

9. PROPOSED PLANNING SCHEME AMENDMENT TO APPLY A PUBLIC ACQUISITION OVERLAY ON LAND AT 1-87 GROVES ROAD, ARMSTRONG CREEK AND 109-215 SPARROVALE ROAD, CHARLEMONT

(previously agenda item 8)

Source: Planning & Development - Urban Growth
General Manager: Peter Bettess
Index Reference: Armstrong Creek Project - Development Contributions Plan - Armstrong Creek - Horseshoe Bend

Purpose

This report seeks approval for the preparation and exhibition of a Public Acquisition Overlay (PAO) to facilitate the acquisition of land at 1-87 Groves Road, Armstrong Creek and part of the land at 109-215 Sparrovale Road, Charlemont. The land is required for the construction and commissioning of the end-of-line wetlands nominated in the Horseshoe Bend Precinct Storm Water Management Strategy.

Summary

- Storm water management for the Horseshoe Bend Precinct Structure Plan (HBSP) area is reliant on the acquisition of the entire land parcel at 1-87 Groves Road, known as 'Cold Winds' and approximately 420 hectares of the land parcel at 109-215 Sparrovale Road, known as 'Sparrovale'. The combined total acquisition area of both land parcels is approximately 523 hectares (see Appendix 1) and is commonly known as the 'Sparrovale Wetlands' project.
- Without the two parcels in public ownership, and commissioned as a functioning wetland, only 25 per cent of the developable area nominated within the Horseshoe Bend Precinct can be constructed.
- Funding for the purchase of the Sparrovale and Cold Winds properties is nominated in the Horseshoe Bend Development Contributions Plan (HBDCP).
- Council officers entered into negotiations with the land holders in an attempt to purchase the land via private treaty. Council approved a budget to pursue purchase of the two land parcels in '15-'16, these negotiations have been unsuccessful and remain at an impasse.
- A separate, but inextricably linked, issue is that storm water management for the balance of the Armstrong Creek Urban Growth Area is reliant on the Armstrong Creek entering the Connewarre Wetlands Complex via Hospital Swamp.
- Whilst acquisition of the two land parcels is an essential component of the storm water management plan for the Horseshoe Bend Precinct Structure Plan, they can potentially accommodate additional storm water from the neighbouring Armstrong Creek East Precinct.
- Council officers believe that the application of a Public Acquisition Overlay will provide the mechanism to resolve the purchase of both properties within a timeframe that allows for the establishment of the Sparrovale Wetlands. This will release the entire Horseshoe Bend Precinct Structure Plan area for urban development.

P Dorling moved, L Gardner seconded -

That Council resolve to:

- 1) requests that the Minister for Planning act as the Planning Authority for Amendment C357 and approve the amendment;**
- 2) in the event that the Minister for Planning does not support the above option, seek Authorisation from the Minister for Planning to prepare and exhibit Amendment C357 to the Greater Geelong Planning Scheme.**

Carried.

Background

The Horseshoe Bend Precinct Structure Plan (HBSP) was incorporated into the Greater Geelong Planning Scheme in November 2014. Since that time, three (3) Planning Permits have been issued in the PSP area representing approval of 3,102 residential lots and the setting aside of land for future retail, education and community purposes.

Significant civil works are currently being undertaken to support the residential development of the Horseshoe Bend Precinct Structure Plan area, however, in accordance with the approved Storm Water Management Strategy (SWMS) development of the precinct is limited to 25 per cent of the total net developable area without the acquisition and commissioning of the land parcels that make up the future Sparrovale Wetlands.

The Horseshoe Bend Precinct Development Contributions Plan (HBDCP) also nominates a trigger for the purchase and commissioning of the Sparrovale Wetlands, being the upgrade of culverts under Barwon Heads Road (being the outlet from Barwon Heads Road south retarding basin) or at the discretion of the Responsible Authority. The requirement for the upgrade of the culverts is very likely to occur prior to the construction of 25 per cent of the developable land, given a planning permit has been granted for the land on which the construction of the Barwon Heads Road retarding basin is required.

In 2015, negotiations to purchase both properties have been unsuccessful in the securing of the land required for the Sparrovale Wetlands.

As a result, Council officers recommend that a Public Acquisition Overlay (PAO) be applied to the necessary land area (see Appendix 2) to assist in facilitating the timely acquisition of these properties and allow access and construction of the wetland prior to:

- the exhaustion of the 25 per cent developable area within the Horseshoe Bend Precinct; or,
- the culvert upgrade under Barwon Heads Road.

Discussion

Amendment C259 – Horseshoe Bend Precinct

Preparation of the Horseshoe Bend PSP, DCP and Native Vegetation Precinct Plan (NVPP) commenced in 2012 and was approved and gazetted in 2014. As with other precincts a key focus when developing the PSP was the development of a strategy for the management of storm water.

The Storm Water Management Strategy (SWMS) for Horseshoe Bend noted that the bulk of existing pre-development run off from the area that defines the Horseshoe Bend Precinct runs easterly across Barwon Heads Road into the Sparrovale Farm then on to the Barwon River. In addition to storm water from the west, Sparrovale Farm and Cold Winds are also subject to inundation from the Barwon River during major flood events.

The following extract is taken from Page 3 of the Horseshoe Bend SWMS:

It is clear from Figures 2-4 inclusive that Sparrovale Farm is and has historically been subject to extensive inundation from both its local catchment and the Barwon River.

Development of the HBP lands will further increase volumes and frequency of surface runoff discharging to the farm area which is of critical concerns [sic.] for the affected landowners.

Acknowledgement of the poor outcomes for both Cold Winds and Sparrovale from both the Barwon River and the Horseshoe Bend Precinct resulted in their inclusion in the Horseshoe Bend DCP to fund the purchase of both properties with the aim of rehabilitating them into a high quality wetland to receive urban runoff.

During the preparation, exhibition and incorporation of the Horseshoe Bend PSP, DCP and NVPP at least one development company were negotiating with the land owners regarding forward funding the purchase of both Sparrovale and Cold Winds. Council officers were also actively attempting to mediate the purchase of the land for the Sparrovale Wetlands. These attempts were unsuccessful.

Funding for land acquisition

In the 2015-2016 and 2016-2017 budgets, Council approved funds for the purchase of both Sparrovale (in part) and Cold Winds. Council officers have been liaising with the land owners and their legal representatives regarding a negotiated purchase of both properties on agreed terms. To date, no such agreement has been reached resulting in the need to provide certainty via a compulsory acquisition process.

The application of a Public Acquisition Overlay (PAO) will provide the mechanism to acquire the two parcels within a timeframe that allows for the establishment of the Sparrovale Wetlands and facilitate continued development within the precinct.

Minister for Planning as the Planning Authority

As noted above, the Horseshoe Bend PSP, DCP and NVPP were incorporated into the Greater Geelong Planning Scheme in November 2014.

The amendment was formally exhibited between the 5th December 2013 and the 27th January 2014 with a total of 42 submissions received. No submissions were received objecting to the purchase of the two land parcels for the establishment of the Sparrovale Wetlands.

A Panel Hearing was conducted on the 10th, 11th, 12th and 18th June 2014 in an attempt to resolve outstanding issues in the submissions. The Panel Report was issued on 29th July 2014.

The Panel accepted the Horseshoe Bend Precinct Storm Water Management Strategy and the proposal to purchase the two properties for the Sparrovale Wetlands.

The lack of an objection to the purchase of both properties and the rigour applied to the development, exhibition and notice, Panel Hearing and ultimately the Gazettal of the Horseshoe Bend PSP, DCP and NVPP, has led to the request that the Minister for Planning expedite the application of the PAO by consenting to being the Planning Authority for the amendment.

Planning Scheme Provisions

The Explanatory Report, Instruction Sheet and relevant Planning Provisions that Council officers have prepared in support of the amendment are attached at Appendix 3.

Environmental Implications

The establishment of the Sparrovale Wetlands will provide significant positive environmental outcomes including the potential to divert storm water volumes from Hospital Swamps and the subsequent protection of several habitat zones surrounding the Hospital Swamps.

In addition, the amendment will address the potential environmental implications of the continued development of the Armstrong Creek Urban Growth Area through the protection of the Ramsar listed Lake Connewarre Wetland Complex.

Financial Implications

Funding for the purchase of both land parcels has been nominated in the incorporated Horseshoe Bend Development Contributions Plan.

Current approved budget.

The Horseshoe Bend DCP attributes values to the land acquisition required for the Sparrovale Wetlands. In accordance with the administration requirements of the DCP, revaluations are undertaken annually and the costs apportioned across the developable area of the Horseshoe Bend precinct.

As a result of the inclusion of these costs in the Horseshoe Bend DCP, there is an opportunity to offset the purchase of both properties with funds collected as development occurs.

Policy/Legal/Statutory Implications

The planning scheme amendment to incorporate the Public Acquisition Overlay on both properties is in accordance with the intent for the land as nominated in both the Horseshoe Bend Precinct Structure Plan and Horseshoe Bend Development Contributions Plan.

The Horseshoe Bend PSP and DCP are incorporated documents in the Greater Geelong Planning Scheme and have been prepared in accordance with the *Planning & Environment Act 1987*, including direct notification to relevant property owners. Council is required to deliver each of the items nominated in the DCP and PSP to facilitate the orderly development of the Horseshoe Bend PSP area

The amendment is also considered to meet the relevant requirements of both State Government and Council.

Alignment to City Plan

The Armstrong Creek Urban Growth area is one of Council's priority projects in the City Plan.

The application of a Public Acquisition Overlay to the Sparrovale Wetlands will ensure that the continuing needs of the growing community will be met in a timely manner.

Officer Direct or Indirect Interest

In accordance with Section 80C of the *Local Government Act* no Council officers involved in this report have a direct or indirect interest.

Risk Assessment

In the absence of the Sparrovale wetlands development of the Horseshoe Bend Precinct Structure Plan area is limited to 25 per cent of the nominated net developable area or triggered when the culverts are upgraded under Barwon Heads Road. Should the wetlands not be in public ownership at the time that the 25 per cent threshold is reached, or the culverts are upgraded, development within the Horseshoe Bend Precinct will be required to cease. This represents a potentially significant cost to developers and a dramatic reduction in the availability of residential house lots available for purchase. Ultimately, the situation will also result in a lag in the development of key infrastructure to serve the existing residents of the Horseshoe Bend precinct.

Social Considerations

The Horseshoe Bend Precinct Structure Plan is a considered and well planned approach to the development of additional residential communities within the Armstrong Creek Urban Growth Area. The intent of the HBSP and the HBDCP is to ensure that the infrastructure required to service the community meets their needs and expectations and is provided in a timely manner.

The establishment of the Sparrovale Wetlands will also bring a significant area of passive environmental recreation for residents and will assist in the timely provision of serviced land for residential development.

Human Rights Charter

Council officers have taken into consideration the Human Rights Charter relative to the application of the Public Acquisition Overlay. This includes 'ratepayers property rights' and a 'right to a fair hearing'.

Consultation and Communication

Council officers will write to the land owners seeking support for a fast-track planning scheme amendment process via the Minister for Planning.

Should the Minister for Planning decline to become the Planning Authority for the amendment, Council will seek Authorisation to exhibit the amendment. Consultation and communication with land holders will be in accordance with the requirements nominated in the *Planning & Environment Act 1987*.

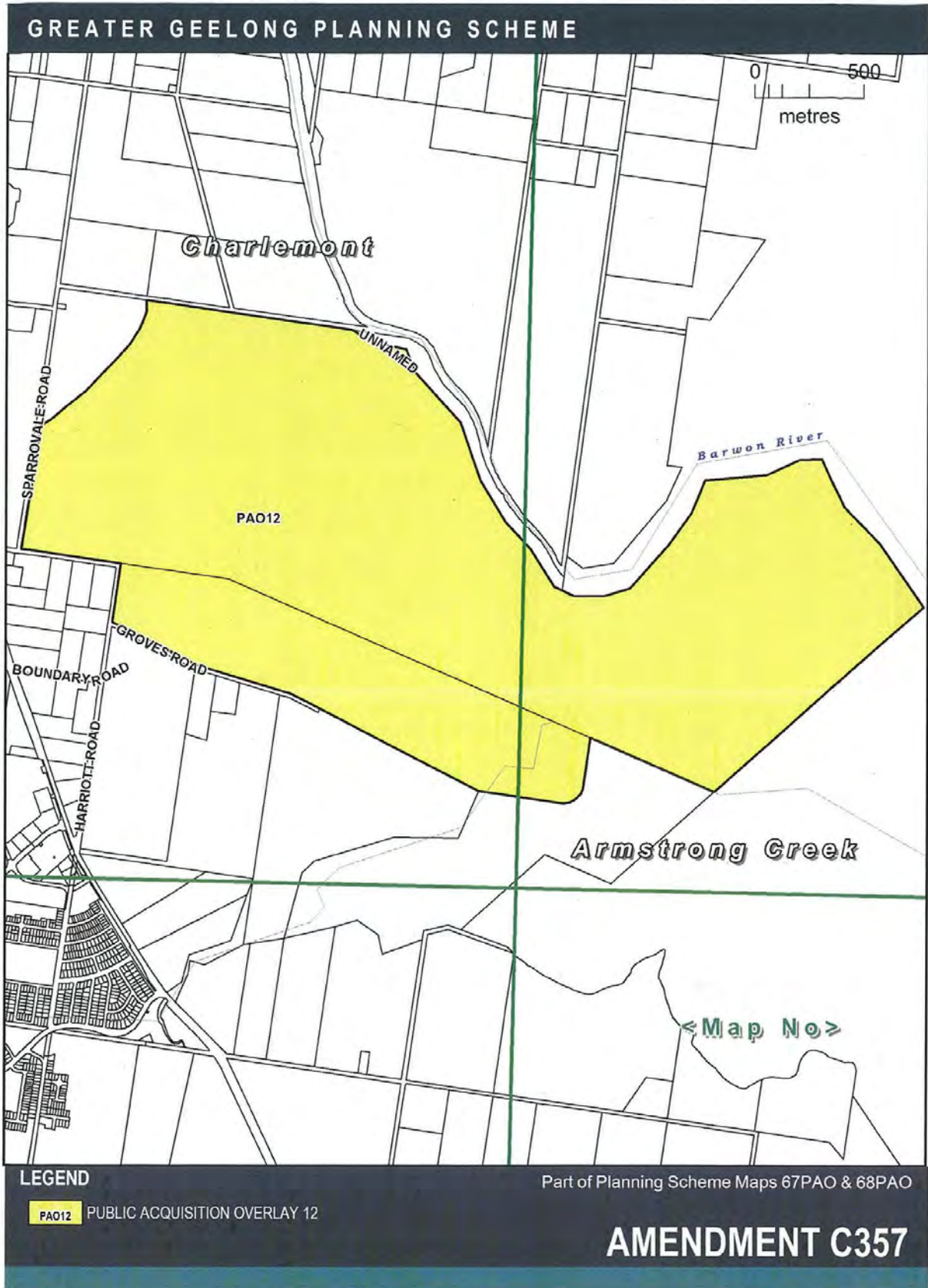
**PROPOSED PLANNING SCHEME AMENDMENT TO APPLY A PUBLIC ACQUISITION OVERLAY ON LAND AT
1-87 GROVES ROAD, ARMSTRONG CREEK AND 109-215 SPARROVALE ROAD, CHARLEMONT**

Appendix 1



PROPOSED PLANNING SCHEME AMENDMENT TO APPLY A PUBLIC ACQUISITION
OVERLAY ON LAND AT
1-87 GROVES ROAD, ARMSTRONG CREEK AND 109-215 SPARROVALE ROAD,
CHARLEMONT

Appendix 2



Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C357

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the City of Greater Geelong, which is the planning authority for this amendment.

The Amendment has been made at the request of the City of Greater Geelong.

Land affected by the Amendment

The Amendment applies to land at 109-215 Sparrovale Road, Charlemont and 1-87 Groves Road, Armstrong Creek.

Land at 109-215 Sparrovale Road is an irregularly shaped parcel approximately 432 hectares in area.

The western boundary of the site abuts Sparrovale Road for a length of approximately 1200 metres. The northern boundary abuts Brearley's Lane, which is an unsealed east-west local road, for approximately 800 metres. The northern boundary then continues east-west abutting private land for approximately 600 metres before gradually heading south and following the meandering path of the Barwon River.

The eastern boundary of the property is shared with the Connewarre wetland complex for approximately 1280 metres. The southern boundary is shared with the Connewarre wetland complex for a distance of approximately 600 metres before abutting the property at 1-87 Groves Road for approximately 2300 metres.

The land is predominantly within the Farming Zone (FZ) however approximately 12 hectares of land, fronting Sparrovale Road, is developable and zoned Urban Growth Zone Schedule 4 (UGZ4) with an associated Development Contributions Overlay (DCPO5). A Flood Overlay encumbers the majority of the site (FO-LSIO) which reflects the Q100 boundary of the Barwon River.

The land is also significantly encumbered by an Environment Significance Overlay – Schedule 2 (ESO2) and a small area, located along the Sparrovale Road alignment, is affected by a Vegetation Protection Overlay – Schedule 1 (VPO1).

The land at 1-87 Groves Road is an irregularly shaped parcel consisting of approximately 87 hectares of degraded farmland which is currently used for cattle grazing (see Appendix 4). There is no dwelling located on the land however several sheds and containers occupy the Groves Road/Harriott Road corner (SW) of the site. A gate and driveway access to the site is located on Groves Road approximately 115 metres from the Groves Road/Harriott Road intersection.

The western boundary of the site abuts Harriott Road, an unsealed local road that runs north-south, for a length of approximately 270 metres. The opposite side of Harriott Road consists of small 'hobby farm' land parcels that are not nominated for future residential development. The northern boundary of the site is shared with Sparrovale Farm (109-215 Sparrovale Road) and is approximately 2300 metres in length.

The eastern boundary, at approximately 260 metres in length, abuts Crown Land that forms part of the Connewarre Wetland Complex.

The southern boundary abuts Groves Road for a distance of approximately 840 metres and then abuts private property for approximately 1000 metres before again abutting the Connewarre Wetland Complex for a distance of approximately 450 metres.

The land is zoned Farming (FZ) and is completely encumbered by a Floodway Overlay (FO-LSIO) that follows the Barwon River Q100 boundary. The land is also significantly encumbered by an Environmental Significance Overlay – Schedule 2 (ESO2).

What the amendment does

The Amendment proposes to apply a Public Acquisition Overlay across approximately 523 hectares of flood prone land to facilitate the construction and commissioning of stormwater management infrastructure enabling the continued urban development of the Armstrong Creek Horseshoe Bend Precinct Structure Plan Area.

The Amendment:

- Applies a Public Acquisition Overlay 12 (PAO12) to land in the Farming Zone at 109-215 Sparrovale Road, Charlemont and 1-87 Groves Road, Armstrong Creek.

Strategic assessment of the Amendment

Why is the Amendment required?

On the 27th of November 2014 the Horseshoe Bend Precinct Structure Plan was incorporated into the Greater Geelong Planning Scheme. The Horseshoe Bend PSP, the associated Horseshoe Bend Development Contributions Plan and Horseshoe Bend Native Vegetation Precinct Plan, are the documents that guide the transformation of rural land into urban development for the 464 hectares that will become home to approximately 21,000 people.

Clause 56.07-4 of the Greater Geelong Planning Scheme clearly prescribes a number of requirements to be fulfilled in order to maintain pre-development flows and meet best practice in storm water management. A significant portion of the Horseshoe Bend PSP is devoted to the refining the Objectives and Standards of Clause 56.07 and the setting of clear expectations regarding servicing and the management of storm water prior, during and post urban development.

A key component of the management of storm water generated by the Horseshoe Bend Precinct Structure Plan area is the acquisition of the entire land parcel at 1-87 Groves Road, Armstrong Creek (known as Cold Winds) and part of the land parcel at 109-215 Sparrovale Road, Charlemont (known as Sparrovale). Collectively, the land to be acquired is referred to as the Sparrovale Wetlands.

Storm water management for the Horseshoe Bend Precinct Structure Plan area is reliant on the acquisition of these two land parcels with a combined total acquisition area of approximately 523 hectares.

Without the two parcels in public ownership development within the Horseshoe Bend PSP is limited to 25% of the net developable area.

Whilst residential development of the Horseshoe Bend Precinct is just beginning, development is well established in both the Armstrong Creek East and Armstrong Creek West Precincts. In what is a matter related to the acquisition of the Sparrovale Wetlands, Storm water management for the balance of the Armstrong Creek Urban Growth Area is reliant on the Armstrong Creek entering the Connewarre wetlands complex via Hospital Swamp.

Whilst acquisition of the two land parcels known as the 'Sparrovale Wetlands' are an essential component of the storm water management plan for the Horseshoe Bend Precinct Structure Plan, they can potentially accommodate additional flows from the neighbouring Armstrong Creek catchment.

The diversion of storm water from the Armstrong Creek system into the Sparrovale wetlands will reduce the volumes of storm water being discharged into the Ramsar listed Connewarre wetlands thereby mitigating any potential environmental impact from the Armstrong Creek Urban Growth Area.

Funding for the purchase of the Sparrovale and Cold Winds properties has been nominated in the Horseshoe Bend Development Contributions Plan. The preferred outcome was that a developer, or a development consortium, would purchase the land, transfer it to Council, and then claim the DCP amount as a credit against future development contributions.

To date, the two properties remain in private ownership with no agreement being reached with any development interests within the Horseshoe Bend Precinct Structure Plan area.

The City of Greater Geelong, as the nominated delivery agency for infrastructure nominated in the Horseshoe Bend Development Contributions Plan, are seeking to ensure that the land is delivered and commissioned as a wetland prior to the 25% threshold being reached by development proponents in the Horseshoe Bend precinct. The application of a Public Acquisition Overlay will greatly assist in both securing the asset and progressing negotiations with the relevant landholders.

The application of a Public Acquisition Overlay will provide the mechanism to resolve the acquisition of both properties within a timeframe that allows for the establishment of the Sparrovale Wetlands.

How does the Amendment implement the objectives of planning in Victoria?

The amendment addresses the following objectives of planning in Victoria:

11.02-1 Supply of Urban Land

The amendment will ensure that the Horseshoe Bend Precinct continues to provide residential, commercial, retail, recreational and community land to meet supply requirements for an estimated 25 years.

11.02-4 Sequencing of development

The amendment will assist in the timely provision of key infrastructure for the management of stormwater for the Horseshoe Bend Precinct Structure Plan area. Without the proposed application of a Public Acquisition Overlay the continuing development of the Horseshoe Bend Precinct, beyond the 25% as nominated in the incorporated Horseshoe Bend Storm Water Management Strategy, cannot occur.

12.01-1 Protection of biodiversity

In addition to the role of the subject sites in providing storm water management for the Horseshoe Bend Precinct Structure Plan area, the acquisition and commissioning of the Sparrovale Wetlands will assist in reducing any perceived or real impact of stormwater volumes on the Ramsar listed Connewarre Wetland Complex located to the south east of the sites.

14.02-1 Catchment Planning and management

The impact of urban runoff from the Armstrong Creek Urban Growth Area will be mitigated through the reduction in both quantity and flow of storm water into the Barwon River and, ultimately, the marine environment. In addition, the Sparrovale Wetlands will perform a nutrient and sediment removal function thereby improving the quality of water being released into downstream catchments.

19.03-1 Development Contributions Plans

The purchase and development, for the purposes of a wetland, of the subject land parcels has been costed in to the incorporated Horseshoe Bend Development Contributions Plan (HBDCP) in accordance with this clause. That being said, Council have been unable to meet the objective of the timely provision of planned infrastructure to communities. This, in part, has contributed to the need for a PAO over the subject land.

19.03-3 Stormwater

The Sparrovale Wetlands will ensure that storm water entering wetlands and estuaries does not have a detrimental effect.

How does the Amendment address any environmental, social and economic effects?

Development within the Horseshoe Bend Precinct will need to halt once the 25% development threshold has been reached. This will have a detrimental economic effect on the development agencies currently at work in the precinct with the flow on effect of employment in the housing market. A halt to the delivery of serviced house lots will also affect purchasers.

Without the Sparrovale Wetlands there remains an environmental risk associated with the increased volume of water being discharged in to the RAMSAR listed Connewarre Wetland Complex. It is acknowledged that the Sparrovale Wetlands are the key component of the implementation of the Stormwater Management Strategy for the Horseshoe Bend Precinct, however, the benefits to the ecological values of the Hospital Swamps cannot be ignored.

Does the Amendment address relevant bushfire risk?

There is no bushfire risk associated with the subject land parcels.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

Ministerial Direction No. 11 – Strategic Assessment of Amendments.

This amendment has been prepared in accordance with the requirements nominated in *Ministerial Direction No. 11.*

Ministerial Direction No. 15 – The Planning Scheme Amendment process

This amendment will follow the planning scheme amendment process as nominated in Ministerial Direction 15.

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

The amendment addresses Clause 12.01-1 – *Protection of Biodiversity* specifically through the protection and conservation of biodiversity and in ensuring that strategic planning considers the impact of any change of land-use in areas designated a Wetland of International Importance in the RAMSAR Convention.

The amendment directly responds to the objective and strategies nominated in Clause 42.02-1 – *Catchment planning and management* including the filtering of sedimentation and wastes from stormwater prior to its discharge into waterways. Clause 14.02-1 also nominates the preservation of floodplain for wetland or retarding basins to ensure treatment of storm water before its release.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

Clause 21.05 Natural Environment

The amendment directly addresses the objective nominated in Clause 21.05-2 of the Greater Geelong Planning Scheme to reduce the amount of runoff from urban development and improve the quality of stormwater runoff entering waterways, estuarine and marine waters.

The acquisition and commissioning of the Sparrovale Wetlands will also ensure that stormwater will be managed in a manner that ensures protection of the existing Barwon River and Connewarre Wetland systems.

Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment contributes to the fair, orderly, economic and sustainable use and development of land and will also directly and the maintenance of ecological processes and genetic diversity. provide for the protection of natural and man-made resources

How does the Amendment address the views of any relevant agency?

The development of the Stormwater Management Strategy for the Horseshoe Bend Precinct Structure Plan, of which the Sparrovale Wetlands is a critical component, was developed with extensive engagement with the Department of the Environment, Land, Water and Planning (DELWP) and the Corangamite Catchment Management Authority (CCMA). Both agencies are supportive of the need to establish the Sparrovale Wetlands as soon as practicable both to meet the stormwater management requirements of the Horseshoe Bend Precinct and to relieve the stormwater volumes on the RAMSAR listed Connewarre Wetlands.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The amendment will not result in any substantive impact on the existing, or proposed, transport system which was been planned for within the Armstrong Creek Urban Growth Area.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

Upon adoption of the amendment, Council will be responsible for commencing negotiations with the current landholders regarding the timing of acquisition and compensation. The cost for each parcel is nominated, and consequently funded, by the incorporated Horseshoe Bend Development Contributions Plan. Any additional costs associated with acquisition of the parcels will be borne by the City of Greater Geelong.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Greater Geelong City Council
Customer Service Centre
100 Brougham Street
GEELONG
8.00am – 5.00pm weekdays

Belmont Customer Service Centre (inside the Library)
163 High Street
BELMONT
9.00am – 5.00pm weekdays

Waurm Ponds Customer Service Centre (inside the Library)
230 Pioneer Road
WAURN PONDS
10.00am – 2.00pm weekdays

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.dtpli.vic.gov.au/publicinspection .

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by **XXXX**

A submission must be sent to:

Robert Anderson
Coordinator - Urban Growth
City of Greater Geelong
PO Box 104
GEELONG VIC 3220

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C357

INSTRUCTION SHEET

The planning authority for this amendment is the City of Greater Geelong.

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 1 attached map.

Overlay Maps

1. Amend Planning Scheme Map No 67PAO in the manner shown on the 1 attached map marked Greater Geelong Planning Scheme, Amendment C357.
2. Insert new Planning Scheme Map No.68PAO in the manner shown on the 1 attached map marked Greater Geelong Planning Scheme, Amendment C357.

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

3. In General Provisions – Clause 61.03, replace the schedule with a new Schedule in the form of the attached document.

End of document

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APPENDIX 3

GREATER GEELONG PLANNING SCHEME

17/03/2016
[C248](#)
[Proposed](#)
[C357](#)

SCHEDULE TO CLAUSE 61.03

Maps comprising part of this scheme:

- 1, 1VPO, 1SLO, 1WMO
- 2, 2ESO, 2VPO, 2SLO, 2HO, 2WMO
- 3, 3ESO, 3VPO, 3HO, 3LSIO-FO, 3PAO
- 4, 4ESO, 4HO, 4PAO
- 5, 5ESO, 5VPO, 5SLO, 5HO, 5WMO
- 6, 6ESO, 6VPO, 6SLO, 6HO, 6LSIO-FO
- 7, 7ESO, 7VPO, 7SLO, 7HO, 7LSIO-FO, 7PAO, 7WMO
- 8, 8ESO, 8SLO, 8HO, 8LSIO-FO, 8PAO, 8WMO
- 9, 9ESO, 9HO, 9LSIO-FO
- 10, 10ESO, 10HO, 10LSIO-FO
- 11, 11ESO, 11LSIO-FO, 11DCPO
- 12, 12ESO, 12SLO, 12LSIO-FO, 12VPO, 12WMO, 12DCPO, 12DPO
- 13, 13ESO, 13SLO, 13HO, 13VPO, 13WMO, 13PAO
- 14, 14ESO, 14VPO, 14LSIO-FO, 14PAO
- 15, 15ESO, 15PAO, 15VPO, 15HO, 15LSIO-FO
- 16, 16ESO, 16LSIO-FO
- 17, 17ESO, 17HO, 17DDO, 17VPO, 17DCPO
- 18, 18ESO, 18DDO, 18DPO, 18LSIO-FO, 18PAO, 18EAO, 18SBO, 18DCPO
- 19, 19ESO, 19VPO, 19HO, 19LSIO-FO, 19DDO
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- 21, 21ESO, 21DPO, 21DDO, 21LSIO-FO
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- 23, 23ESO, 23LSIO-FO
- 24, 24ESO, 24HO, 24LSIO-FO
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- 28, 28ESO, 28DPO, 28DDO
- 29, 29ESO, 29DPO, 29DDO, 29LSIO-FO
- 30
- 31, 31ESO, 31HO, 31DPO, 31LSIO-FO, 31PAO, 31EAO
- 32, 32ESO, 32HO, 32DDO14, 32SBO
- 33, 33HO, 33DDO14, 33DPO, 33DDO, 33SBO, 33EAO
- 34, 34ESO, 34HO, 34DDO
- 35, 35DDO
- 36, 36ESO, 36HO, 36DPO, 36LSIO-FO, 36EAO, 36DDO14, 36SBO
- 37, 37HO, 37DDO, 37EAO, 37DDO14, 37DPO, 37LSIO-FO, 37SBO

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APPENDIX 3

GREATER GEELONG PLANNING SCHEME

- 38, 38HO, 38EAO, 38DDO, 38SBO
- 39
- 40, 40ESO, 40HO, 40DDO
- 41, 41HO, 41DDO14, 41SLO
- 42, 42ESO, 42HO, 42PAO, 42DDO14, 42DDO, 42SLO
- 43, 43ESO, 43VPO, 43HO, 43DDO14, 43DPO, 43DDO, 43SLO, 43SBO
- 44, 44VPO, 44HO, 44DDO14, 44DDO, 44SBO
- 45, 45HO
- 46, 46LSIO-FO, 46HO
- 47, 47SLO, 47HO, 47DDO, 47LSIO-FO, 47EAO, 47DDO14, 47DPO, 47RXO
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- 57, 57VPO, 57HO, 57DPO, 57DDO14, 57DDO
- 58, 58VPO, 58HO, 58DDO
- 59, 59VPO, 59HO, 59PAO, 59DDO14, 59DDO, 59DPO, 59DCPO
- 60, 60HO, 60PAO, 60DDO14, 60SLO
- 61, 61VPO, 61SLO
- 62, 62ESO, 62VPO, 62HO, 62DDO14, 62DDO, 62DPO, 62SLO
- 63, 63DDO
- 64, 64VPO, 64SLO, 64PAO
- 65, 65VPO, 65SLO, 65HO, 65DDO, 65DPO, 65PAO, 65DDO14, 65ESO, 65DCPO
- 66, 66VPO, 66HO, 66DPO, 66LSIO-FO, 66PAO, 66DDO14, 66ESO, 66DDO, 66DCPO, 66PO
- 67, 67VPO, 67HO, 67LSIO-FO, 67PAO, 67ESO, 67SBO, 67DDO, 67DCPO
- 68, 68ESO, 68HO, 68LSIO-FO, [68PAO](#), 68SLO
- 69, 69ESO, 69HO, 69LSIO-FO, 69DDO14, 69DPO, 69SLO
- 70, 70VPO, 70HO, 70LSIO-FO, 70PAO, 70SLO
- 71, 71ESO, 71VPO, 71HO, 71PAO, 71DPO, 71SLO
- 72, 72ESO, 72VPO, 72HO, 72SLO
- 73, 73ESO, 73VPO, 73SLO
- 74, 74ESO, 74DDO14, 74SLO
- 75, 75VPO
- 76, 76VPO, 76PAO