

# MINUTES

## ORDINARY MEETING OF COUNCIL

**Tuesday, 13 May 2008**

Held at the  
Council Conference and Reception Centre  
City Hall, Little Malop Street, Geelong  
commencing at 7.00 p.m.

**COUNCIL:**

Cr. B. Harwood  
- *Mayor*

(Tourism and Major Events / Communications)

Cr. B.H. Abley

(Infrastructure / Parks / Gardens)

Cr. A.M. Ansett

(Historical Restoration / Rural and Regional Affairs)

Cr. L. Brazier

(Community Development and Indigenous Affairs)

Cr. J. Farrell

(Democracy and Governance / Education and Youth)

Cr. A. Katos

(Finance)

Cr. Dr. S. Kontelj

(Major Projects)

Cr. R. Macdonald

(Planning / Economic Development (shared) / Strategic Development (shared))

Cr. P. McMullin

(Arts, Culture and Heritage / Economic Development (shared))

Cr. J. Mitchell

(Sport and Recreation / Strategic Development (shared))

Cr. T. O'Connor

(Environment / Waste Management)

Cr. D.J. Saunderson

(Multicultural Affairs)

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**MINUTES OF THE ORDINARY MEETING  
OF THE GREATER GEELONG CITY COUNCIL  
HELD AT THE COUNCIL CONFERENCE AND RECEPTION CENTRE  
CITY HALL, LITTLE MALOP STREET, GEELONG  
TUESDAY, 13 MAY 2008  
COMMENCING AT 7.00 P.M.**

**PRESENT:** Cr B Harwood (Chair), Crs B H Abley, A M Ansett, L Brazier, J Farrell, A. Katos, S Kontelj, R Macdonald, P McMullin, J Mitchell, T O'Connor, D Saunderson

**Also present:** K Rundle (Chief Executive Officer), A Smith (General Manager Corporate Services), K Sullivan (General Manager Development Sustainability), P Reeve (General Manager City Services), I McGinnigle (General Manager Community and Recreation), S Wright (General Manager Major Projects), D Frost (General Manager Community Infrastructure & Recreation), T Demeo (Manager Planning Strategy & Economic Development), A Grant (Property Advisor), L Sampson (Consultant), J Wall (Manager Marketing and Administration), J Bleazby (Governance Co ordinator), D Chiller (Senior Media Officer)

**OPENING:** The Mayor declared the meeting open at 7.00pm

**OATH OF OFFICE:**

**Andrew Katos** took the Oath of Office and was welcomed to Council as the new Deakin Ward Councillor.

**APOLOGIES:** Nil.

**CONFIRMATION OF MINUTES:**

**Cr Abley moved, Cr Farrell seconded -**

**That the Minutes of the Ordinary Meeting held on 22 April 2008 be confirmed and signed.**

**Carried.**

**DECLARATIONS OF INTEREST OR CONFLICTS OF INTEREST:**

Cr Abley declared an interest only in Agenda Item 10, Elderslie Reserve Master Plan, in that her son and grandchildren are members of the Newtown Football and Netball Club.

Cr Kontelj declared an interest only in Agenda Item 10, Elderslie Reserve Master Plan, in that his son is a member of the Newtown/Chilwell Football/Netball Club.

## 1. CONSIDERATION OF PANEL REPORT AND ADOPTION OF AMENDMENT C138 - ARMSTRONG CREEK URBAN GROWTH PLAN

**Portfolio:** Planning - Cr Macdonald  
**Source:** Development Sustainability - Planning Strategy  
**General Manager:** Kate Sullivan  
**Index Reference:** Project: Amendment C138 - Reports Council

### Summary

- Amendment C138 gives effect to the recommendations outlined within the *Armstrong Creek Urban Growth Plan, October 2006* providing the basis for the future development of the Armstrong Creek area by incorporating a high level Framework Plan into the Greater Geelong Planning Scheme to be followed by detailed Precinct Structure Plans. Updated reference to Armstrong Creek as a priority for residential growth within Greater Geelong will be made to Clause 21.08 and a new strategy specific to Armstrong Creek will be introduced at Clause 21.40 of the Planning Scheme.
- Whilst the Amendment will introduce a number of overlays, the Amendment does not propose the rezoning of any land. Subsequent Amendments will rezone land for urban purposes.
- Exhibition of the Amendment attracted one hundred and nineteen (119) submissions; the majority of whom indicated support for the Growth Plan, but objected to matters of process and details of the component elements.
- The exhibited Amendment, together with all submissions was referred to an Independent Panel appointed by the Minister for Planning for consideration as required by the *Planning and Environment Act 1987*. The Panel Hearing was conducted over the period spanning 13<sup>th</sup> November to 18<sup>th</sup> December 2007.
- The Independent Panel recommends that the Amendment be adopted with the introduction of a Framework Plan as an Incorporated document and the modified Volume 1 to become a Reference document within the Greater Geelong Planning Scheme.
- It is recommended that Amendment C138 be adopted as described in Appendix 1-2 and forwarded to the Minister for Planning for approval. Having done so, it will be necessary for Council to finalise both an Infrastructure Delivery Plan and Development Contribution Plans to allow for preparation of the Precinct Structure Plans.
- The Panel supports the future rezoning of the Major Activity Centre to a Priority Development Zone along with the referral to the Priority Development Panel.
- There are several options for future rezoning the land in the growth area but the imminent introduction of the Urban Growth Zone will provide the fastest and most flexible route for responsible development of Armstrong Creek.

**1. CONSIDERATION OF PANEL REPORT AND ADOPTION OF AMENDMENT C138 - ARMSTRONG CREEK URBAN GROWTH PLAN (CONT'D)**

Cr Macdonald moved, Cr McMullin seconded -

That Council:

- 1) adopt a response to the Panel's recommendations as detailed in full within Appendix 1-1 to this report, including the key changes listed below:
  - a) accept expansion of the Major Activity Centre;
  - b) reject relocation of the Horseshoe Bend Neighbourhood Activity Centre to Boundary Road;
  - c) accept relocation of the Armstrong Creek East Neighbourhood Activity Centre to front Barwon Heads Road;
  - d) reject the reduction of the area of the Western Industrial Precinct;
  - e) accept removal of 'dedicated' Greenways from the Framework Plan, with significant remnant roadside vegetation to be further enhanced and protected through alternative methods;
  - f) accept removal of the Diagonal Roads from the Framework Plan;
  - g) accept removal of the 'dedicated' Public Transport Network from the Framework Plan, replaced by versatile public transport utilising the existing road network;
  - h) reject deletion of the biodiversity corridor/passive parkland designation for Hooper's Paddock;
  - i) accept (in part) amendment of the delineation of the Urban Growth Boundary to align with title boundaries.
- 2) adopt Amendment C138 in the form as outlined within Appendix 1-2 to this report, summarised as follows:
  - a) add the '*Armstrong Creek Urban Growth Plan - Framework Plan, May 2008*' as an Incorporated document within the Schedule to Clause 81.01;
  - b) include the '*Armstrong Creek Urban Growth Plan - Volume 1, May 2008*' as a Reference document;
  - c) replace Clause 21.08 '*Urban Growth*' of the MSS with an updated version (as exhibited);
  - d) add a new Clause 21.40 '*Armstrong Creek Urban Growth Area*' to the MSS specific to Armstrong Creek;
  - e) update Schedule 1 to the ESO and VPO and map changes to the application of the ESO1, VPO1 and SBO;
  - f) replace Schedule to Clause 52.01 '*Public open space contribution and subdivision*' with a new Schedule stipulating a contribution for the Armstrong Creek Urban Growth Area;
  - g) update Clause 61.03 outlining the list of maps comprising the Planning Scheme.
- 3) submit the adopted Amendment (Appendix 1-2) together with the prescribed information to the Minister for Planning requesting approval;

**1. CONSIDERATION OF PANEL REPORT AND ADOPTION OF AMENDMENT C138 - ARMSTRONG CREEK URBAN GROWTH PLAN (CONT'D)**

- 4) pursue implementation of the Panel's recommendations that the area designated as Major Activity Centre be rezoned to a Priority Development Zone as a matter of urgency via a Section 20(4) Ministerial Amendment;
- 5) request the Minister for Planning use the discretion afforded by the provisions of the *Planning and Environment Act 1987* to rezone the area within the Urban Growth Boundary to the proposed Urban Growth Zone as soon as it is available.

Carried.

## Report

### **Background**

Armstrong Creek is the designated growth area in the Geelong Region, and has been recognised for this purpose since the 1980s.

The first step in the planning process is to provide the policy framework and statutory basis for the Armstrong Creek Urban Growth Plan in the Greater Geelong Planning Scheme, to facilitate the implementation and realisation of the Urban Growth Plan, and to identify and protect existing conditions and environmentally sensitive areas.

Amendment C138 to Greater Geelong Planning Scheme is the mechanism for this to occur and was developed in consultation with a wide range of stakeholders, including state government agencies, adjoining local councils, the G21 Geelong Region Alliance, statutory bodies, utility companies, community groups and landowners.

Council resolved on 30<sup>th</sup> November 2006 to exhibit Amendment C138 for a ten week period. As a result of the exhibition a total of 119 submissions were received. On 24<sup>th</sup> July 2007 Council resolved to refer the submissions to an Independent Panel.

The Independent Panel was appointed under the provisions of Section 153 and 155 of the *Planning and Environment Act 1987*, by the Minister for Planning on 14 September 2007 to hear and consider submission about the amendment. The panel comprised Mrs Kathy Mitchell (Panel Chair), Mr Andrew Clarke and Mr Henry Turnbull.

### **Panel Review Process**

The panel held public hearings in respect to submissions received over a period of 18 days from 13<sup>th</sup> November 2007 to 18<sup>th</sup> December 2007.

Throughout the conduct of the hearing the Panel were presented with expert evidence (on behalf of both Council and submitters) and submissions by landowners or their advocates and legal representatives.

A large number of submitters to the Amendment presented to the Panel, focusing on core issues of:

- land supply;
- location and quantum of Activity centres;

## 1. **CONSIDERATION OF PANEL REPORT AND ADOPTION OF AMENDMENT C138 - ARMSTRONG CREEK URBAN GROWTH PLAN (CONT'D)**

- provision of infrastructure; and
- delineation of the Urban Growth Boundary.

Council provided ongoing verbal and written responses to the Panel throughout the conduct of the hearing.

The Panel conducted an accompanied site inspection of the broader Armstrong Creek Study Area by bus on 15<sup>th</sup> November 2007. A number of submitters were also present. Subsequent to this the Panel undertook a number of separate, unaccompanied visits to the area.

The Panel having regard to the issues raised in these submissions, the evidence presented to it and its observations from inspections of the Armstrong Creek Study Area and surrounds considered that the key issues to be addressed in the assessment of the Amendment were:

- Activity centres;
- Industrial / employment areas;
- Access and movement;
- Social and community infrastructure;
- Biodiversity corridors;
- Flooding / drainage controls;
- Non-urban areas;
- Land supply and staging; and
- Form of the amendment.

The Panel submitted its report for Council's consideration on 27<sup>th</sup> February 2008, a full copy of which is available for perusal in the Councillors lounge and on Council's website.

### **Panel Recommendations**

Throughout the conduct of the hearing the Panel were presented with expert evidence (on behalf of both Council and submitters) and submissions by landowners or their advocates and legal representatives.

The Panel critically reviewed the merits of the Amendment in detail, specifically the planning policy context, strategic basis for the Amendment, the proposed planning scheme controls and content of submissions.

The Panel recommended that Council adopt Amendment C138 subject to a few key changes (refer Section 16 of the Panel Report, pp.99-101) as summarised below.

### **CONTENT OF THE FRAMEWORK PLAN AND VOLUME 1**

The Panel proposed a number of detailed changes to the "*Armstrong Creek Urban Growth Plan - Framework Plan*" that is to be incorporated, and to the "*Armstrong Creek Urban Growth Plan - Volume 1*" to be referenced.

## 1. **CONSIDERATION OF PANEL REPORT AND ADOPTION OF AMENDMENT C138 - ARMSTRONG CREEK URBAN GROWTH PLAN (CONT'D)**

A detailed assessment against each of the suggested revisions is contained in Appendix 1-1 and the key issues outlined below.

### 1. Expansion of the Major Activity Centre

In order to accommodate the component land uses forming part of the Major Activity Centre (including Bulky Goods retailing); the Panel recommended that it be expanded to include the area bound by: Torquay Road to the west, Boundary Road to the north, the proposed sub-regional transit route to the east and Burvilles Road to the south.

#### **Officer Response: Accept**

- It is accepted that the centre ought to be expanded, but should remain within vicinity of the location designated east of Torquay Road as previously adopted by Council. Residential development needs to be incorporated into the overall design of this area.

### 2. Relocation of the Horseshoe Bend Neighbourhood Activity Centre to Boundary Road

A major consequence of abandoning the diagonal roads (as addressed later in this report) that connect the North Eastern Neighbourhood Activity Centre from both the Major Activity Centre and South Eastern Neighbourhood Activity Centre is reduced vehicular accessibility. When combined with limited pedestrian accessibility from the surrounding catchment as a consequence of deletion of the greenways, the centre becomes somewhat isolated. As such it has been recommended that this Neighbourhood Activity Centre be focused on the north eastern quadrant of the Boundary Road and Horseshoe Bend Road intersection.

#### **Officer Response: Reject**

- Any relocation must avoid potential for significant 'overlapping' of the catchment served by the Major Activity Centre. To adopt the Panel's recommendations would compromise the spatial distribution of the centres.
- Developers with land interests in the area have also advised that the fragmented ownership in the proposed location would make timely development problematic.
- Accordingly it is recommended that the centre be relocated northwards to the nearest intersection on the grid network. This will provide greater access to services for residents in the northern part of the growth area.

### 3. Relocate the Armstrong Creek East Neighbourhood Activity Centre to front Barwon Heads Road

The South Eastern Neighbourhood Activity Centre is proposed to be relocated adjacent to Barwon Heads Road as a consequence of the recommended deletion of both greenways and diagonal roads.

#### **Officer Response: Accept**

- Such a location will only serve to enhance the sustainability of the centre. The spatial distribution of catchments will not be compromised by relocating the activity centre east to this locale.

## 1. CONSIDERATION OF PANEL REPORT AND ADOPTION OF AMENDMENT C138 - ARMSTRONG CREEK URBAN GROWTH PLAN (CONT'D)

- VicRoads as the relevant Road Manager supports relocation of this centre adjacent to the declared Road.
- The revised location will potentially capture additional population east of Barwon Heads Road, however future development may be compromised by continued operation of a Broiler Farm on Groves Road, Connewarre. The Victorian Code for Broiler Farms requires that buffer and separation distances be maintained from broiler sheds and in this case, the use of 'superior technology' to reduce emission of odours if required.

### 4. Reduce the area of the Western Industrial Precinct

The Panel support for two discrete employment areas in the North Eastern and Western Industrial precincts is apparent. The Panel also notes that employment opportunities will be available within the tertiary (retail and community) sectors as well as business and service nodes. However the Panel recommends a reduction in the land area associated with the Western precinct, by approximately one third of its area as it considers the land allocation to be excessive.

#### **Officer Response: Reject**

- Consistent with principles of 'net employment' it is considered that the area designated as the Western Industrial Precinct will enable high amenity outcomes necessary to provide opportunity for competitive advantage in disciplines such as research, advanced manufacturing, health and food.
- The precinct will serve not only residents within Armstrong Creek, but will provide additional industrial land for the Greater Geelong region.
- By way of letter dated 1st April 2008 the Department of Innovation, Industry and Regional Development (DIIRD) wrote:

*"A primary role of DIIRD is to encourage economic and regional development throughout Victoria. This role includes working to ensure an adequate supply of industrial zoned land is available..."*

*"Consequently, DIIRD has some concerns with the C138 Panel Report recommendation that the proposed area of the Western Industrial Precinct be reduced by approximately one third. This precinct has been designed as a hi tech, high amenity business park covering 140 hectares, to service locals national and international clients. Reducing this precinct by 47 hectares will seriously limit Armstrong Creek's potential for promoting and facilitating economic growth and development".*

- It is acknowledged that further research will be required as a means of developing a strategy to attract such uses. It is noted that in doing so, the Panel has cautioned against becoming overly prescriptive in the composition of both Employment Precincts so as not to constrain future employment and development opportunities.

### 5. Remove dedicated Greenways

The removal of part of the existing road network to create dedicated greenways was viewed by the Panel as inappropriate. Whilst agreeing that significant remnant native vegetation should be retained, the Panel did not endorse duplication of the existing road network as a means of doing so. As such the Panel has recommended that greenways be deleted from the Framework Plan. However the Panel does note:

## 1. CONSIDERATION OF PANEL REPORT AND ADOPTION OF AMENDMENT C138 - ARMSTRONG CREEK URBAN GROWTH PLAN (CONT'D)

*"Areas of significant remnant native vegetation occurring on existing road reserves should be preserved where practicable using standard design measures so that the connectivity of the existing road network may be maintained."*

### **Officer Response: Accept**

- Whilst conceding removal of greenways from the Framework Plan (Incorporated Document), it is recommended that principles of protecting and enhancing significant remnant roadside vegetation be explored further.
- In anticipation of the Panel's recommendation Council has already embarked upon assessment of an alternative approach that includes the ability to integrate vegetated road reserves into the proposed collector road network.
- It is therefore recommended that Council maintain its commitment to protecting areas of significant roadside vegetation by incorporating such areas into the existing road network through specific design responses in the development of the more detailed Precinct Structure Plans.

### 6. Remove the Diagonal Roads

The Panel recommends that the diagonal roads to the east of Surf Coast Highway be deleted, as should the diagonal road focusing on Mt Duneed to the west of Surf Coast Highway.

### **Officer Response: Accept**

- Deletion of diagonal roads was previously conceded by Council throughout the course of the Panel Hearing.
- Whilst arguably supportable from an urban design perspective, the delivery of a road network that departs from a conventional grid road network can be problematic.
- In anticipation of the Panel's recommendation Council has already embarked upon assessment of an alternative collector road network with input from the developers with interests in the area. This collector road system will be based on more frequent but narrow road network supplementing the existing grid network with a "half mile" (800 metre) grid layout.
- The collector road network will be developed as part of the Integrated Infrastructure Delivery Plan and the development of the more detailed Precinct Structure Plans.

### 7. Remove the Dedicated Public Transport Network

The original plan provided for 'Dedicated Local Transit Routes' independent of the existing road network. Much criticism was levelled at the cost of duplicating the transport network. The Panel has instead recommended that public transport be provided as part of the collector street network. They suggest that priority be given to provision of services, specifically frequency and extent of timetabling to build habit and acceptance from the outset. They argue that such a system also provides for a level of adaptability.

**1. CONSIDERATION OF PANEL REPORT AND ADOPTION OF AMENDMENT C138 - ARMSTRONG CREEK URBAN GROWTH PLAN (CONT'D)**

**Officer Response: Accept**

- Priority should be given to a versatile Public Transport Network that utilises the existing road network. This would avoid need for costly duplication of infrastructure, whilst still delivering intended outcomes.

**8. Delete the biodiversity corridor/passive parkland designation from Hooper's Paddock**

The Panel considered it unnecessary to quarantine Hooper's Paddock from residential development suggesting that notwithstanding the documented vegetation characteristics of the site that the land could provide for: "...residential development amenity and conservation values that could result in a particularly special residential development sub-neighbourhood within Armstrong Creek." The Panel's findings indicated that:

*"Hooper's Paddock should be made available for site-responsive residential development, including a suite of controls that provides for the protection and maintenance of the native vegetation that presently exists and for further revegetation."*

The Panel suggested that a variety of planning tools could be employed to protect vegetation on lots of less than 4,000 square metres citing use of a Vegetation Protection Overlay (VPO), perhaps in combination with specific provisions scheduled into a Development Plan Overlay (DPO).

**Officer Response: Reject**

- Hooper's Paddock is one of few areas within the Growth Area where remnant vegetation remains largely intact. It is strategically located a short distance north of Armstrong Creek providing opportunity for a north-south biodiversity linkage. Notwithstanding the Panel's recommendation, only Council provided expert evidence that was tested throughout the conduct of the Panel proceedings. No other parties presented evidence contrary to the findings of Council's expert witness.
- The examples quoted by the Panel of Morningside Estate in Gisborne (Dennis Family Corporation) and Springthorpe Estate in Macleod (Urban Pacific) were distinguished by an existing residential zoning, where later vegetation controls were retrospectively applied.
- Given that Hooper's Paddock is the most significant area of remnant vegetation in the Growth Corridor and given the breadth of the area proposed to be developed it is considered reasonable for it to be retained as undeveloped land.
- If the Minister concurs with the Panel's recommendation that Hooper's Paddock should be made available for site-responsive residential development we submit that development at conventional densities under a Residential 1 Zone would be wholly inappropriate. Application of a Low Density Residential Zone may be a more fitting response, limiting lot sizes to a minimum of 4,000 square metres, whilst still providing opportunity for use of a VPO and/or DPO.

1. **CONSIDERATION OF PANEL REPORT AND ADOPTION OF AMENDMENT C138 - ARMSTRONG CREEK URBAN GROWTH PLAN (CONT'D)**

9. Amend the delineation of the Urban Growth Boundary to align with title boundaries

Whilst generally accepting the methodology used to establish the Urban Growth Boundary, the Panel considered it appropriate that it be further refined to align with title boundaries. Further, a number of properties that were bisected by the proposed position of the growth boundary have either been wholly included or excluded from the Growth Boundary.

**Officer Response: Accept (In Part)**

- For the reasons enunciated within the body of the report, it is recommended that the Panel's redraft of the Urban Growth Boundary be accepted. Exceptions to this are:
  1. Location of the boundary in vicinity of the North Eastern Industrial Precinct. Owing to an earlier mapping error which was carried over into Figure 5 of the Panel Report, several properties in the North Eastern Industrial Precinct were excluded from the Urban Growth Boundary. It was intended that the boundary reflect the position of the existing Floodway Overlay, as informed by the position of the Industrial 1 Zone boundary. It is, therefore, recommended that the Urban Growth Boundary be corrected;
  2. The Southern growth boundary, which is to follow the general line identified in the Urban Growth Plan, however these lines have been rationalised to parallel lines to reflect Title boundaries; and
  3. The Eastern growth boundary has been extended to include entire parcels which were included in part under the exhibited plan. The included land is identified as constrained due to existing flooding or inundation.

**FORM OF AMENDMENT C138 FOR ADOPTION**

Appendix 1-2 contains all of the changes proposed to the Greater Geelong Planning Scheme by Amendment C138. (A detailed assessment against each of the recommendations suggested by the Panel is provided in Appendix 1-1).

1. Policy:

- Amend Clause 21.08 "*Urban Growth*" of the Municipal Strategic Statement (MSS) to update the recommendations for the Armstrong Creek Urban Growth Area;
- Introduce a new Clause 21.40 titled "*Armstrong Creek Urban Growth Area*" into the MSS. This:
  - sets out the key objectives and strategies for development within the Growth Area; and
  - calls up the Framework Plan as an incorporated document.

2. Overlays:

- Apply Schedules 1 and 2 to the Environmental Significance Overlay to environmentally sensitive areas along Armstrong Creek and the Barwon River floodplain and stands of significant remnant vegetation of private land;

**1. CONSIDERATION OF PANEL REPORT AND ADOPTION OF AMENDMENT C138 - ARMSTRONG CREEK URBAN GROWTH PLAN (CONT'D)**

- Apply Schedule 1 to the Vegetation Protection Overlay to areas of significant roadside vegetation; and
  - Apply the Special Building Overlay to a select number of residential properties within Marshall identified as being prone to flooding.
3. Other Provisions:
- Amend Schedule to Clause 52.01 "*Public Open Space Contribution and Subdivision*" to specify a minimum 10% (unencumbered) public open space contribution;
  - Amend the Schedule to Clause 61.03 "*Maps comprising part of this scheme*" to include new overlay maps;
  - Amend Schedule to Clause 81.01 "*Table of documents incorporated into this scheme*" to include the "*Armstrong Growth Urban Growth Plan - Framework Plan, May 2008*";
  - Include "*Armstrong Creek Urban Growth Plan - Volume 1, May 2008*" as a Reference document in the Planning Scheme (a full copy of which is available for perusal in the Councillors lounge).

***NEXT STEPS***

The Panel outlined a number of recommended actions as a means of progressing the Growth Plan beyond the current Amendment.

**Staging**

The Panel stated that there is no need for a staging plan to be included within the Urban Growth Plan.

***Officer Response: Accept***

- Whilst Council considers that a prescriptive sequencing staging plan is not appropriate, it is recommended that appropriate principles for the progression to Precinct Structure Planning be detailed, as outlined by Council throughout the Panel process, including:
  - ensuring the coordinated and efficient prior provision of essential infrastructure through the roll out of the Integrated Armstrong Creek Infrastructure Delivery Plan (IDP);
  - developer capability and capacity to undertake the required level of master planning for the entire precinct and to deliver contiguous subdivisions of at least 40 hectares in a timely manner; and
  - ensuring development of liveable communities that are consistent with the Precinct Structure Planning Guidelines of the Urban Growth Zone.

1. **CONSIDERATION OF PANEL REPORT AND ADOPTION OF AMENDMENT C138 - ARMSTRONG CREEK URBAN GROWTH PLAN (CONT'D)**

Rezoning of the Major Activity Centre

The panel recommended the rezoning of the area identified on the Framework Plan as the Major Activity Centre as a Priority Development Zone (PDZ) by way of a Ministerial Amendment and the preparation of a Priority Development Plan through the Priority Development Panel (PDP) process.

**Officer Response: Accept**

- The PDZ is a specialised zone designed to implement approved strategies and developments of State or regional significance at specific locations such as Major Activity Centres. The zone facilitates the approval and management of complex projects where agreement has been reached with the responsible authority and the development industry about the desired form of development. The detailed provisions of the zone are linked to agreed development plans.
- The PDP is a multi-disciplinary panel of experts with background in planning or planning-related fields such as: urban design and architecture, land economics, social research, transport planning and engineering. The PDP works closely with Council and developers acting in an advisory capacity, reporting directly to the Minister for Planning.

Rezoning of the residential land

The panel recommended rezoning the areas surrounding the Major Activity Centre and areas to the north of Armstrong Creek to a Residential 1 Zone (acknowledging the current review of the suite of residential zones currently being undertaken by DPCD) complete with a Development Plan Overlay, again by means of a Ministerial Amendment.

**Officer Response: Reject**

- Council is looking for a faster and more flexible route to rezoning land in the Armstrong Creek Urban Growth Area than is possible with the application of Residential 1 Zone.
- Rezoning areas to a Residential 1 Zone requires another level of detailed planning and should be supported by a Development Plan Overlay and a Development Contributions Plan. Council estimates this work would take about 12 months.
- DPCD is currently reviewing the suite of residential zones and its preliminary advice is that broad application of the Residential 1 Zone is inconsistent with their intent for future rezoning of urban growth areas.
- The imminent introduction of the Urban Growth Zone for Farming Zone Land within an urban growth boundary was announced shortly after the release of the C138 Panel Report by the Premier John Brumby. Unfortunately it was not available for consideration by the Panel.
- An Urban Growth Zone can be applied relatively quickly as the more detailed planning occurs in the next phase of Precinct Structure Planning. It also triggers a new simplified approach to planning that allows Council to issue permits for subdivisions without advertising providing they are consistent with the Precinct Structure Plan approved by the Minister for Planning.

## 1. CONSIDERATION OF PANEL REPORT AND ADOPTION OF AMENDMENT C138 - ARMSTRONG CREEK URBAN GROWTH PLAN (CONT'D)

- Council has received preliminary advice from the DPCD that the Urban Growth Zone will be able to be applied by the end of June 2008.
- Council should commit its resources to working with both Department of Planning and Community Development and the Growth Areas Authority to adopt the use of the new UGZ and resolve the specific details of the Precinct Structure Plan Guidelines for implementation of the Armstrong Creek Growth Plan.
- In the eventuality that the UGZ is not available to the City of Greater Geelong it will be necessary to have an alternative available. If needed, the Comprehensive Development Zone could be employed or alternatively a Residential 1 Zone supported by a Development Plan Overlay. However, both approaches are considered less than ideal.

### ***Conclusion***

It is recommended that Council resolve to adopt Amendment C138 subject to modifications in the form outlined within Appendix 1-2 to this report, and submit the adopted Amendment to the Minister for Planning for approval.

### ***Financial Implications***

There are a range of potential financial implications for Council in moving forward with the Armstrong Creek Urban Growth Plan and Planning Scheme Amendment C138.

Infrastructure provision for the growth area will require State Government and Council funding, however it will primarily be funded by developer contributions.

The City proposes a staged roll out of Development Contributions Plans across the municipality for growth areas such as Armstrong Creek, Jetty Road (Drysdale), Leopold, Ocean Grove and Lara. A Development Contributions Plan will be prepared for Armstrong Creek concurrent with preparation of a detailed Implementation Plan.

In addition, the State Government recently announced establishment of a 'Working Group' - an initiative between State and Local Government. Part of the announcement involves a shared funding arrangement ( $\frac{2}{3}$  State &  $\frac{1}{3}$  Local Government apportionment) to assist Council.

Adoption of the Amendment will necessitate further Planning Scheme Amendments and preparation of Precinct Structure Plans (PSP's). It is anticipated that the PSP process will be proponent (developer) generated, but overseen by Council staff. Management of these processes will require a significant and ongoing staffing commitment across the organisation (i.e. Engineering Services, Community and Social Planning, Recreation and Open Space and Economic Development).

## 1. CONSIDERATION OF PANEL REPORT AND ADOPTION OF AMENDMENT C138 - ARMSTRONG CREEK URBAN GROWTH PLAN (CONT'D)

### *Policy/Legal/Statutory Implications*

Planning Scheme Amendment C138 is generally consistent with both the State and Local Planning Policy Framework. The Amendment will provide the policy framework and statutory basis for the Armstrong Creek Urban Growth Plan in the Greater Geelong Planning Scheme.

The Amendment has been prepared in accordance with the statutory procedures outlined in the *Planning and Environment Act 1987* and utilises the relevant Victorian Planning Provisions. The Panel concluded that subject to changes to Clause 21.40 and rationalisation of the overlays the amendment will support the policy intent of the Scheme.

### *Risk Assessment*

The proposed Amendment is not expected to expose Council to any risk of liability beyond that usually associated in facilitating 'Greenfield' development. However, the risk to Council of not acting upon the Amendment will be significant. Council currently faces a significant residential land supply shortage within the City of Greater Geelong. Any delay in progressing the Armstrong Creek Urban Growth Plan may only serve to exacerbate such a land supply crisis, further impacting upon housing affordability.

### *Social Considerations*

The Amendment will have positive social and economic effects for the community as it will enable the timely release of additional land for residential, employment and commercial land uses. Additionally, the Growth Plan provides for the location of additional educational facilities to cater for primary and secondary school sites, both government and private. Opportunities for recreation are to be provided at both passive and active levels.

### *Environmental Implications*

Environmentally sensitive areas along Armstrong Creek and the Barwon River and stands of significant remnant vegetation along public roadsides will be protected by the application of overlays. The Urban Growth Plan directs urban development away from land that is constrained by environmental, heritage and flooding issues.

The Urban Growth Plan aims to implement best practice in sustainable urban development. It provides an urban structure based around walkable neighbourhoods, public transport and open space links, hence reducing reliance on private motor vehicles.

**1. CONSIDERATION OF PANEL REPORT AND ADOPTION OF AMENDMENT  
C138 - ARMSTRONG CREEK URBAN GROWTH PLAN (CONT'D)**

Water supply is a significant issue for new urban developments such as Armstrong Creek. In order to supply the future development with potable water, a major feeder main will need to be extended from the Pettavel basin (in the west) to the area and augmentation of the basin may be required.

In order to support a sustainable water supply, Barwon Water has given a high priority to water conservation through strategies for both home and industry, including water smart gardens, home rebate schemes, and the installation of water tanks to all homes.

The Urban Growth Plan provides for the possibility of a "3rd pipe" to reticulate recycled water throughout the development. A concept study exploring the options for a sustainable water use plan is the subject of a separate report to Council. Further work is also currently being undertaken to develop a stormwater management plan for the growth of Armstrong Creek that will protect the downstream environmentally sensitive Ramsar Wetlands.

***Communication***

There is continued landowner, developer and public interest in the Urban Growth Plan, with many parties eagerly awaiting Council's assessment of the Panel's Recommendations.

In accordance with Section 26(1)(b) of the *Planning and Environment Act 1987* the planning authority must make the Panel's report publicly available within 28 days of receiving the report. However, given the importance of the Amendment and the public interest generated by it, Council released the Panel's report on Friday 14<sup>th</sup> March, together with a media release promoting public awareness of the current status of the Amendment.

Panel Recommendations	Officer Response
<p>For the reasons outlined in this report, the Panel appointed to consider Amendment C138 to the Greater Geelong Planning Scheme (and as adopted by Council in July 2007) recommends that it be adopted, subject to the following:</p>	<p>Officer Response: <b>Accept</b> - Adopting the modified Amendment will ensure that the Armstrong Creek Urban Growth Area may be realised as soon as is practical. Adoption of the Amendment will clear the path for rezoning to be undertaken by way of a Ministerial Amendment, to be followed by preparation of Precinct Structure Plans consistent with the Framework Plan (Incorporated Plan) and <i>Armstrong Creek Urban Growth Plan Volume 1</i> (as a Reference Document). Concurrent with this process will be need for preparation of both an Implementation Plan and Development Contributions Plan.</p>
<p><b>1. Policy</b> The amendment proposes to:</p> <ul style="list-style-type: none"> <li>• Amend Clause 21.08 "Urban Growth" of the Municipal Strategic Statement;</li> <li>• Introduce a new Clause 21.40 "Armstrong Creek Urban Growth Area" into the Municipal Strategic Statement.</li> </ul>	<p style="background-color: #cccccc;">[Redacted]</p>
<p><b>1.1. The Panel recommends that Clause 21.08 be adopted as generally exhibited, and Clause 21.40 be adopted as revised.</b></p>	<p>Officer Response: <b>Accept (In Part)</b> - Clause 21.08 ('Urban Growth') directs future urban growth toward Armstrong Creek as a priority. This policy was not the subject of debate before the Panel. It is recommended that Clause 21.08 be adopted as exhibited.</p> <p>Clause 21.40 ('Armstrong Creek Urban Growth Area') sets out key objectives and strategies for development within the Growth Area. The modifications to the text propose to further refine the policy intent. The Framework Plan will be 'called up' as an Incorporated Document within Clause 21.40.</p> <p>Council's entire Municipal Strategic Statement (MSS) is currently subject to review by an Independent Panel as part of Amendment C129. The MSS has been drafted in an updated format, structure and style. Clause 21.10 (C129) is proposed to replace the content of Clause 21.40 forming part of this Amendment. Consistent with the approach taken within C129 it is recommended that Clause 21.40 be further revised (and abbreviated) adopting the format of Clause 21.10 to MSS Review. Such an approach will ensure that a revised Armstrong Creek Strategy (as adopted) will be consistent with the form of the LPPF.</p>

Panel Recommendations	Officer Response
<p><b>2. Overlays</b> The amendment introduces and/or modifies several overlays:</p> <ul style="list-style-type: none"> <li>• Amend Schedule 1 to the Environmental Significance Overlay.</li> <li>• Apply Schedule 1 to the Environmental Significance Overlay.</li> <li>• Apply Schedule 2 to the Environmental Significance Overlay.</li> <li>• Amend Schedule 1 to the Vegetation Protection Overlay.</li> <li>• Apply Schedule 1 to the Vegetation Protection Overlay.</li> <li>• Apply the Floodway Overlay.</li> <li>• Apply the Land Subject to Inundation Overlay.</li> <li>• Apply the Special Building Overlay.</li> </ul>	<p>Officer Response: <b>Accept</b> - Proposed overlays acknowledge areas of environmental sensitivity, significant roadside vegetation and existing urban areas within Marshall that are subject to flooding.</p>
<p><b>2.1. The Panel recommends that the Environmental Significance Overlay Schedule 1 and 2, the Vegetation Protection Overlay Schedule 1 and the Special Building Overlay be adopted, as generally exhibited.</b></p> <p><b>2.2. The Panel recommends that the Floodway Overlay and the Land Subject to Inundation Overlay both be deleted.</b></p>	<p>Officer Response: <b>Accept</b> - The FO and LSIO were proposed in recognition of existing flooding constraints, used as a basis for informing development constraints (e.g. defining part of Urban Growth Boundary) and in determining areas suitable for passive parkland (encumbered). Council acknowledges that such areas will be modified following urbanisation of the Growth Area. It is anticipated that a detailed assessment will be undertaken at the Precinct Structure Plan level. Application of relevant land management overlays (as they relate to flooding) should be revisited following rezoning of the land for urban purposes.</p>
<p><b>3. Incorporated Plan</b> The amendment:</p> <ul style="list-style-type: none"> <li>• Introduces and Applies Schedule 1 to the Incorporated Plan Overlay.</li> <li>• Amends Clause 81.01 Table of Documents Incorporated into this Scheme.</li> </ul>	

Panel Recommendations	Officer Response
<ul style="list-style-type: none"> <li>• Adds the "Armstrong Creek Urban Growth Plan Volume 1 October 2006" to the list of incorporated documents in the Scheme.</li> </ul>	
<p>3.1. The Panel recommends that Schedule 1 to the Incorporated Plan Overlay be deleted, and the "Armstrong Creek Urban Growth Plan Volume 1 October 2006" not be included as an Incorporated Document in the Planning Scheme.</p>	<p>Officer Response: <b>Accept</b> - Council acknowledged that the use of the Incorporated Plan Overlay (IPO) and Schedule would provide for limited flexibility. Instead, as per Recommendation 3.3 (refer below) only the Armstrong Creek Urban Growth Framework Plan (amended) should be incorporated.</p>
<p>3.2. The Panel recommends that the "Armstrong Creek Urban Growth Plan Volume 1 October 2006" (as recommended to be revised and modified) be included as a Reference Document in the Planning Scheme.</p>	<p>Officer Response: <b>Accept</b> - A further modified Volume 1 should be included as a Reference Document in the Scheme, providing guidance for the future form of development. An assessment against each of the suggested amendments is included under Recommendation 3.5 (refer below).</p>
<p>3.3. The Panel recommends that the Armstrong Creek Urban Growth Framework Plan (formerly the Structure Plan), as revised and modified, be included in the Planning Scheme pursuant to Clause 81.</p>	<p>Officer Response: <b>Accept</b> - The Armstrong Creek Urban Growth Framework Plan (as revised and modified) will be incorporated into the Greater Geelong Planning Scheme via the Schedule to Clause 81 under Section 6(2)(j) of the <i>Planning and Environment Act 1987</i>.</p> <p>The metropolitan Growth Area Municipalities adopted a similar approach with the 'Growth Area Framework Plans' (Department of Sustainability and Environment, September 2006) incorporated into the Scheme via the Table to Clause 81.01.</p> <p>An assessment against each of the suggested plan amendments is included under Recommendation 3.3.1 (refer below).</p>
<p>3.3.1. As part of the review of the Armstrong Creek Urban Growth Framework Plan (formerly the Structure Plan), the following specific amendments be made:</p>	
<p>3.3.1.1. Rename the plan as "Armstrong Creek Urban Growth Plan – Framework Plan".</p>	<p>Officer Response: <b>Accept</b></p>

Panel Recommendations	Officer Response
<p>3.3.1.2. Designate the Major Activity Centre (including Bulky Goods retailing) as the area bound by: Burvilles Road to the south , Torquay Road to the west, Boundary Road to the north and the proposed sub-regional transit route to the east; designating the remainder of the quadrant as high density housing.</p>	<p>Officer Response: <b>Accept</b> - It is accepted that the centre ought to be expanded, but should remain within vicinity of the location designated east of Torquay Road as previously adopted by Council. Residential development needs to be incorporated into the overall design of this area.</p>
<p>3.3.1.3. Focus the Horseshoe Bend Neighbourhood Activity Centre on the north eastern quadrant of the Boundary Road and Horseshoe Bend Road intersection.</p>	<p>Officer Response: <b>Reject</b> - Any relocation must avoid potential for significant 'overlapping' of the catchment served by the Major Activity Centre. To adopt the Panel's recommendations would compromise the spatial distribution of the centres. Developers with land interests in the area have advised of potential difficulties of the proposed location due to the fragmented land ownership. Accordingly it is recommended that the centre be relocated northwards to the nearest intersection on the grid network. This will provide greater access to services for residents in the northern part of the growth area.</p>
<p>3.3.1.4. Focus the Armstrong Creek East Neighbourhood Activity Centre further east so that it fronts Barwon Heads Road.</p>	<p>Officer Response: <b>Accept</b> - Such a location will only serve to enhance the sustainability of the centre. The spatial distribution of catchments will not be compromised by relocating the activity centre east to this locale. VicRoads as the relevant Road Manager supports relocation of this centre adjacent to the declared Road. The revised location will potentially capture additional population east of Barwon Heads Road, however future development may be compromised by continued operation of a Broiler Farm on Groves Road, Connewarre. The Victorian Code for Broiler Farms requires that buffer and separation distances be maintained from broiler sheds and in this case, the use of 'superior technology' to reduce emission of odours if required.</p>
<p>3.3.1.5. Relocate the Local Activity Centre B in the Armstrong Creek West Precinct to the west so that it is on the south-east corner of Boundary Road and Airport Road.</p>	<p>Officer Response: <b>Accept</b></p>
<p>3.3.1.6. Reduce the Western Industrial Precinct by approximately one third, so that it lies between Ghazeeopore Road and the continuous lot line to the immediate west.</p>	<p>Officer Response: <b>Reject</b> - The Panel recommends that the Western Industrial Precinct be reduced by approximately one third; achieved by removing the large easternmost parcels from the Precinct. However, if a level of self containment in respect to employment is to be</p>

Panel Recommendations	Officer Response
	<p>realised it will be necessary to provide significant opportunity for local employment within proximity of residential catchments. If the land were to be made available for residential development in the short term, it may compromise the intended employment outcomes in the future.</p> <p>The Western Industrial Precinct will provide employment opportunities not only for residents with Armstrong Creek, but will also serve the Greater Geelong region. Council has only limited industrial land available for development.</p>
<p>3.3.1.7. Delete the "Dedicated Local Transit Route".</p>	<p>Officer Response: <b>Accept</b> - Local public transport will be provided for in the preparation of detailed Precinct Structure Plans.</p>
<p>3.3.1.8. Designate the local public transport opportunities on the collector road network.</p>	<p>Officer Response: <b>Accept</b> - Local public transport will be provided for in the collector road network that will be determined as part of the preparation of detailed Precinct Structure Plans.</p>
<p>3.3.1.9. Delete the "Greenways".</p>	<p>Officer Response: <b>Accept</b> - Whilst conceding removal of greenways from the Framework Plan (Incorporated Document), it is recommended that principles of protecting and enhancing significant remnant roadside vegetation be explored further through preparation of detailed Precinct Structure Plans to develop area specific responses. By so doing, the connectivity of the existing road network may be maintained.</p>
<p>3.3.1.10. Delete the proposed diagonal roads.</p>	<p>Officer Response: <b>Accept</b> - Previously conceded by Council throughout the course of the Panel Hearing. Whilst arguably supportable from an urban design perspective, the delivery of a road network that departs from a conventional orthogonal (grid) road network can be problematic.</p>
<p>3.3.1.11. Designate the location for the Lutheran College and the Roman Catholic School site as "Schools".</p>	<p>Officer Response: <b>Accept</b></p>
<p>3.3.1.12. Designate the location of the Barwon Health Aged Care facility on the plan as "Community".</p>	<p>Officer Response: <b>Accept</b></p>

Panel Recommendations	Officer Response
<p>3.3.1.13. Delete the biodiversity corridor that traverses the Western Industrial Precinct.</p>	<p>Officer Response: <b>Accept</b></p>
<p>3.3.1.14. Delete the biodiversity corridor/passive parkland from Hoopers Paddock.</p>	<p>Officer Response: <b>Reject</b> - Examples quoted by the Panel of Morningside Estate in Gisborne (Dennis Family Corporation) and Springthorpe Estate in Macleod (Urban Pacific) were distinguished by an existing residential zoning, where later vegetation controls were retrospectively applied.</p> <p>Hooper's Paddock is one of few areas within the Growth Area where remnant vegetation remains largely intact. It is strategically located a short distance north of Armstrong Creek providing opportunity for a north-south biodiversity linkage. Notwithstanding the Panel's recommendation, only Council provided expert evidence that was tested throughout the conduct of the Panel proceedings. No other parties presented evidence contrary to the findings of Council's expert witness.</p> <p>Given that Hooper's Paddock is the most significant area of remnant vegetation in the Growth Corridor and given the breadth of the area proposed to be developed it is considered reasonable for it to be retained as undeveloped land.</p> <p>If the Minister concurs with the Panel's recommendation that Hooper's Paddock should be made available for site-responsive residential development we submit that development at conventional densities under a Residential 1 Zone would be wholly inappropriate.</p> <p>Application of a Low Density Residential Zone may be a more fitting response, limiting lot sizes to a minimum of 4,000 square metres, whilst still providing opportunity for use of a VPO and/or DPO.</p>
<p>3.3.1.15. Delete the "Indicative Detention Basins/Wetlands".</p>	<p>Officer Response: <b>Accept</b> - Notwithstanding the design intent being to alert landowners / developers to the need for provision of detention basins in select locations; Council agrees that reference to detention basins (indicative or otherwise) should be removed from specific sites in the Framework Plan with specific measures such as stormwater management plans being developed in the preparation of detailed Precinct Structure Plans.</p>
<p>3.3.1.16. Amend the southern Urban Growth Boundary to follow title boundaries as modified.</p>	<p>Officer Response: <b>Accept (In Part)</b> - The Panel generally accepted the methodology used to establish the Urban Growth Boundary, and recommended refinements to the Southern growth boundary to align with title boundaries so that a number of properties that were bisected by the</p>

Panel Recommendations	Officer Response
	<p>proposed position of the growth boundary are either wholly included or excluded from the Growth Boundary.</p> <p>Consistent with this approach it is recommended that the Urban Growth Boundary be further revised to:</p> <ul style="list-style-type: none"> <li>- Revise the Southern growth boundary to include entire parcels that were included in part under the exhibited plan and following the general line identified in the Urban Growth Plan rationalise parallel lines to reflect Title boundaries;</li> <li>- Extend the Eastern growth boundary to include entire parcels that were included in part under the exhibited plan. The included land is largely identified as constrained due to existing flooding or inundation constraints; and</li> <li>- Correct the location of the boundary in vicinity of the North Eastern Industrial Precinct. Owing to an earlier mapping error that was carried over into Figure 5 of the Panel Report, several properties in the North Eastern Industrial Precinct were excluded from the Urban Growth Boundary. It was intended that the boundary reflect the position of the existing Industrial 1 Zone, as informed by the position of the Floodway Overlay.</li> </ul>
<p><b>3.4. The Panel recommends that the Council revise its MSS and LPP to ensure consistency of language with metropolitan planning schemes – and in particular, develop a consistent language of retail centres commensurate with that outlined in Melbourne 2030, and growth area plans commensurate with the metropolitan Growth Area Plans.</b></p>	<p>Officer Response: <b>Accept</b> - Council acknowledged throughout the course of the Panel hearing that the use of language common to metropolitan Melbourne would avoid confusion as to intended outcomes. It is further accepted that: <i>“This is a commonsense approach and will ensure consistency and transparency throughout key growth fronts in Melbourne and Geelong.”</i> Whilst the translation is appropriate to Armstrong Creek, remaining MSS and LPP are currently being refined via Amendment C129 (MSS Review). Such a translation is not appropriate in regard to Council’s Retail Strategy 2006, as the document is based solely on a retail assessment and does not have the broader Activity Centre focus as contained within Melbourne 2030.</p>

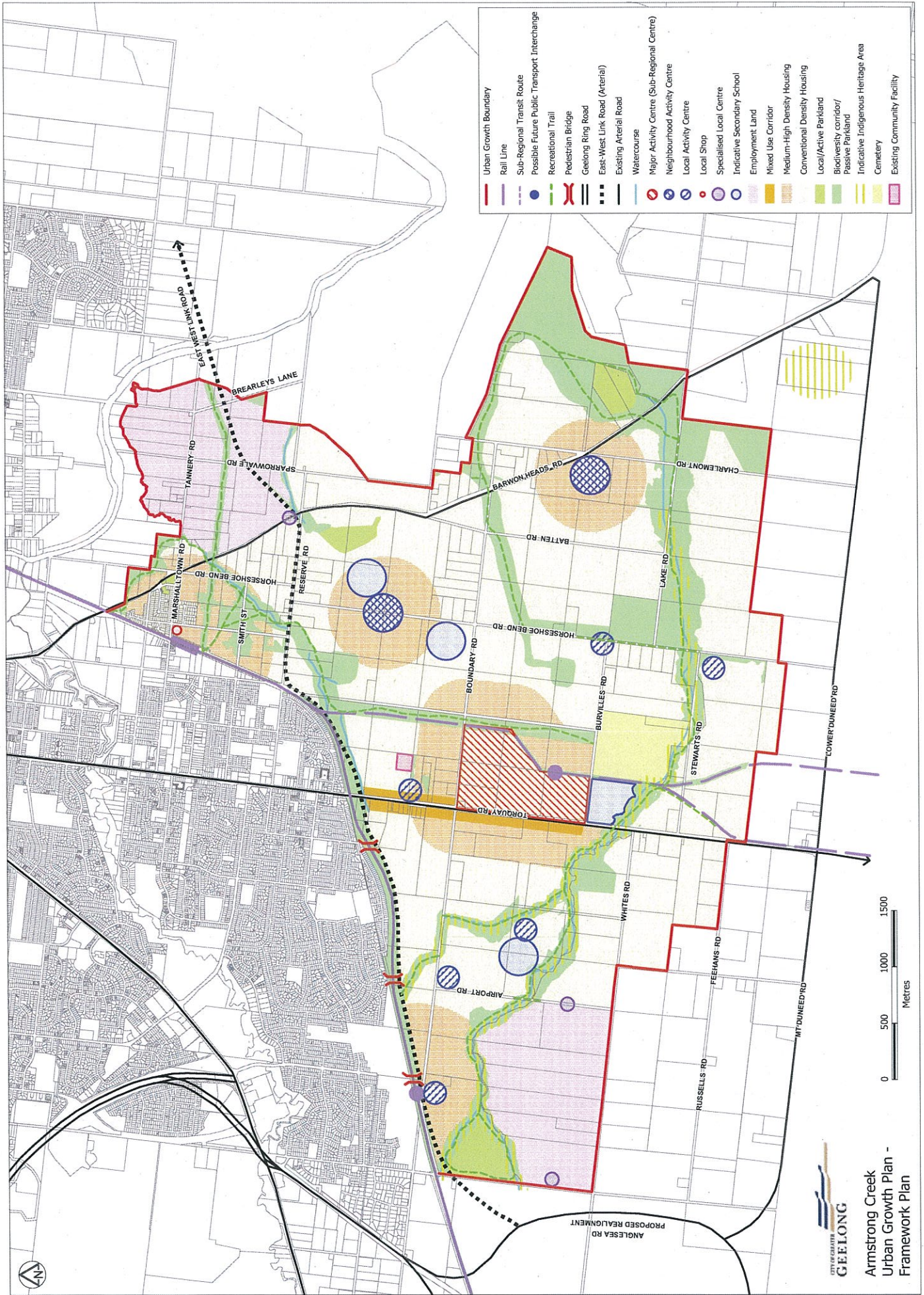
Panel Recommendations	Officer Response
<p>3.5. As part of the review of the Armstrong Creek Urban Growth Plan Volume 1, the following specific amendments be made:</p>	
<p>3.5.1. Revise and simplify the Reference Document to enhance its relevance and readability;</p>	<p>Officer Response: <b>Accept</b></p>
<p>3.5.2. Delete second paragraph of Section 2.9 (Utility Services) on page 22;</p>	<p>Officer Response: <b>Accept</b> - This paragraph related to formulation of a sustainable energy policy to reduce consumption and emissions, but was reliant upon localised energy production.</p>
<p>3.5.3. Revise all references to Sub Regional Centre by calling it a Major Activity Centre;</p>	<p>Officer Response: <b>Accept</b> – In accordance with Section 3.3 of the Panel Report: 'Panel Findings' (pp. 23-34) the renaming will bring the Armstrong Creek Urban Growth Area Framework Plan into alignment with the 'Growth Area Framework Plans' September 2006 prepared by DSE for metropolitan Melbourne.</p>
<p>3.5.4. Revise the land use budget (page 26) in accordance with issues raised at the hearing and the Panels overall recommendations;</p>	<p>Officer Response: <b>Reject</b> - The total land use budget (Table 3.1) will be updated to reflect the revisions made to the Framework Plan.</p>
<p>3.5.5. Delete references to "Greenways";</p>	<p>Officer Response: <b>Reject</b> - Whilst conceding removal of greenways from the Framework Plan (Incorporated Document), it is recommended that principles of protecting and enhancing significant remnant roadside vegetation, be explored further through preparation of detailed Precinct Structure Plans. Reference to greenways should therefore be maintained, albeit in a revised capacity. Area specific responses will be resolved through the preparation of</p>

Panel Recommendations	Officer Response
	Precinct Structure Plans.
<p>3.5.6.Delete references to the diagonal road system;</p>	<p>Officer Response: <b>Accept</b> - Previously conceded by Council throughout the course of the Panel Hearing. Whilst arguably supportable from an urban design perspective, the delivery of a road network that departs from a conventional orthogonal (grid) road network can be problematic.</p>
<p>3.5.7.Delete the final paragraph on page 33 in Key Concept: A Green Setting;</p>	<p>Officer Response: <b>Accept</b> - Exhibited Version originally sought to recognise the current use of a number of parcels within the Industrial 1 Zone on both sides of Jendes Lane as market gardens through designation as 'Rural Land'. However, it was considered impractical to retrospectively 'back zone' these parcels. Instead it is recommended that these properties also form part of the North Eastern Industrial Precinct (shown as 'Employment Land' on the legend). The demarcation of the Urban Growth Boundary on the Framework Plan should also be corrected consistent with this approach.</p>
<p>3.5.8.Delete the reference to the 70 metre buffer from stream banks in Section 4.1.3 (page 35). The extent of the biodiversity corridor along Armstrong Creek and its tributaries should be defined by:</p> <ul style="list-style-type: none"> <li>• the 1 in 100 year flood plain in the anticipated post-development situation;</li> <li>• where the flood plain is less than 30 metres width, a minimum width of 30 metres should be provided; and</li> <li>• where the flood plain adjoins remnant native vegetation of at least a medium level of significance outside of but contiguous with the flood plain, that area of remnant vegetation should also be included.</li> </ul>	<p>Officer Response: <b>Reject</b> - There was initial confusion about the width of the buffer to be provided. However, it is appropriate that the buffer width be based upon the extent of the 1 in 100 year floodplain as defined by the LSIO (encumbered). A 35 metre buffer should be provided on each stream bank, with any part of the buffer that is not coincident with either floodprone land or areas of remnant vegetation considered unencumbered. The Development Contribution Plan process will compensate land owners for any unencumbered land taken as part of the buffer width.</p> <p>A buffer width of 35 metres is considered necessary to deliver highly attractive regional linkages through provision of public parkland in linear reserves.</p>

Panel Recommendations	Officer Response
<p>3.5.9. Delete references to detention basins (and indicative detention basins) where they specifically refer to specific sites;</p>	<p>Officer Response: <b>Accept</b> - Notwithstanding the design intent being to alert landowners / developers to the need for provision of detention basins in select locations; in absence of a detailed drainage study taking into account the potential post-development conditions, Council agrees that reference to detention basins (indicative or otherwise) should be removed from specific sites.</p>
<p>3.5.10. Revise the industrial land budget and commentary for the Western Industrial Precinct;</p>	<p>Officer Response: <b>Reject</b> - The Panel recommends that the Western Industrial Precinct be reduced by approximately one third; achieved by removing the large easternmost parcels from the Precinct.</p> <p>However, if a level of self containment in respect to employment is to be realised it will be necessary to provide significant opportunity for local employment within proximity of residential catchments. If the land were to be made available for residential development in the short term, it may compromise the intended employment outcomes in the future.</p> <p>The Western Industrial Precinct will provide employment opportunities not only for residents with Armstrong Creek, but will also serve the Greater Geelong region. Council has only limited industrial land available for development.</p>
<p>3.5.11. Delete the reference to "dry and drug free" in relation to a youth nightclub on page 93 under 4.6.3;</p>	<p>Officer Response: <b>Accept</b></p>
<p>3.5.12. Revise the land budget composition of the Major Activity Centre in accordance with the Panels overall recommendations;</p>	<p>Officer Response: <b>Accept</b> - Expert Evidence tendered to the Panel from a number of parties indicated that the land budget for the Major Activity Centre would be insufficient if a viable activity centre were to accommodate all of the component land uses as envisaged by Council.</p>

Panel Recommendations	Officer Response
<p>3.5.13. Revise Table 4.7 (and all associated commentary) to provide for a public open space allocation in the order of 12 to 15%;</p>	<p>Officer Response: <b>Reject</b> - Council originally sought a total of approximately 22% open space provision throughout the Growth Area. A total 12-15% provision represents a significant reduction. It is noted that Council is proposing a 10% (unencumbered) figure for all areas rezoned for residential development post August 31<sup>st</sup> 2007 as part of Amendment C129. Consistent with this approach a 10% (unencumbered) public open space requirement should apply with encumbered land areas used to inform the provision of passive open space.</p>
<p>3.5.14. Revise the discussion of the transitways; especially on page 126;</p>	<p>Officer Response: <b>Accept</b> - Council acknowledges that the provision of a dedicated local transit system separate from the conventional road network may be unviable. However, the principles of providing a reliably fast and frequent public transport service that is not impeded by other traffic should remain.</p>
<p>3.5.15. Revise and possibly delete the discussion relating to Key Concept: Underground Transmission Lines on page 140;</p>	<p>Officer Response: <b>Accept</b> - Council agreed throughout the course of the Panel proceedings that to underground the major overhead transmission lines would be impractical and cost prohibitive. Developers may negotiate with the relevant authorities to relocate services; however this would be funded direct and would not form part of any Development Contributions Plan.</p>
<p>3.5.16. Revise and possibly delete the discussion relating to Key Concept: Renewable Energy on pages 142 - 146;</p>	<p>Officer Response: <b>Accept</b> - Suggested renewable energy concepts are generally of a broader scale (CHP - Combined Heat and Power plants, wind farms, geothermal energy). It was intended that such emergent technologies supplement conventional grid based power supplies. The development of a sustainable energy policy making use of such technology is noteworthy, but not considered realistic prior to development commencing.</p>
<p>3.5.17. Delete the paragraph relating to Fire Fighting on page 147;</p>	<p>Officer Response: <b>Accept</b> - Whilst laudable, mandating domestic sprinkler systems are considered to be beyond the scope of a Planning Scheme Amendment setting the broad land use principles for the Growth Area.</p>

Panel Recommendations	Officer Response
<p>3.5.18. Delete all of Section 6.6 relating to the Waurn Ponds Shopping Centre on pages 162 and 163;</p>	<p>Officer Response: <b>Accept</b> - It is acknowledged that there are existing (Clauses 21.20, 22.09 &amp; 22.10) and proposed planning scheme provisions (Amendment C129 – Clauses 21.07 &amp; 22.03) that require a detailed assessment of 'net community benefit' to be undertaken before any expansion of retail floorspace occurs. An assessment of 'net community benefit' would apply to any rezoning or development application, including that at Waurn Ponds Shopping Centre. We accept the Panel's view that the Planning Scheme is sufficiently robust as to not require any artificial limitation, restriction or regulation of development at Waurn Ponds in favour of Armstrong Creek.</p>
<p>3.5.19. Delete all of Section 7 relating to Staging on pages 164 – 173;</p>	<p>Officer Response: <b>Reject</b> - Whilst Council considers that a prescriptive staging plan is not appropriate, it is recommended that the 'Principles' (as outlined in Section 7.1) be retained subject to modification of 'Rezoning and land release' to provide for a 15 year, as opposed to 10 year supply of residential land consistent with State Government commitment within Melbourne's designated Growth Areas.</p>
<p>3.5.20. Ensure that there are consequential changes to the Reference Document as a result of the Panels overall recommendations, including the specific recommendations relating to the Framework Plan.</p>	<p>Officer Response: <b>Accept</b> - Ensures consistency between the various documents forming part of the Amendment.</p>



Armstrong Creek Urban Growth Plan - Framework Plan

*Planning and Environment Act 1987***GREATER GEELONG PLANNING SCHEME****AMENDMENT C138****INSTRUCTION SHEET****Authorisation A470**

The planning authority for this amendment is Greater Geelong City Council.

The Greater Geelong Planning Scheme is amended as follows:

**Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of 13 attached maps:

**Overlay Maps**

1. Planning Scheme Map Nos. 54ESO, 67ESO, 68ESO, 78ESO, 65VPO, 66VPO, 67VPO, 76VPO, 77VPO, 78VPO are amended in the manner shown on the attached maps marked "Greater Geelong Planning Scheme – Local Provision, Amendment No. C138" Sheets 1, 3, 4, 6, 8, 9, 10, 11, 12 and 13 of 13.
2. Following Planning Scheme Map No. 66 insert a new Planning Scheme Map No. 66ESO showing the area designated "ESO1" on the attached map marked "Greater Geelong Planning Scheme - Local Provision, Amendment No. C138" Sheet 2 of 13.
3. Following Planning Scheme Map No. 67LSIO-FO insert a new Planning Scheme Map No. 67SBO showing the area designated "SBO" on the attached map marked "Greater Geelong Planning Scheme - Local Provision, Amendment No. C138" Sheet 7 of 13.
4. Following Planning Scheme Map No. 77 insert a new Planning Scheme Map No. 77ESO showing the area designated "ESO1" on the attached map marked "Greater Geelong Planning Scheme - Local Provision, Amendment No. C138" Sheet 5 of 13.

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

5. In Local Planning Policy Framework – replace Clause 21.08 – Urban Growth with a new Clause 21.08 in the form of the attached document.
6. In Local Planning Policy Framework – following Clause 21.39, insert a new Clause 21.40 – Armstrong Creek Urban Growth Area in the form of the attached document.
7. In Overlays – replace Schedule 1 to Clause 42.01 – Environmental Significance Overlay with a new Schedule 1 in the form of the attached document.

8. In Overlays – replace Schedule 1 to Clause 42.02 – Vegetation Protection Overlay with a new Schedule 1 in the form of the attached document.
9. In Particular Provisions – Clause 52.01, replace the schedule with a new schedule in the form of the attached document.
10. In General Provisions – Clause 61.03, replace the schedule with a new schedule in the form of the attached document.
11. In Incorporated Documents – Clause 81, replace the schedule with a new schedule in the form of the attached document.

## 21.08 URBAN GROWTH

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### Importance and Key Issues

Population projections made by the Department of Infrastructure and the Australian Bureau of Statistics indicate that the City of Greater Geelong will need to accommodate an additional permanent population in the order of 41,000 to 71,000 persons up to 2020. This projected population increase is one of the highest for a regional centre in Victoria and accordingly, Council has prepared a comprehensive urban growth strategy to direct this population increase into suitable locations within the municipality.

To ensure that enough land has been provided in the event that the higher growth forecast is reached and to allow for flexibility, Council's Strategy is based on the population of Greater Geelong increasing by 71,000 by the year 2020.

The current development and population trends that impact on the projection are expected to continue as follows:

- A further influx of retirees from the 'baby boomer' generation;
- A continuing decrease in household size;
- A continuing preference for single detached housing; and
- Development preferences to the north around Lara, to the east on the Bellarine Peninsula, and generally to the southwest to continue.

Directing urban growth enables the provision and maintenance of physical and social infrastructure to be efficiently managed. Not only is this responsible management but appropriate and timely provision of infrastructure such as roads, water, drainage systems, pedestrian paths, sewerage, child care, schools, libraries etc, is vital to the overall well-being of the populace and the creation of a sense of community. It also provides planning certainty for both the development industry and the community.

From its early settlement in the 1830's urban Geelong has undergone steady expansion so that it now covers approximately 325km<sup>2</sup> of the total municipal area.

Market preferences initially led to development in the south and east of Geelong away from the concentrated industrial locations, into areas of more interesting topography, with proximity to the coast and where land was cheaper to service. At the same time, the Bellarine Peninsula offered an alternative place for retirement as well as being an attractive living environment for those working in Geelong.

The variance of settlement types – coastal and rural townships and hamlets, inner city living, the suburbs, fringe development and rural residential living easily satisfies locational demand which Council seeks to maintain. Regardless of which settlement people reside in there is throughout the municipality a feeling that the country and coast are always close at hand. And this is a quality the Geelong community wishes to retain.

With a projected increase of 71,000 people, current land availability and future land requirements is one of the critical factors in determining the growth direction. The City of Greater Geelong Residential Lot Supply Report, 1995, surveyed all vacant broad-hectare residential and future urban zoned land and all vacant individual residential lots.

An assessment of the lot supply in 1995 against dwelling approvals estimate that the number of years supply of vacant zoned residential land available for development was 17 to 23 years (the former figure based on a take-up rate of 10 dwellings per hectare and the later on 15 dwellings per hectare).

Calculations using the lot supply data and the projected population can be used to determine the amount of land that will be required to be zoned for residential use in the future.

The projected population of 71,000 translates into 26,018 new households. On the basis of 10 dwellings per hectare, 14,537 households can be accommodated within existing zoned areas leaving a balance of 11,481 households to be accommodated within new growth areas. If development proceeds at 15 dwellings per hectare (Council's preferred density), then the figures substantially change to requiring only 6,025 lots to be created additional to the existing zonings.

Refer to Table 2 and 3 for extracts from the Lot Supply Report.

Council has in place a Strategy (Urban Growth Strategy 1996) for directing and managing the expected urban growth. Council's Strategy nominates the most suitable areas for growth to the year 2020 based on the following factors:

- Maintaining a relatively compact urban form and rejecting uncontrolled urban sprawl
- Maintaining non-urban breaks between Geelong and Melbourne and between settlements within Greater Geelong
- Recognising the amenity of the Bellarine Peninsula and its role as a tourist drawcard, and a residential and retirement location
- Ensuring that the environment is not detrimentally affected by uncontrolled urban sprawl
- Retention of valuable agricultural land
- Maintaining the Bellarine Peninsula as a predominantly rural area
- Maximising infrastructure efficiencies – both social and physical (transport and hydraulic services)
- Providing a range of future development fronts to ensure that locational preferences and consumer choice can be satisfied
- Accounting for existing natural and man-made constraints

In this context, Geelong's coastal and rural landscapes are among the region's major assets, attracting both tourists and residents. These landscapes form the non-urban breaks between settlements giving a sense of physical identity to each township and its hinterland. The non-urban breaks also protect the intrinsic qualities of settlement environs including areas of environmental sensitivity and sites of significant native vegetation. These landscapes require protection from the pressure of urban growth within the municipality. Further, these areas are often important agricultural areas within Geelong, ie the Bellarine Peninsula, which need to be protected and retained.

The technical viability of servicing land is also a determining factor in planning for urban growth. For example, in areas around Lara, a combination of soil type and inadequate slope renders land difficult to drain, whilst an area such as Armstrong Creek/Mt Duneed can be incrementally serviced in contrast to land to the north and north west of Geelong which would require major up front trunk infrastructure upgrades.

Council's urban growth directions include:

- Designation of the **Armstrong Creek Urban Growth Area** as the primary growth corridor for future urban growth.
- Designation of **Wandana Heights** for limited future urban growth;
- On-going consolidation within **Urban Geelong**;

## GREATER GEELONG PLANNING SCHEME

- Continued growth of townships in accordance with the existing structure plans;
- Future urban growth on the Bellarine Peninsula focussed at **Ocean Grove** and **Drysdale/Clifton Springs**;
- Investigating opportunities of future urban growth at **Lara** (subject to resolution of physical and infrastructure constraints); and
- Limited future extension to the **Leopold** township.

The Armstrong Creek Urban Growth Area is the primary urban growth direction of Geelong. The Armstrong Creek Urban Growth Plan outlines the proposed development framework for the area and defines an urban growth boundary. It aims to concentrate the majority of the urban growth of Geelong into a comprehensive community in an area south of the Melbourne to Warrnambool railway line and includes parts of the suburbs and localities of Grovedale, Marshall, Connewarre and Mount Duneed.

The Armstrong Creek Urban Growth Area consists of approximately 2,350 hectares of land with an estimated capacity of 22,000 dwellings, and a potential population of 54,000 persons.

Wandana Heights is a limited growth location on the western edge of urban Geelong. The area is identified in the Growth Strategy and will provide locational choice and an alternative though limited development front to the Armstrong Creek Urban Growth Area.

The concentration of services, social and physical infrastructure and facilities in Geelong will be better utilised by the consolidation of the existing urban area. Further strategic planning work will be required by Council to identify the opportunities for more intense development.

This approach will also have the benefit of achieving the broader Council aims of a socially and environmentally sustainable city. Urban consolidation is to be assisted by seeking 15 dwellings per hectare in all future residential development.

Ocean Grove has for many years been a coastal growth location which has been provided with a resulting substantial supply of zoned vacant residential land. The Ocean Grove Structure Plan identifies future urban growth to the north of Shell Road and east of Grubb Road. Further areas will be considered for rezoning as demand arises when existing lot supply decreases below 10 years supply.

Drysdale/Clifton Springs has also for many years been designated for coastal growth on the Bellarine Peninsula and Council continues to support this strategy. It is planned for the two to link together with new residential development being 'infill' between the two townships. Further opportunities exist to consolidate the rural residential zones within the townships and generate increased subdivision and density. The Structure Plan identifies future long-term growth to the west of the township – west of Jetty Road, in the vicinity of the new primary school. Future opportunities also exist in the vicinity of the Bellarine Sub-Regional Centre which is planned to develop as a mixed use environment with two secondary colleges already on the ground and a multi-arts facility soon to commence construction.

To cater for high levels of demand in Lara, existing rural living zonings closest to the township centre are to be investigated for reconsolidation for conventional residential development. Lara is however subject to a range of physical constraints, both natural and man-made, which limit the opportunities and directions for growth. With its proximity to both Melbourne and Geelong, Lara has a key role in Council's overall strategy. A new Structure Plan is required to investigate the opportunities in detail and establish the future growth directions.

Leopold has been selected as a location for limited future growth as it is well located in proximity to urban Geelong and serves as a commuter settlement. There are severe physical constraints to extensive expansion of Leopold with drainage problems to the west and the barrier of Portarlington Road to the north. Development to the east is also undesirable as it would result in the loss of valuable agricultural land and would erode the non-urban break between Leopold and Wallington. A new Structure Plan has been prepared that makes provision for additional growth to the south of the town and a small amount of infill growth on the south side of Portarlington Road. All future development must ensure that adequate stormwater management measures are put in place to protect Lake Connewarre and Reedy Lake from nutrient laden run-off. The Structure Plan also identifies the site of the new neighbourhood shopping centre to the northwest corner of the Bellarine Highway and Melaluka Road.

#### Objective 1

To direct urban growth to selected suitable locations.

#### Strategies

Limit new residential growth to designated areas in Armstrong Creek, Wandana, Ocean Grove, Drysdale/Clifton Springs, Lara and Leopold.

Limit rural residential living development to designated nodes in Lara, Drysdale/Clifton Springs, Wallington, Lovely Banks and Batesford.

Retain high and medium quality land for agricultural production and rural land use.

Protect sites and areas of environmental sensitivity including flora, fauna, wetlands and coastal areas from urban development.

Encourage the retention of existing allotment structures and discourage the fragmentation of rural properties that will prejudice the future orderly development of urban growth areas.

#### Objective 2

To maintain a non-urban break between Geelong and Werribee, and between settlements within the municipality.

#### Strategies

Retain the non-urban breaks that exist between Geelong and Melbourne, and between the settlements within the municipality.

Utilise natural boundaries to define the edges of urban areas.

The rural township of Little River to the north-east of Lara is an integral part of the Geelong-Melbourne rural buffer. It is also more intensely affected by aircraft movements at Avalon Airport. Further development of this area is therefore not supported by Council.

#### Objective 3

To confirm the western extent of the Geelong urban area.

#### Strategies

Maintain the Geelong Bypass as the western boundary of urban Geelong north of Barrabool Road.

The urban growth boundary south of Barrabool Road is the Geelong Bypass or the re-aligned Pigdons Road whichever is the most westerly.

#### **Objective 4**

To promote higher residential densities within established urban areas.

#### **Strategies**

Target a density of 15 dwellings per hectare in new residential growth areas.

Consolidate development activity in urban Geelong and in the existing townships with medium density housing located in areas close to town centres and within urban Geelong.

Increase the availability of residential accommodation in the inner city areas to provide more opportunities for convivial high-access low-mobility lifestyles.

Encourage the redevelopment of under-utilised commercial and industrial sites to provide opportunities for medium density inner city living.

#### **Objective 5**

To ensure that development occurs in a manner that maximises the efficient and effective provision of infrastructure and services.

#### **Strategies**

Implement infrastructure funding plans.

Require Outline Development Plans to be prepared prior to subdivision and development of urban growth locations.

#### **Implementation**

These strategies will be implemented by:

#### **Using policy and the exercise of discretion**

Requiring development to take account of relevant local environmental considerations including protection of sensitive coastal and wetland areas and the creation of open space and habitat linkages.

Encouraging residential development in areas where utility services are available and have been provided.

Encouraging opportunities for medium density in areas located close to town centres and within inner Geelong.

Using local policy to promote opportunities for inner city residential development (Inner City Living Local Policy, Clause 22.02).

Supporting land use and development applications in designated urban growth areas which do not prejudice their ability to fulfil their future urban growth potential.

#### **Applying Zones and Overlays**

Applying the Residential 1 Zone to established and proposed residential areas.

Applying the Rural Zone to proposed urban growth areas.

Applying the Residential 2 Zone to areas on the periphery of the Central Activities Area.

Applying the Low Density Residential Zone to areas which have particular environmental and servicing constraints.

Applying the Residential 1 Zone and a Development Plan Overlay to the future urban growth location at Waurm Ponds.

Applying the Rural Zone to long term urban growth locations.

Applying the Mixed Use Zone to limited locations where a mix of residential densities and other urban activity is sought.

Applying the Incorporated Plan Overlay to co-ordinate staged development and give effect to urban growth plans and structure plans.

Applying the Development Plan Overlay to guide the detailed form of urban development.

#### **Undertaking further strategic work**

Update the 1995 Residential Lot Supply Report and publish the results.

Prepare a new Lara Structure Plan to provide the direction of future urban growth within and around the township.

Prepare a series of residential sub-zone policies to guide the use and development of the municipality's residential areas.

Prepare Infrastructure Funding Plans for future growth locations as required.

Review parts of the Drysdale/Clifton Springs Structure Plan especially the area at the southern and eastern periphery of the townships.

Review the location of the urban growth boundary south of Barrabool Road.

Investigate the land use and development options for land at 215 Anglesea Road.

Investigate the potential future use of land between the Geelong Bypass and the existing Princes Highway at Waurm Ponds and recommend appropriate policy and zoning responses.

#### **Other Actions**

#### **References**

*City Coast Country: Urban Growth Strategy*, Perrott Lyon Mathieson Pty Ltd for City of Greater Geelong, 1996

*Armstrong Creek Urban Growth Plan – Volume 1*, David Lock Associates for City of Greater Geelong, Oct 2006

*Ocean Grove Structure Plan*, City of Greater Geelong, 1993

*Drysdale/Clifton Springs Structure Plan*, Geelong Regional Commission, 1992

*Leopold Structure Plan*, City of Greater Geelong, March 2006

*Portarlinton/Indented Head Structure Plan*, Geelong Regional Commission, 1993

*Barwon Heads Structure Plan*, City of Greater Geelong, 1996

*Anakie Structure Plan*, City of Greater Geelong 1996

*Wandana Structure Plan*, City of Greater Geelong, 1997

*Geelong Ring Road Strategic Study*, VicRoads, October 2002.

**TABLE 1 : CITY OF GREATER GEELONG – RESIDENTIAL LOT SUPPLY PROJECT  
SEPTEMBER 1995**

**VACANT RESIDENTIAL LOTS – SUPPLY AND DEMAND (<1 ha lots and  
Broadhectare lots – 10 lots/ha yield)**

SUBREGIONS / TOWNSHIP	ESTIMATED LOT YIELD (BROAD HECTARES)	NO. OF VACANT LOTS (<1 HA)	NO. OF POTENTIAL LOTS (BROAD HECTARES)	TOTAL CAPACITY OF LOTS	TOTAL DEMAND (AVE BUILDING PERMITS PER ANNUM 1991- 1995)	YEARS OF SUPPLY (LOTS <1 HA)	YEARS OF SUPPLY (BROAD HECTARES)	YEARS OF SUPPLY (TOTAL)
Corio	10	153	596	749	48.5	3.2	12.3	15.4
Norlane	10	95	443	538	53.0	1.8	8.4	10.2
Bell Post Hill	10	94	100	194	11.3	8.3	8.8	17.2
North Geelong	10	8	0	8	2.3	3.5	0.0	3.5
Hamlyn Heights	10	90	134	224	19.3	4.7	6.9	11.6
North Shore	10	0	0	0	0.3	0.0	0.0	0.0
Bell Park	10	37	200	237	8.3	4.5	24.1	28.6
<b>NORTHERN</b>	<b>10</b>	<b>477</b>	<b>1473</b>	<b>1950</b>	<b>143.0</b>	<b>3.3</b>	<b>10.3</b>	<b>13.6</b>
Highton	10	127	503	630	146.5	0.9	3.4	4.3
Belmont	10	41	234	275	37.3	1.1	6.3	7.4
Wandana	10	119	575	694	37.3	3.2	15.4	18.6
Grovedale	10	242	3249	3491	120.8	2.0	26.9	28.9
Waurm Ponds	10							
<b>SOUTH WESTERN</b>	<b>10</b>	<b>529</b>	<b>4561</b>	<b>5090</b>	<b>341.9</b>	<b>1.5</b>	<b>13.3</b>	<b>14.9</b>
Newcomb	10	8	35	43	1.8	4.4	19.4	23.9
Whittington	10	114	869	983	80.5	1.4	10.8	12.2
Moolap	10	0	0	0	2.2	0.0	0.0	0.0
<b>EASTERN</b>	<b>10</b>	<b>122</b>	<b>904</b>	<b>1026</b>	<b>84.5</b>	<b>1.4</b>	<b>10.7</b>	<b>12.1</b>
LARA	10	209	725	934	79.2	2.6	9.2	11.8
LEOPOLD	10	315	493	808	107.8	2.9	4.6	7.5
DRYSDALE/C LIF. SPR.	10	961	886	1847	70.0	13.7	12.7	26.4
PORTARLING TON	10	493	204	697	18.0	27.4	11.3	38.7
ST. LEONARDS	10	282	493	775	11.5	24.5	42.9	67.4

GREATER GEELONG PLANNING SCHEME

APPENDIX 2

SUBREGIONS / TOWNSHIP	ESTIMATED LOT YIELD (BROAD HECTARES)	NO. OF VACANT LOTS (<1 HA)	NO. OF POTENTIAL LOTS (BROAD HECTARES)	TOTAL CAPACITY OF LOTS	TOTAL DEMAND (AVE BUILDING PERMITS PER ANNUM 1991- 1995)	YEARS OF SUPPLY (LOTS <1 HA)	YEARS OF SUPPLY (BROAD HECTARES)	YEARS OF SUPPLY (TOTAL)
INDENTED HEAD	10	154	770	924	3.8	40.5	202.6	243.2
PT. LONSDALE	10	119	497	616	17.0	7.0	29.2	36.2
OCEAN GROVE	10	665	915	1580	84.5	7.9	10.8	18.7
BARWON HEADS	10	153	480	633	28.3	5.4	17.0	22.4
<b>TOTAL AVERAGE</b>	<b>10</b>	<b>4479</b>	<b>12401</b>	<b>16880</b>	<b>989.5</b>	<b>4.5</b>	<b>12.5</b>	<b>17.1</b>

**TABLE 2 : CITY OF GREATER GEELONG – RESIDENTIAL LOT SUPPLY PROJECT SEPTEMBER 1995****VACANT RESIDENTIAL LOTS – SUPPLY AND DEMAND (<1 ha lots and Broadhectare lots – 15 lots/ha yield)**

Subregions / Township	Estimated Lot Yield (Broad Hectares)	No. Of Vacant Lots (<1 Ha)	No. Of Potential Lots (Broad Hectares)	Total Capacity Of Lots	Total Demand (Ave Building Permits Per Annum 1991-1995)	Years Of Supply (Lots <1 Ha)	Years Of Supply (Broad Hectares)	Years Of Supply (Total)
Corio	15	153	894	1047	48.5	3.2	18.4	21.6
Norlane	15	95	665	760	53.0	1.8	12.5	14.3
Bell Post Hill	15	94	150	244	11.3	8.3	13.3	21.6
North Geelong	15	8	0	8	2.3	3.5	0.0	3.5
Hamlyn Heights	15	90	201	291	19.3	4.7	10.4	15.1
North Shore	15	0	0	0	0.3	0.0	0.0	0.0
Bell Park	15	37	300	337	8.3	4.5	36.1	40.6
<b>NORTHERN</b>	<b>15</b>	<b>477</b>	<b>2210</b>	<b>2687</b>	<b>143.0</b>	<b>3.3</b>	<b>15.5</b>	<b>18.8</b>
Highton	15	127	755	882	146.5	0.9	5.2	6.0
Belmont	15	41	351	392	37.3	1.1	9.4	10.5
Wandana	15	119	863	982	37.3	3.2	23.1	26.3
Grovedale	15	242	4874	5116	120.8	2.0	40.3	42.4
Waurrn Ponds	15							
<b>SOUTH WESTERN</b>	<b>15</b>	<b>529</b>	<b>6843</b>	<b>7372</b>	<b>341.9</b>	<b>1.5</b>	<b>20.0</b>	<b>21.6</b>
Newcomb	15	8	53	61	1.8	4.4	29.4	33.9
Whittington	15	114	1304	1418	80.5	1.4	16.2	17.6
Moolap	15	0	0	0	2.2	0.0	0.0	0.0
<b>EASTERN</b>	<b>15</b>	<b>122</b>	<b>1357</b>	<b>1479</b>	<b>84.5</b>	<b>1.4</b>	<b>16.1</b>	<b>17.5</b>
<b>LARA</b>	<b>15</b>	<b>209</b>	<b>1088</b>	<b>1297</b>	<b>79.2</b>	<b>2.6</b>	<b>13.7</b>	<b>16.4</b>
<b>LEOPOLD</b>	<b>15</b>	<b>315</b>	<b>740</b>	<b>1055</b>	<b>107.8</b>	<b>2.9</b>	<b>6.9</b>	<b>9.8</b>
<b>DRYSDALE/CLIF. SPR.</b>	<b>15</b>	<b>961</b>	<b>1329</b>	<b>2290</b>	<b>70.0</b>	<b>13.7</b>	<b>19.0</b>	<b>32.7</b>
<b>PORTARLINGTON</b>	<b>15</b>	<b>493</b>	<b>306</b>	<b>799</b>	<b>18.0</b>	<b>27.4</b>	<b>17.0</b>	<b>44.4</b>
<b>ST. LEONARDS</b>	<b>15</b>	<b>282</b>	<b>740</b>	<b>1022</b>	<b>11.5</b>	<b>24.5</b>	<b>64.3</b>	<b>88.9</b>
<b>INDENTED HEAD</b>	<b>15</b>	<b>154</b>	<b>1155</b>	<b>1309</b>	<b>3.8</b>	<b>40.5</b>	<b>303.9</b>	<b>344.5</b>
<b>PT. LONSDALE</b>	<b>15</b>	<b>119</b>	<b>746</b>	<b>865</b>	<b>17.0</b>	<b>7.0</b>	<b>43.9</b>	<b>50.9</b>
<b>OCEAN GROVE</b>	<b>15</b>	<b>665</b>	<b>1373</b>	<b>2038</b>	<b>84.5</b>	<b>7.9</b>	<b>16.2</b>	<b>24.1</b>
<b>BARWON HEADS</b>	<b>15</b>	<b>153</b>	<b>720</b>	<b>873</b>	<b>28.3</b>	<b>5.4</b>	<b>25.4</b>	<b>30.8</b>
<b>TOTAL / AVERAGE</b>	<b>15</b>	<b>4479</b>	<b>18607</b>	<b>23086</b>	<b>989.5</b>	<b>4.5</b>	<b>18.8</b>	<b>23.3</b>

**21.40 ARMSTRONG CREEK URBAN GROWTH AREA****21.40-1 Key Issues and Influences**

- The Armstrong Creek Urban Growth Area (ACUGA) is the primary growth area for the G21 Region. At capacity, the ACUGA is expected to accommodate approximately 54,000 persons and 22,000 dwellings.
- The ACUGA will be developed as a sustainable community, setting new benchmarks in best practice urban development.
- Development in the ACUGA will provide a wide range of housing types and densities in an urban structure based on walkable neighbourhoods, public transport and mixed use activity centres.
- Areas of visual sensitivity along the Mount Duneed ridgeline and flood prone areas to the east of Barwon Heads Road will be protected from urban development.
- The rural break between the ACUGA and Surf Coast Shire is to be maintained.
- Rural land outside of the ACUGA will be maintained in productive agricultural parcels which provide an attractive rural setting.
- Land for extractive industries to the west of Ghazeepore road will be protected from incompatible development.

**21.40-2 Objective**

To provide a wide range of housing types and densities in an urban structure based on walkable neighbourhoods, public transport and mixed use activity centres.

To establish a network of mixed use activity centres providing retail, community and educational facilities for the incoming Armstrong Creek community.

To create an economic and employment structure that complements the broader Geelong region while providing employment areas, business opportunities and local jobs.

To protect and enhance the natural environmental features and cultural heritage values of the Armstrong Creek area and provide a distinct urban character and green setting.

To ensure the provision of a comprehensive and well connected network of open space and recreation facilities.

To provide a sustainable movement and access network within the Armstrong Creek area.

To provide utility services that meet current best practice standards and are environmentally sustainable.

To ensure the orderly and controlled development of Armstrong Creek.

## Strategies

To ensure land use and development in the Armstrong Creek Urban Growth Area proceeds generally in accordance with the Armstrong Creek Urban Growth - Framework Plan (Incorporated document pursuant to Clause 81.01).

Require the preparation of Precinct Structure Plans providing for at least one 'walkable neighbourhood' of approximately 1.6 kilometres in diameter, prior to any application for land use and development in the Armstrong Creek Urban growth Area.

Ensure that Precinct Structure Plans in the ACUGA are generally in accordance with the Armstrong Creek Urban Growth Plan, Volume 1.

Require subdivision permit applications to cover an area of at least 40 hectares.

### 21.40-3 Implementation

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These strategies will be implemented by:

#### Using policy and the exercise of discretion

Incorporating the Armstrong Creek Urban Growth – Framework Plan into this Planning Scheme.

#### Applying Zones and overlays

Applying the relevant zones and overlays.

Applying the Heritage Overlay to significant heritage sites.

#### Further Work

Prepare a detailed Implementation Plan for the Armstrong Creek Urban Growth Plan, including a rezoning strategy, an integrated infrastructure delivery plan and an infrastructure investment plan.

Prepare an Infrastructure Funding Model and Development Contributions Plan for the Urban Growth Area.

Coordinate the preparation of Precinct Structure Plans for development areas within the Urban Growth Area.

Coordinate the input of relevant State Government agencies and service providers to ensure the realisation of the development vision for the Armstrong Creek Urban Growth Area, particularly the provision of appropriate infrastructure and services.

Develop sustainable water and energy policies prior to the commencement of development.

Apply relevant Land Management Overlays (Floodway Overlay and Land Subject to Inundation Overlay) to areas prone to flooding / inundation once post development conditions are established based upon preparation of drainage schemes.

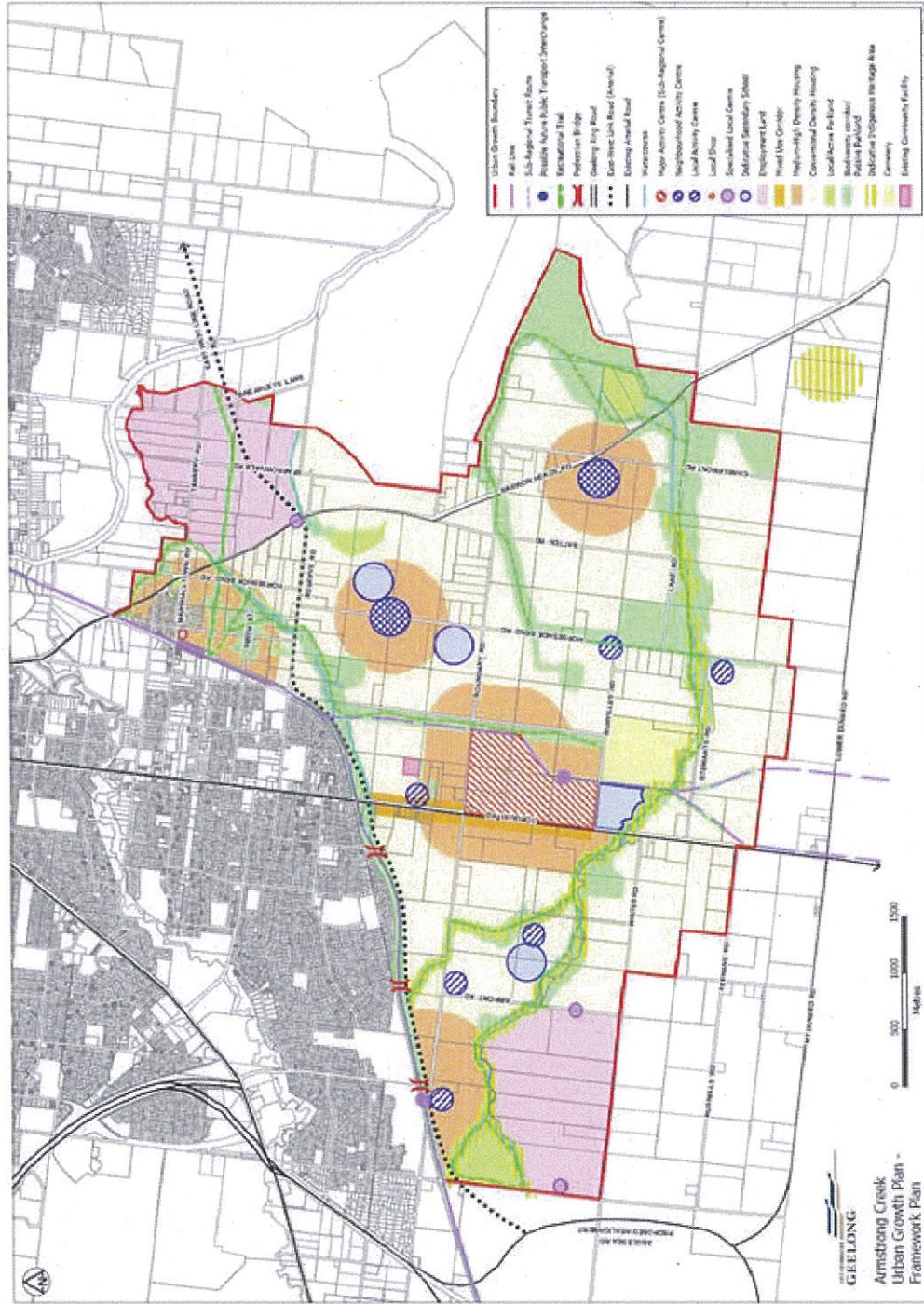
Investigate the opportunity for an integrated approach to the development of Cultural Heritage Management Plans for the entire ACUGA.

Investigate the establishment of a Cultural Heritage Interpretation Trail.

#### Reference Document

Armstrong Creek Urban Growth Plan, Volume 1, May 2008

21.40-4 Armstrong Creek Urban Growth Plan - Framework Plan Map



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