

# Amendment C277

## Leopold Shopping Centre Expansion Proposed Rezoning & Planning Permits

Leopold is recognised in the Greater Geelong Planning Scheme as the future location for a sub regional retail activity centre for the Bellarine Peninsula.

The owners of the Gateway Plaza shopping centre, Lascorp Development (Aust) Pty Ltd are now seeking a rezoning and two planning permits to allow a major expansion of the shopping centre and a new drainage reserve.

On 23 July 2013 Council resolved to support the public exhibition of the proposal as part of Amendment C277.

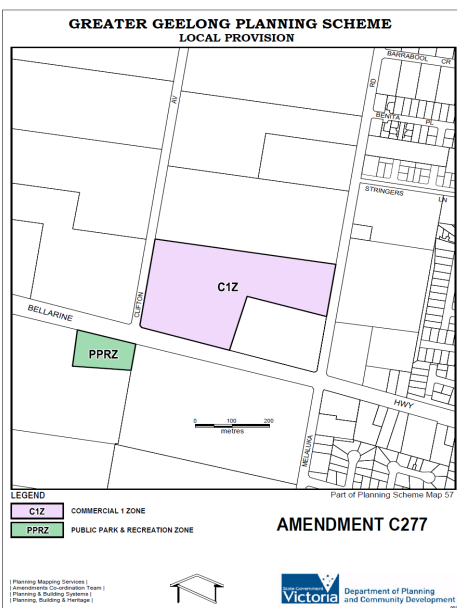
### What land is affected?

The amendment applies to four properties:

- 92-100 Melaluka Road
- 621-639 Bellarine Highway
- 641-659 Bellarine Highway
- 1-89 Hoares Lane (proposed drainage reserve)

### What is Amendment C277?

The amendment proposes rezoning of 621-639 Bellarine Hwy from Farming Zone to Commercial 1 Zone and rezoning part of 1-89 Hoares Lane from Farming Zone to Public Park and Recreation Zone for a drainage reserve (see map below).



Other amendments to the planning scheme include:

- Increasing the shop floor space limit for 621-639 and 641-659 Bellarine Hwy, Leopold to 30,000 sq metres.
- A new Development Plan Overlay applied to 92-100 Melaluka Road and 621-639 and 641-659 Bellarine Hwy,
- Amending Clause 52.28 to prohibit gaming machines at the centre

### What expansion is proposed?

The development proposal under Planning Permit Application 994/2012 involves an expansion of floor space from 7,000 square metres to more than 22,000 square metres (see plan on next page). The plans show a second major supermarket, specialty food shops, discount department store, bulky goods and non-food retail outlets.

In addition to the retail floor space, other proposed uses include a gymnasium, offices and expansion of the existing medical centre.

### What is proposed for Melaluka Road?

The Leopold Structure Plan and Urban Design Framework require a major focus on creating a 'community heart' for Leopold, providing more interesting public spaces for residents to use.

The plans submitted for the Stage 1 expansion include a town plaza at the main entrance to the shopping centre on Melaluka Rd (see the image below). Shops and cafes around the town plaza and facing Melaluka Rd will give a "main street" feel currently lacking in Leopold. This is also the location for a pedestrian crossing of Melaluka Rd to the Leopold Recreation Reserve.

### Can I make a submission to C277?

Yes. Submissions should be received by: **Monday 25 November 2013** and addressed to:

The Coordinator  
Strategic Implementation  
City of Greater Geelong

Either by:

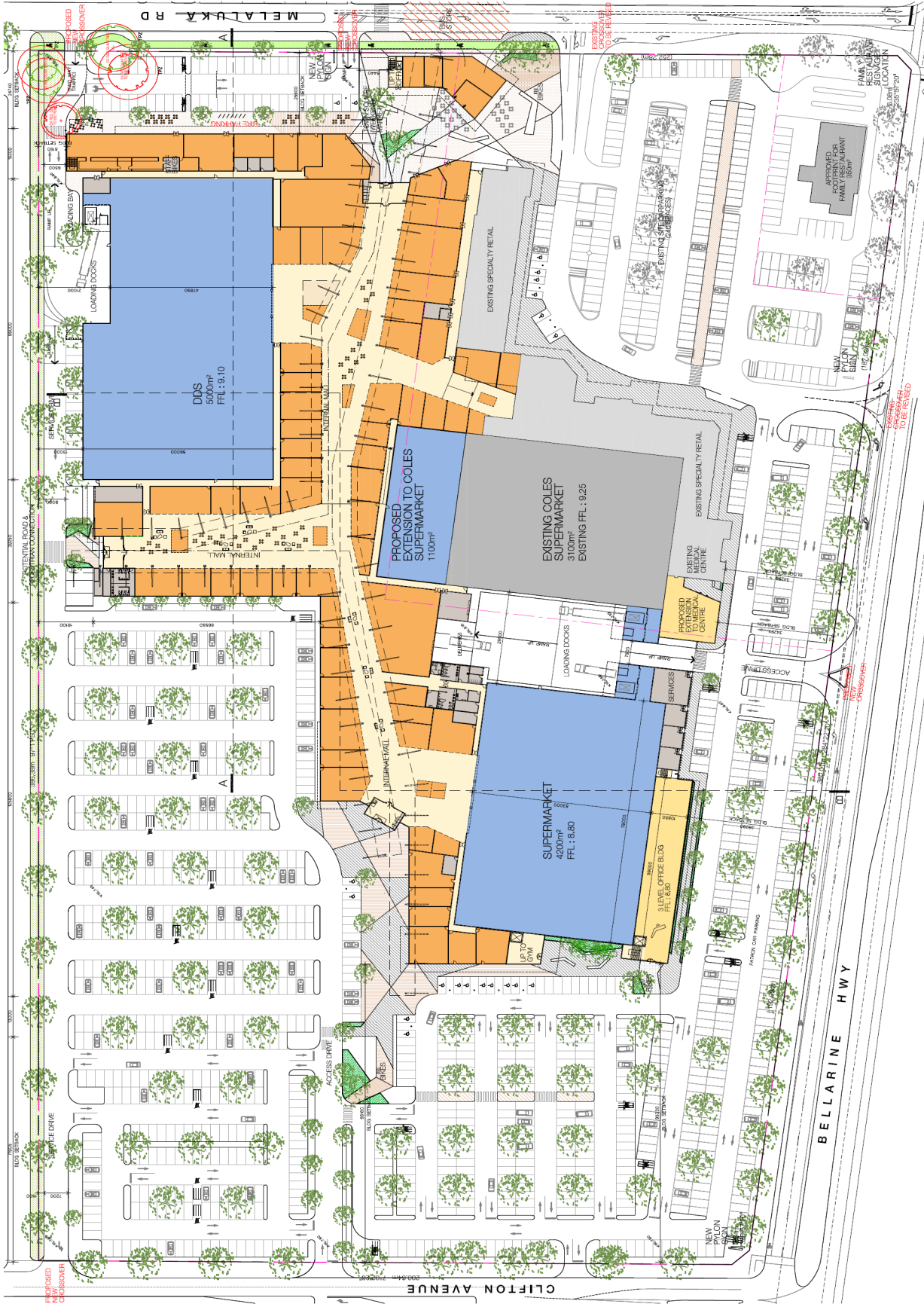
- post to - PO Box 104, GEELONG VIC 3220
- email to - [strategicplanning@geelongcity.vic.gov.au](mailto:strategicplanning@geelongcity.vic.gov.au)

### Where can I go for more information?

The amendment is available for viewing at 100 Brougham Street, Geelong and the "Have your Say" section of our website at [www.geelongaustralia.com.au](http://www.geelongaustralia.com.au) You can call us on 5272 4820 or email: [strategicplanning@geelongcity.vic.gov](mailto:strategicplanning@geelongcity.vic.gov)



# Proposed Shopping Centre Expansion - Stage 1 Layout



October 2013  
0752/TP300h

Scale: 1:500 @ A1  
0 25 50

Overall Site Plan  
Bellarine Gateway - 621-659 Bellarine Hwy, Leopold

Clarke Hopkins  
Hopkins  
architects

A1