. The purpose of the Industrial 3 Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for industries and associated uses in specific areas where special consideration of the nature and impacts of industrial uses is required or to avoid inter-industry conflict.*
- *To provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities, which allows for industries and associated uses compatible with the nearby community.*
- *To allow limited retail opportunities including convenience shops, small scale supermarkets and associated shops in appropriate locations.*
- *To ensure that uses do not affect the safety and amenity of adjacent, more sensitive land uses.*

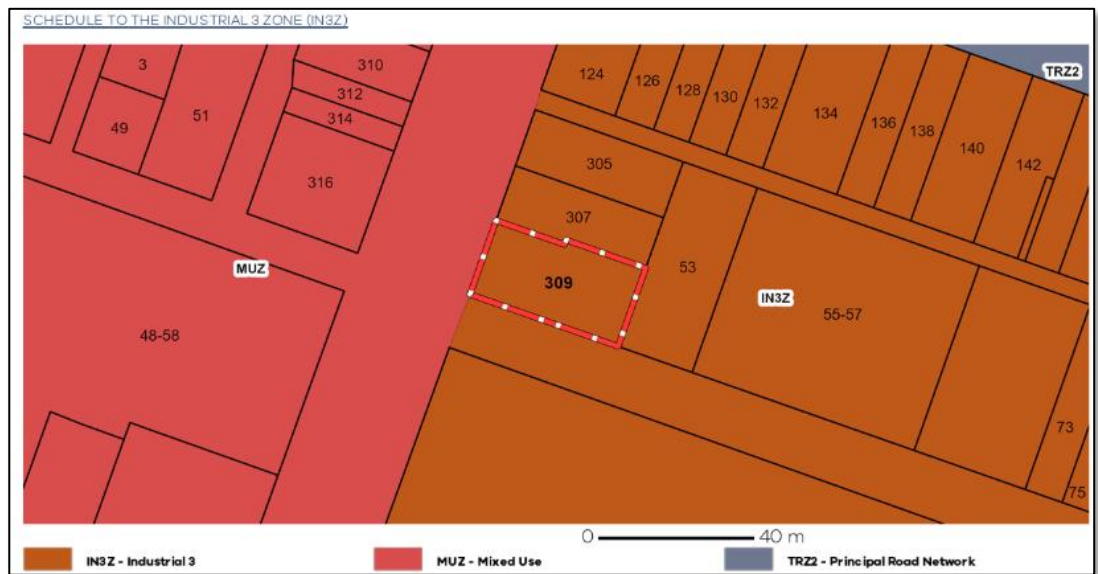


Image 4 - Zone Map

5.1.1 Response to Industrial 3 Zone

Permit triggers

Pursuant to the Industrial 3 Zone, a Planning Permit is required by:

- Clause 33.03-4 – Buildings and works.
- Clause 33.03-1 – Use land for a caretaker’s house.

Response to the zone

This proposal is aligned with the purpose and decision guidelines of the Industrial 3 Zone, as demonstrated in Section 9 of this report.

This application is designed to provide for warehousing and a caretaker’s house, which are not noisy neighbours, providing an appropriate land use and development response to the Mixed Use zoned land located on the opposite side of Bellerine Street – consistent with the zone’s intentions.

5.2 Design and Development Overlay

The site is subject to the Design and Development Overlay – Schedule 20 (DDO20) as can be seen in the image below.

The objectives of DDO20 are:

- To improve the visual appearance and image of industrial areas through well designed site responsive developments.
- To facilitate economic development through efficient and functional industrial development.
- To provide a high level of amenity for workers and visitors to industrial areas.
- To minimise the potential for negative off-site effects to occur.
- To promote best practise storm water quality and reuse measures.



Image 16 – DDO20

5.2.1 Response to DDO20

Permit Triggers

A Planning Permit is required by Clause 43.02-2 for buildings and works.

Public notice

DDO20 provides an **exemption from public notice** and the review rights of Section 82(1) of the *Planning and Environment Act, 1987*.

Response to the overlay

This proposal is aligned with the design objectives of the overlay and the relevant decision guidelines as demonstrated in Section 9 of this report. Ultimately, this development will provide for buildings which are consistent with the zoning of the

land, with the buildings designed to activate both Bellerine Street and Little Fyans Street – providing a higher quality building outcome than most of the industrial development undertaken in the area.

6 General and Particular Provisions

The following general and particular provisions are relevant to this application.

6.1 Clause 52.06 – Car parking

The purpose of Clause 52.06 is:

To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.

To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

To support sustainable transport alternatives to the motor car.

To promote the efficient use of car parking spaces through the consolidation of car parking facilities.

To ensure that car parking does not adversely affect the amenity of the locality.

To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Clause 52.06-2 details that before a new use commences the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority in one or more of the following ways:

- *on the land; or*
- *in accordance with a permit issued under Clause 52.06-3; or*
- *in accordance with a financial contribution requirement specified in a schedule to the Parking Overlay.*

A permit is required to:

- *Reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.*

Table 1 details the following car parking requirement for the use, the site is within a Category 1 area:

Land use	Measure	Category 1 (Minimum Requirement)	Category 2 (Minimum Requirement)	Category 3 (Minimum and Maximum Requirement)	Category 4 (Maximum Requirement)
Warehouse - other than specified in this table	To each 100 square metres of net floor area	2	0.25	0 - minimum 0.5 - maximum	0.5
Dwelling	To each dwelling	1.2	1	0 - minimum 2 - maximum	2

Image 17 - Requirements of Table 1

6.1.1 Response to Clause 52.06

Permit triggers

A Planning Permit is triggered under Clause 52.06-3 to waive the car parking requirements (two spaces) associated with the above uses.

Clause 52.06-7 – Clause 52.06-9 are relevant to the consideration of this application.

Assessment

This application is supported by a Traffic Engineering Assessment (TEA) prepared by the Traffix Group which supports the proposal. The TEA provides an assessment of the proposal and includes a car parking survey of on street car parking demand within the vicinity of the subject site.

The TEA confirms that:

- all car parking spaces and accessways have been designed to achieve compliance with Clause 52.06-9.
- The minor waiving of car parking can be supported, as there is adequate parking in the area to provide for any demand generated, noting that the area is well serviced by public transport options.
- Loading bays are appropriately located.
- Traffic generated by the uses can be accommodated in the road network.
- There are no traffic engineering reasons why a Planning Permit should not be issued.

A further assessment of car parking can be found in Section 9 of this report.

6.2 Clause 52.34 – Bicycle facilities

The purpose of Clause 52.34 is:

- *To encourage cycling as a mode of transport.*
- *To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.*

Clause 52.34-1 details that a new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land.

Where the floor area occupied by an existing use is increased, the requirement for bicycle facilities only applies to the increased floor area of the use.

A permit may be granted to vary, reduce or waive any requirement of Clause 52.34-5 and Clause 52.34-6.

6.2.1 Response to Clause 52.34

As less than 1,000 square metres of floor area is proposed, there is no requirement for any bicycle facilities for this development. The TEA confirms this.

6.3 Clause 65.01 – Approval of an application or plan

The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause. To assist Clause 65.01 details a number of decision guidelines for consideration, those relevant to the application include:

- *The matters set out in Section 60 of the Act.*
- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *The proximity of the land to any public land.*
- *Whether the proposed development is designed to maintain or improve the quality of storm water within and exiting the site.*

- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*
- *The impact the use or development will have on the current and future development and operation of the transport system.*

6.3.1

Response to Clause 65.01

Clause 65 – Decision Guidelines details that *because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.*

Our assessment of the application against Clause 65.01 confirms that this application will result in an acceptable outcome for the site, and that the application is consistent with the relevant requirements of Clause 65.01. The detailed assessment can be seen in Section 9 of this report.

7 Public notification

Many planning permit triggers in Victoria's planning schemes include exemptions from third party notice and review rights, meaning those permit triggers do not need to be notified and third parties do not have the right to appeal the decision. It is important to note that the following elements of this application are exempt from notice and review:

- Design and Development Overlay – Schedule 20.

We highlight this for information during any public notification process to ensure an awareness that objections cannot be considered where they relate to the exemptions from notice identified above. Any objections lodged in relation to these issues have no standing.

The *Planning and Environment Act 1987* requires Council to consider all objections which it has received, before making its decision. However, where the Act or the Planning Scheme does not require notice, Council is not required to consider an objection received on that matter.

8

Municipal Planning Strategy and Planning Policy Framework

8.1 Municipal Planning Strategy (MPS)

The most relevant sections of the MPS are included below.

Clause 02.01 – Context

The City of Greater Geelong is Victoria’s largest regional municipality. Located 75 kilometres south west of Melbourne, the municipality covers an area of 1247 square kilometres comprising suburban, coastal, and country areas. Greater Geelong is bounded by the Moorabool Shire in the north, Wyndham City Council and the Borough of Queenscliff in the east, Surf Coast Shire and Golden Plains Shire in the west, and Bass Strait to the south.

Geelong is the largest regional city in Victoria and the primary service and employment hub for the G21 Geelong Region Alliance.

Clause 01.02 – Vision for Victoria

By 2050 Victoria will be a vibrant, accessible and connected community, valued for its diverse cultures, sustainable environmental practices and respect for the First Peoples of Victoria.

Building a state which provides choices and opportunities for current and future generations of Victorians in quality housing, transport, employment, environment and connectivity, will require input from community, government, local businesses and industry alike.

We will create a society that caters to the unique needs of all Victorians, nurturing individual health through physical and cultural recreation.

Clause 02.02 – Vision

Council’s overarching vision for Greater Geelong is:

Geelong, coast, country and suburbs, is the best place to live through prosperity and cohesive communities in an exceptional environment.

Clause 02.03-7 – Economic development

Industry

There is a need to provide support for ongoing employment and economic development in the Geelong region.

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While traditional manufacturing industries will continue to be economic and employment drivers in the municipality, the City's economy will need to focus on emerging industry sectors that underpin economic development.

The changing nature of industrial development means that most industrial development now requires land that offers a high amenity environment for workers and visitors.

There is a need to support industry through the maintenance and improvement of infrastructure including roads, rail, Avalon Airport, Geelong Port and associated facilities. The extractive industry operations in the municipality make a vital contribution to the building and construction industries and are of major economic importance to the Geelong region.

8.2 Planning Policy Framework

The most relevant sections of the Planning Policy Framework (PPF) are included below

Clause 11.01-1R – Settlement - Geelong G21

Support the role of Central Geelong as a major regional city and revitalise and strengthen its role as Victoria's second city.

Clause 11.01-1S Settlement

Objective

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Clause 15.01-1S Urban design

Objective

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Clause 15.01-2S Building design

Objective

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Clause 15.01-2L Environmentally sustainable development

Objective

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Clause 17 Economic development

Planning is to provide for a strong and innovative economy, where all sectors are critical to economic prosperity.

Planning is to contribute to the economic wellbeing of the state and foster economic growth by providing land, facilitating decisions and resolving land use conflicts, so that each region may build on its strengths and achieve its economic potential.

Clause 17.01-1S Diversified economy

Objective

To strengthen and diversify the economy.

Clause 17.01-1R Diversified economy

Strategies

Support industries that utilise skills within the region.

Clause 17.03-2S Sustainable industry

Strategies

Encourage activities with minimal threshold requirements to locate towards the perimeter of the industrial area.

Clause 17.03-2L Sustainable industry in Geelong

Strategies

Facilitate well designed and serviced industrial development that provides a high level of amenity for workers and visitors.

8.2.1 Response to planning policy

Our assessment in Section 9 of this report demonstrates that this application is supported by the MPS and PPF and will provide for a warehouse land use, which is appropriately located on the edge of the Industrial 3 Zone.

The demolition of the existing dwelling, and its conversion to a Caretaker's House associated with an industrial land use results in the industrially zoned land being used for purposes which are consistent with the direction of policy.

We confirm that this application will assist Council in achieving its overarching vision for Greater Geelong, outlined in Clause 02.02 which sees Greater Geelong as the best place to live through prosperity and cohesive communities in an exceptional environment.

It is also consistent with the People's Panel vision for Victoria, providing choices for the community and their employment, and facilitating business.

9 Key planning considerations

To assist Council in its assessment of this application, we have identified and responded to the following key planning considerations:

- Is the application responsive to the zone?
- Is an acceptable response achieved in relation to the Design and Development Overlay?
- Is the application supported by the Municipal Planning Strategy and the Planning Policy Framework?
- Does the development provide an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land, and the nature of the locality?
- Is an acceptable outcome achieved in relation to the issues required to be considered in Clause 65.01?

9.1 Is the application responsive to the zone?

The site is currently developed and used as a dwelling, which is a historic land use and does not conform with the zone requirements. The dwelling can continue to exist on the land, provided that the land is continually used for this purpose, continuing to provide for a land use which is not supported by the zone.

Approval of this application will result in the demolition of the dwelling and the conversion of the site to land use outcomes which are consistent with the purpose of the Industrial 3 Zone. This application provides for a Caretaker's House, which is an allowable land use under the Industrial 3 Zone, providing for an appropriate transition away from a dwelling land use which has no connection to industry, to a dwelling land use which is intrinsically connected to industry.

We highlight that the pre application meeting with Council did not raise any concerns with the Caretaker's House.

The warehouse land use does not require planning approval and we confirm that there is no intention for the warehousing to be used for a purpose listed in Clause 53.10 or require any approvals under the Dangerous Goods (Storage and Handling) Regulations 2022, Occupational Health and Safety Regulations 2017, Dangerous Goods (Explosives) Regulations 2011, or Dangerous Goods (HCDG) Regulations 2016.

The warehousing will operate without adversely affecting the amenity of the neighbourhood, including through transport of materials and goods, appearance of goods

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or materials – all of which will be stored within the buildings, or emission of noise, light, vibration, odour etc. This is consistent with the purpose of the zone and the land use requirements for a warehouse.

The application is also consistent with the decision guidelines of the zone, as detailed below.

The Municipal Planning Strategy and the Planning Policy Framework.

The application is consistent with the MPS and PPF as demonstrated in Section 9.4 of this report.

The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.

The Caretaker's House will not impact on the amenity of the Mixed Use Zone located on the opposite side of Bellerine Street and is in fact a residential land use which is consistent with the way that this Mixed Use land is used.

The effect that nearby industries may have on the proposed use.

All nearby industries are designed to be land uses which can co-exist with nearby residentially zoned land, given the proximity of the Mixed Use zoned land, and the structure of the Industrial 3 Zone.

The Caretaker's House is located on Industrial 3 zoned land, and is associated with an industry (warehouse), as such, the amenity expectations of those living in the Caretaker's House are different (lower) than those living on land which is residentially zoned.

The drainage of the land.

The site is connected to Council's drainage network.

The availability of and connection to services.

The site is connected to all required services.

The effect of traffic to be generated on roads.

The small warehouses which are proposed, and the modest Caretaker's House, will have minimal impact on the road network. We note that the road network has been designed to provide for industrial land uses.

The interim use of those parts of the land not required for the proposed use.

Not applicable.

Any natural or cultural values on or near the land.

There are no natural or cultural values requiring consideration for this site.

Streetscape character, built form and landscape treatment.

The scale of development is consistent with other nearby industrial developments, while the buildings have been designed to improve streetscape character with the building providing a sense of address and activation of each street. This is achieved by the provision of extensive glazing for Warehouse 1, and by the use of first floor balconies and glazing for Warehouses 2 and 3.

A landscape plan has been developed and the site will provide for a pleasant landscaped outcome, which improves the landscape values of this corner site.

Interface with non-industrial areas.

Non-industrial areas are located on the opposite side of Bellerine Street, and this development is designed to provide an active frontage to Bellerine Street, providing for passive surveillance of the street network and a safer urban area.

Parking and site access.

Car parking and site access is conveniently designed and located to ensure that safe and manageable vehicle movements are provided.

Loading and service areas.

Loading bays are provided within the individual buildings, as are service areas.

Outdoor storage.

No outdoor storage areas are proposed.

Lighting.

Lighting will be provided to ensure the security of the premises and can be managed by permit conditions, if required.

It is demonstrated that this application **is responsive** to the purpose and decision guidelines of the Industrial 3 Zone.

9.2 Is an acceptable response achieved in relation to the Design and Development Overlay?

Design and Development Overlay – Schedule 20 (DDO20) has been developed by Council to ensure that safe and attractive industrial developments are created within the municipality.

This application is consistent with the design objectives of DDO20 by:

- Improving the visual appearance of the area through a development which is well designed and attractive.
- Providing for an environment which will ensure a high degree of amenity for workers and any visitors to the site.
- Minimising the potential for off site amenity impacts.

This application is also consistent with the relevant requirements of DDO20 by:

- Avoiding front fencing.
- Providing for landscaped front setback areas which are consistent with the setbacks of other buildings in the area.
- Designing the buildings to address each street frontage on this corner site, and providing for facades which provide for visual interest.
- Clearly delineating the buildings' pedestrian access points.
- Providing for car parking in the front setback areas so that is easy to use and accessible.
- Ensuring a pleasant landscaped outcome for the site.

It is demonstrated that an **acceptable response is provided** to the Design and Development Overlay.

9.3 Is the application supported by the Municipal Planning Strategy and the Planning Policy Framework?

Planning policy relevant to the consideration of this application falls broadly within two themes, these being building design and economic development and these are addressed below.

Economic development

This application assists in ensuring that there are local employment opportunities associated with the three small warehouses which are proposed, consistent with Clause 02.03-7 – Economic Development. This policy also identifies that traditional manufacturing industries will be key economic and employment drivers, and the establishment of three warehouses on the land responds to this demand, assisting in ensuring a healthy economy.

A strong and innovative economy is promoted by Clause 17 – Economic Development, which seeks to ensure that the economic potential of each region is realised, and this application assists in achieving this direction. Clause 11.01-1S – Settlement complements Clause 17 by seeking to deliver choice and opportunity for all Victorians through a network of cities. This application is consistent with the direction of the abovementioned policies.

Ultimately, the development of three warehouses on the land assists in diversifying the economy, providing employment within the warehousing sector, and utilising skills within the region, consistent with Clauses 17.01-1S and R – Diversified Economy.

The development is designed to provide for a well-designed and well serviced warehouse development which will provide a high degree of amenity for workers and visitors, consistent with Clause 17.03-2L – Sustainable Industry in Geelong, while the warehousing use is appropriately located to the periphery of the Industrial 3 Zone, as promoted by Clause 17.03-2S – Sustainable Industry.

Ultimately, the conversion of the use of the site from dwelling to warehousing and caretaker's house ensures that the direction of Clauses 17.03-1S, R and L – Industrial Land Supply are met and the industrially zoned land will be used for an industrial land use.

Building design

The development has been designed to ensure that a safe, and functional urban environment is created, consistent with the objective of Clause 15.01-1S – Urban Design. The built form outcome is specifically designed to provide for a sense of safety through active street frontages, allowing for passive surveillance of the street network and surrounding neighbourhood.

Context.

Planning

The buildings' design and siting is responsive to the local context, providing for landscaped front setbacks and active frontages which enhance the public realm, consistent with the direction of Clause 15.01-2S – Building Design.

This application is supported by a Sustainability Management Plan (SMP) which demonstrates that the development can be undertaken to achieve best practice in environmentally sustainable development, consistent with the objective of Clause 15.01-2L – Environmentally Sustainable Development.

It is demonstrated that the application **is supported** by the Municipal Planning Strategy and the Planning Policy Framework.

9.4 Does the development provide an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land, and the nature of the locality?

This application is supported by a TEA which has considered the proposal, undertaken a parking survey of the area and has concluded that:

- *the provision of 8 car spaces results in a statutory shortfall of 2 car spaces, and a car parking reduction is required under Clause 52.06-7,*
- *a reduction of on-site car parking is supported under the decision guidelines of Clause 52.06-7:*
 - i) the car parking demand assessment which states that the overflow in car parking will be 0-3 car spaces, depending on the ultimate ownership of the tenancies,*
 - ii) the availability of car parking in the nearby area, including 4 spaces which will remain along the site's frontage to Bellarine Street and Little Fyans Street, and*
 - iii) the availability of public transport services in the nearby area.*
- *bicycle parking is not required under Clause 52.34,*
- *the proposed parking layout and vehicle access arrangements accord with the requirements of the Planning Scheme, Australian Standards (where relevant) and current practice,*
- *all loading activities will be undertaken appropriately on the site within the dedicated loading bay, this is acceptable from a traffic engineering perspective,*
- *waste collection will be undertaken on-street, which is appropriate for a development of this scale,*
- *the level of traffic generated by the proposal can be accommodated without any adverse impacts to the operation of the road network, and*
- *there are no traffic engineering reasons why a planning permit for the proposed mixed use development at 309 Bellerine Street, South Geelong, should be refused.*

The TEA confirms that the development and use will generate a low amount of traffic which is readily able to be absorbed into the existing road network. It also supports the car parking and vehicle access arrangements, and loading bay, all of which have been analysed and determined to result in safe and efficient vehicle movements.

In supporting the minor waiving of car parking the Traffic Engineers found that the two spaces which are sought to be waived could be accommodated along the site's frontage, or within existing car parking areas near to the site which were found to be in low demand. It also found that the site is well serviced by public transport, and bicycle and pedestrian infrastructure, which facilitate travel to the site by modes other than the motor vehicle.

Given the above, it is demonstrated that **an appropriate level of car parking is provided.**

9.5 Is an acceptable outcome achieved in relation to the issues required to be considered in Clause 65.01?

The approval of this application will ensure that the objectives of planning in Victoria are met, with this application providing for an orderly development of land which assists in providing for a pleasant and safe living and working environment for Victorians.

The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

This has been addressed in Section 9.3 of this report.

The purpose of the zone, overlay or other provision.

This has been addressed in Section 9.1 and 9.2 of this report.

Any matter required to be considered in the zone, overlay or other provision.

This has been addressed in Sections 9.1, 9.2, 9.3 and 9.4 of this report.

The orderly planning of the area.

An orderly planning outcome is achieved through the conversion of a non-conforming land use into a conforming land use, and by the development of land in a manner which is consistent with the zone and overlay provisions.

The effect on the amenity of the area.

Warehousing is a quiet industrial land use, which generates minimal traffic, such that there will be no negative impact on the amenity of the area.

The proximity of the land to any public land.

There is no public land requiring consideration.

Planning

The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

Loading bays are provided, and the road network is designed to support industrial land uses. The TEA confirms that the loading bays are appropriately designed and located.

The impact the use or development will have on the current and future development and operation of the transport system.

The development and use will not impact on the operation of the transport system. This is confirmed in the TEA.

It is demonstrated that this application **provides an acceptable outcome** for the site when considered against the decision guidelines of Clause 65.01.

10 Aboriginal Heritage

The *Aboriginal Heritage Regulations, 2007* which specify the circumstances in which a Cultural Heritage Management Plan (CHMP) is required for an activity or class of activity. Part 2 - Division 2 of the *Aboriginal Heritage Regulations 2007* specifies exempt activities which do not require a Cultural Heritage Management Plan.

A CHMP is not required for this application, as the site is not located within an area of Aboriginal cultural heritage significance.

11 Conclusion

This report demonstrates that an appropriate response to the requirements of the Greater Geelong Planning Scheme is achieved, confirming:

- The application is supported by the MPS and PPF.
- The application is responsive to the purpose and decision guidelines of the Industrial 3 Zone.
- A positive response to the design and objectives and decision guidelines of the Design and Development Overlay is achieved.
- An appropriate level of car parking is provided on the land, designed to be easily managed and used, consistent with the purpose and decision guidelines of Clause 52.06.
- The application will result in the loss of a non- confirming use (dwelling) from the land, converting the land to an industrial land use, which provides an orderly planning outcome, and more positive response to the industrial zoning of the land.
- An acceptable outcome is achieved.

We recommend that a Planning Permit is issued in support of the proposal.