

# MINUTES

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## COMMUNITY FOCUS COUNCIL MEETING

TUESDAY 10 JULY 2018

7.12PM

CLIFTON SPRINGS GOLF CLUB  
92-94 CLEARWATER DRIVE  
CLIFTON SPRINGS

**COUNCIL:**

Cr B Harwood (Kardinia Ward)  
Mayor

Cr S Asher (Bellarine Ward)  
Cr J Mason (Bellarine Ward)  
Cr T Sullivan (Bellarine Ward)  
Cr E Kontelj (Brownbill Ward)  
Cr S Mansfield (Brownbill Ward)  
Cr P Murrihy (Brownbill Ward)  
Cr R Nelson (Kardinia Ward)  
Cr P Murnane (Kardinia Ward)  
Cr A Aitken (Windermere Ward)  
Cr K Grzybek (Windermere Ward)

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**MINUTES OF THE COMMUNITY FOCUS COUNCIL MEETING  
OF THE GREATER GEELONG CITY COUNCIL  
HELD AT THE BELMONT BOWLS CLUB  
16-36 REYNOLDS ROAD, BELMONT  
TUESDAY, 10 JULY 2018  
COMMENCING AT 7.12PM**

**PRESENT:** Cr P Murrhly (Acting Mayor), Crs A Aitken, S Asher, K Grzybek, E Kontelj, S Mansfield, J Mason, P Murnane, R Nelson

**Also present:** M Cutter (Chief Executive Officer), J Van Slageren (Acting Director Manager Planning and Development), B Luxford (Director Investment & Attraction), G Wilson-Browne (Director City Services), L Quinn (Director Community Life), P Anderson (Director Finance & Strategy), A Keen (Executive Manager People and Organisation Development), R Leonard (Executive Manager Governance & Legal Services)

**OPENING:** The Acting Chair declared the meeting open at 7.12pm

**ACKNOWLEDGEMENTS:**

Council acknowledged Wadawurrung Traditional Owners of this land and all Aboriginal and Torres Strait Islander People who are part of the Greater Geelong community today.

**APOLOGIES:** Mayor B Harwood (Council Business), Cr T Sullivan (Leave of Absence),

**CONFIRMATION OF MINUTES:**

Cr Mansfield moved, Cr Kontelj seconded -

That the Minutes of the Community Focus Council Meeting held on 12 June 2018 be confirmed.

**Carried.**

**DECLARATIONS OF CONFLICTS OF INTEREST:** Nil.

**QUESTION TIME:**

*The following questions were submitted and asked in relation to the Japara Aged Care Facility located on 297-307 Roslyn Road, Belmont. Cr Murrhly provided the following response to those questions as follows:*

*All issues raised regarding the Residential Aged Care Facility will be considered as part of the Planning Permit process. The application is currently under review and is scheduled to be heard by a Planning Committee on 23 August 2018. Objectors will have the ability to present to the Planning Committee and raise their concerns. A letter will be sent to all objectors and the applicant advising them of the date, time and location of the Planning Committee as well as details of how the Panel will operate.*

## **1. AMENDMENT C359 COMBINED HERITAGE AMENDMENT - CONSIDERATION OF PANEL REPORT AND ADOPTION**

<b>Source:</b>	<b>Planning &amp; Development - Strategic Implementation</b>
<b>Acting Director:</b>	<b>Joanne van Slageren</b>
<b>Index Reference:</b>	<b>Amendment C-359</b>
<b>Portfolio</b>	<b>Sustainable Development</b>

### **Purpose**

To consider the Panel Report about Amendment C359 and to adopt the Amendment.

### **Background**

Amendment C359 implements several recent pieces of heritage review work including the City Fringe Heritage Area Review 2016, the Former Dennys Lascelles Woolstore Heritage Assessment 2017, the Ceres Heritage Study Report 2017, the corrections of heritage overlay anomalies and changes to the heritage overlay and environment audit overlay affecting the former rope run at 9 Scarlett Street, Geelong West.

The Amendment was exhibited 31 August to 2 October 2017, with 12 submissions received (10 opposing including one late submission) to the exhibition of the Amendment. Nine submissions were resolved by the City's delegate by agreeing to make changes to the Amendment. Three unresolved submissions were formally referred to an independent Panel, appointed by the Minister for Planning. The Panel hearing was held on 14<sup>th</sup> February 2018 and the Panel Report received on 23 April 2018.

### **Key Issues**

- The Panel concludes that the Amendment is supported by, and implements, State and Local policy, and is generally well founded and strategically justified.
- The Panel recommends that the Amendment be adopted as exhibited but with some changes, including most of those made by Council in considering and resolving several submissions.
- The Panel does not support the removal of the heritage overlay from the former rope run at 9 Scarlett Street, Geelong West until the Heritage Victoria registration has been amended. To facilitate this, the amendment is to be split into parts, with the majority of the amendment to progress now in Part 1 and the 9 Scarlett Street site to progress later in Part 2.
- The Panel has found that the site at 11 Mercer Street to be of local heritage significance and recommended that it be included in the heritage overlay. Subsequent to the Panel's report, an Emergency Works Order was issued on 24 May 2018 for the building's demolition due to its lack of structural integrity and severe safety concerns.
- The Panel has recommended the retention of some of the redeveloped edges of the City East precinct.
- The Panel has concluded that the recommendation for the partial retention of the saw-tooth roof at 20 Brougham Street should remain in the citation sheet for the property.
- The Panel has recommended additional heritage assessments be undertaken of the Woolstores Industrial Heritage Area and a review of the Geelong Commercial Heritage Area, in particular the contribution of Post war buildings.

- The Panel has made recommendations about Submissions not referred to it and for which post-exhibition decisions to change the amendment have been made. In these instances, the recommendations of the Panel are not supported.

**Cr Mason moved, Cr Murnane seconded -**

**That Council:**

- 1) **Adopts Amendment C359 Part 1 in the form outlined in Attachment 4 of this report;**
- 2) **Submits the adopted Amendment together with the prescribed information to the Minister for Planning requesting approval;**
- 3) **Updates the *City Fringe Heritage Area Review 2016, Ceres Heritage Citations Project Study Report 2017* and the *Former Dennys Lascelles Woolstore 20 Brougham Street, Geelong Heritage Assessment 2017* with the post-exhibition and adoption changes; and**
- 4) **Defers consideration of Amendment C359 Part 2 until Heritage Victoria has changed the extent of its registration for the former Ropeworks site at 9 Scarlett Street, Geelong West.**

**Carried.**

## Attachment 1

### ***Discussion***

Amendment C359 is a comprehensive and complex amendment covering many sites. It is a culmination of a number of pieces of work that the City has undertaken over the last couple of years. These have been combined into a single amendment to support the efficiency objectives of DELWP in reducing the number of planning scheme amendments.

The heritage studies subject to the amendment are:

- City Fringe Heritage Area Review 2016
- Ceres Heritage Study Report 2017
- Dennys Lascelle Wool Store – 20 Brougham Street, Geelong

The amendment also corrects numerous heritage anomalies and deals with the heritage overlay and the environment audit overlay at 9 Scarlett Street, Geelong West.

The Amendment was exhibited from Thursday 31 August to Monday 2 October 2017. Notice of the Amendment was mailed to all owners of land affected by the Amendment.

As a result of exhibition 11 submissions were initially received – Two submissions support the Amendment; one submission both supports and opposes different parts of the Amendment, and the balance either object or request changes to the Amendment. A further submission was accepted by City officers on 16<sup>th</sup> January 2018, raising the total to 12 submissions. The late submission sought a change to the grading of the house at 14A Western Beach Road Geelong from contributory to non-contributory.

The objecting submissions were largely objections to the inclusion and deletion of properties in the heritage overlay, the level of significance ascribed to properties, the exclusion of items from the amendment and general comments about the loss of Geelong's heritage and the trend of facadism.

Submissions 3, 4, 5, 6, 7, 8, 9, 11 and 12 were not referred to the Panel as these were resolved to the satisfaction of the submitters. These submissions include:

- Submission 3 supported the Amendment.
- Submission 4 (17 McCann Street, Ceres) opposed the extension of the Heritage Overlay (HO66) to cover the site as a planning permit had been issued for the demolition and development of the site. This was supported and resolved to alter the exhibited mapping of HO66 to reduce the overlay to only cover the former Church Building and a curtilage along its southern side.
- Submission 5 (25 Glenleith Avenue, Geelong West – change to HO696) submitted that the Schedule to the Heritage Overlay be amended to delete tree controls as there are no trees of significance on site and not reference to trees in the citation. This submission was supported.
- Submission 6 (25-29 Ryrie Street, Geelong – proposed inclusion in HO1637) supported the deletion of the site from the current HO1639 but opposed the inclusion of the property in HO1637 Geelong Commercial Heritage Areas. The submission opposed the nomination of 25-29 Ryrie Street as a contributory property within the proposed expanded area of HO1637. This submission was and resolved to remove the properties centred on the Ryrie Street/Fenwick Street intersection from inclusion in HO1637 and to make changes to the City Fringe Heritage Area Review.
- Submission 7 (20 Brougham, Street Geelong – proposed HO2013) recognised that the woolstore is significant however objected to the recommendation in the citation to retain the saw-tooth roof on the basis that the roof is not original and a planning

permit has been issued for redevelopment of the site, which includes removal of the roof. This was supported and resolved to amend the citation to delete reference to retaining some of the form of the roof.

- Submission 8 – 100 McCann Street, Ceres (proposed HO2012) sought to change the statement of significance to clarify the gable roof section as the rear of the cottage is not of heritage significance and change the northern boundary of the Heritage Overlay to exclude the modern prefabricated building. The submission was supported and agreed to change the citation and reduce the extent of the Heritage Overlay.
- Submission 9 – supported the removal of the Heritage Overlay from 9 Scarlett Street, Geelong West (part of the ropewalk site).
- Submission 11 (42-44 Western Beach Road, Geelong – proposed HO2018) sought to change the grading of 42-44 Western Road, Geelong from ‘contributory’ to ‘non-contributory’ as half the site is a 1990 development and the balance is a cheap and modest construction. This submission was supported and resolved to change the grading to non-contributory.
- Submission 12 (14A Western Beach Road, Geelong – proposed HO2018) opposed the inclusion of the building as ‘contributory’ as the site has been altered and was not a good example of a Post war residence. The submission was and resolved to change the grading to non-contributory.

Three outstanding submissions (Submissions 1, 2 and 10) could not be resolved and were referred to the Panel:

- Objection to proposed inclusion of 285 Gully Road, Ceres within a Heritage Overlay (Submission 1)
- Objection to proposed inclusion of 11 Mercer Street, Geelong within a Heritage Overlay (Submission 2)
- Submission from the National Trust which both supported aspects of the amendment and objected to the removal of a number of properties within the Heritage Overlay, in particular within the City Fringe Heritage Precinct (Submission 10).

On 21 November 2017 the City’s delegate (Peter Smith – Coordinator Strategic Implementation) considered a report on the submissions and made the following decision:

- 1) *Request the Minister for Planning to appoint a Panel under Part 8 of the Planning and Environment Act 1987;*
- 2) *Refer submissions 1, 2 and 10 on Amendment C359 to the Panel; and*
- 3) *Submit to the Panel its response to the submissions generally as outlined in this report.*

On 6th February 2018 the City’s delegate (Peter Smith) again considered a report on the late submission which was accepted mid-January 2019. This report considered the submission by Mr Peter Andrew Barrett about the house at 14A Western Beach Road and made the following decision:

- 1) *Support the change to the Amendment as requested by the submission by changing the designation of the property at 14A Western Beach Road Geelong from contributory to non-contributory in the City fringe Heritage Area Review 2016; and*
- 2) *Advise the appointed Independent Panel of Council’s consideration and resolution of the submission.*

A one-person Panel, chaired by Ms Lucinda Peterson, conducted the Hearing on 14 February 2018.

An Officer from the Strategic Implementation Unit represented the City and reflected the delegated authority resolutions and argued that the amendment is strategically justified. Further, the Officer indicated that a series of post-exhibition changes to the amendment were made to respond to issues raised in submissions.

The Panel Report, received on 23 April 2018, generally supports the City's position on the amendment, but has recommended some changes to the amendment for adoption. The Panel Report's Executive Summary is at Attachment 2.

Attachment 3 is a table listing all of the Panel's recommendations, a summary Council response and adopted Council position.

The sites/locations considered during the Panel Hearing, the Panel's conclusions and recommendations and Council officer's response are outlined below using the headings from the Panel Report.

### **Section 3.1: City Fringe Heritage Area Review (East)**

#### ***Summary findings***

The Panel concludes:

- Generally the reconfiguration of the City East Heritage Precinct and Austin Park and Environs Precincts are appropriate.
- The southern precinct edges of City East Heritage Precinct should retain 86 and 88 Sydney Parade and 3 and 2-6B Sydney Avenue within the City East Heritage Area given the significance of the axial street pattern.
- Given the context of the precinct, 153 to 165 Corio Street should be retained within the Heritage Overlay and these properties should be incorporated in the Austin Park and Environs.

The Panel recommends:

*Amend the Heritage Overlay Map to:*

- a. Retain 2-6B and 3 Sydney Avenue and 86-88 Sydney Parade, Geelong within the Heritage Overlay in the City East Heritage Precinct (HO1639)*
- b. Include 153-165 Corio Street, Geelong within the Heritage Overlay in the Austin Park and Environs Heritage Precinct (HO2016).*

*Amend the City Fringe Heritage Area Review:*

- a. Heritage Citation for City East Heritage Area to include and list 2-6B and 3 Sydney Avenue and 86-88 Sydney Parade, Geelong as non-contributory.*
- b. Heritage Citation for Austin Park and Environs Heritage Area to include and list 153-165 Corio Street, Geelong as non-contributory.*

#### **Council Officer Response:**

These recommendations of the Panel are supported. The heritage expert author of the City Fringe Heritage Area Review considered in detail the extent of the proposed new precincts and determined that the inclusion of non-contributory sites at the edges of the precincts was unnecessary. Discussions with the author post receipt of the Panel's Report indicated that this Panel recommendation is satisfactory to the integrity of the City Fringe Heritage Area Review. The retention of these edges within the precincts will ensure that any future development is respectful of the heritage values and characteristics of the City East Heritage Area and the Austin Park and Environs Heritage Area and nearby contributory buildings.

## **Section 3.2 City Fringe Heritage Area Review (West)**

### ***Summary findings***

The Panel concludes:

- The proposed removal of 12 Ryrie Street, Geelong from the Heritage Overlay is not supported given its location among highly significant buildings on Ryrie Street.
- Council's post-exhibition proposal to remove properties from the Heritage Overlay (including contributory buildings) in the vicinity of Ryrie Street and Fenwick Street until the Geelong Commercial Heritage Area is reviewed is not supported.
- The Geelong Commercial Heritage Area should be reviewed as a priority in further strategic work to include assessment of Post war places.

The Panel recommends:

*Amend the Heritage Overlap Map to:*

- a) Retain the land bounded by Little Ryrie Street, Fenwick Street, Little Malop Street and La Trobe Terrace within the Heritage Overlay (excluding 10 Little Malop Street, 245 and 259 La Trobe Terrace, 13 Ryrie Street and 1 Little Ryrie Street).*

### **Council Officer Response:**

The recommendations of the Panel about the City Fringe Heritage Area West are not supported. Submission 6 was resolved post exhibition to the satisfaction of the submitter. With the input of Council's Heritage Advisor, the resolution of the submission included that the proposed western extension of the Geelong Commercial Heritage Area centred along Ryrie Street be deleted from the amendment and that the Geelong Commercial Heritage Area be fully reviewed to account for other post-war development of potential significance, and to accord with the Planning Practice Note. It was recognised that this approach will see some buildings of proposed contributory significance vulnerable during the intervening period, but that ultimately the analysis should assist in providing a sound basis for the revised heritage values of this existing heritage area.

To retain now retain these properties in the heritage overlay for an indefinite period will continue a policy vacuum for these sites as all the precinct-based heritage overlays in the area are changing, the local planning policies are changing and there is no citation sheet or statement of significance for these sites.

A post-panel report letter from the submitter has urged Council to not support the Panel recommendation given that this issue was resolved by Council prior to the Hearing, and also on the grounds that it would be at odds with the principle of natural justice and Section 24 of the Planning and Environment Act 1987.

To renege on the resolution of submission 6 would be a reversal of the post-exhibition change to the Amendment, and would lose the faith and goodwill between Council and the Submitter. The Planning and Environment Act 1987 is clear that there are 3 options for the planning authority when making decisions on the submissions:

- change the amendment in the manner requested; or
- refer the submission to a panel; or
- abandon the amendment or that part of the amendment

As the submission was resolved by changing the amendment and not referred to a Panel, Council has already acted as per the first of the 3 options listed above.

The amendment proposed for adoption is consistent with Council's resolution of the submission and does not include the area in the vicinity of the Ryrie Street and Fenwick Street intersection in the heritage overlay.

If these sites were to remain within the heritage overlay, there are complexities relating to the lack of evidence and statement of significance for them. As they are being deleted, it is reasonable to make it a priority to undertake the further work for the Geelong Commercial Heritage Area and then proceed with another planning scheme amendment following this. In the meantime, if a permit is sought that potentially negatively impacts on a potentially significant site, Council has the option to seek an interim amendment from the Minister for Planning.

It is recommended that priority be given to the review of the Geelong Commercial Heritage Area overlays.

### **Section 3.3: City Fringe Heritage Area Review (North)**

#### ***Summary findings***

The Panel concludes:

- Although it is an eclectic area, refining of the City Fringe Heritage Area (North) to the Western Beach Road Heritage Precinct is appropriate.
- The properties 14A, 34 and 44 Western Beach Road are non-contributory.
- No 42 Western Beach Road clearly displays the characteristics of the Post-War style that contributes to the significance of the precinct and is therefore contributory.

The Panel recommends:

*Amend the City Fringe Heritage Area Review:*

- a) *For the Western Beach Road Heritage Area, list 14a and 44 Western Beach Road as non-contributory.*

#### **Council Officer Response:**

Submission 12 dealt with the site at 14A Western Beach Road and was resolved by the City post-exhibition with a change to the amendment. The submission therefore wasn't referred to the Panel. As the recommendation of the Panel about 14a Western Beach Road is consistent with Council's resolution of the submission, the Panel's recommendation supports Council's position on this site.

Submission 11 dealt with 42-44 Western Beach Road and was not referred to the Panel as Council had resolved it post-exhibition. The Panel's conclusion about 42 Western Beach Road is at odds with the City's post-exhibition change to the amendment. The heritage expert author of the City Fringe Heritage Area Review, when consulted about the submission, considered the status of the buildings at 42 and 44 Western Beach Road and advised the City that the grading can be altered to non-contributory. Officers support this position and disagree with the Panel recommendation on a submission that was resolved and not referred to it.

## **Section 4: 11 Mercer Street, Geelong**

### ***Summary findings***

The Panel concludes:

The primary consideration for whether a place should be formally recognised in the planning scheme under the Heritage Overlay is whether it is of cultural heritage significance. As opposed to 'intactness' or 'integrity', the condition of a building does not inform whether a building is significant. The issue of condition is more appropriately considered at the planning permit stage when plans are put before the Council.

The Panel considers that 11 Mercer Street is of local significance for historical and representative reasons and that the heritage citation should be amended to remove reference to aesthetic significance and detail those parts of the property that are not significant.

The Panel also concluded that the Heritage Overlay should be refined to apply only to the Victorian building and the remainder of the site need not be included in the Heritage Overlay.

The Panel recommends:

*Amend the Heritage Overlay Map to:*

- a) *Include only the two storey Victorian building at 11 Mercer Street, Geelong and exclude the balance of the land.*

*Amend the Heritage Overlay Schedule to:*

- a) *Change 11 Mercer Street (HO2015) to explain that the Heritage Overlay does not include the 1960s and 1980s buildings to the rear and only includes the two storey Victorian building.*

*Amend the Heritage Citation for 11 Mercer Street, Geelong to identify and document the place in the context of representative significance and remove references to aesthetic significance and specify those parts of the building that are not significant, consistent with Appendix B.*

### **Council Officer response:**

The conclusions of the Panel about the heritage significance of the site are supported and reflect the City's position put to the Panel during the course of the Hearing.

Post the Panel Hearing, the City's Municipal Building Surveyor has been considering a request for an emergency works order to demolish the building. This was made just days post the Panel Hearing, at which, disappointingly, no mention of this impending request was made.

Council's Municipal Building Surveyor has exercised powers to inspect the building and ascertain its structural integrity and safety. The inspection determined that the building is unsafe, has lost its structural integrity and does not meet current safety standards. The condition of the building poses a severe risk to life in a strong wind or rain event. A cease of occupation order has been issued and an exclusion zone established in Mercer Street. An Emergency Building Order for a safe and controlled demolition of the building was issued on 24 May 2018 and is to be carried out within 30 days of issue.

Whilst the Panel has independently reviewed and recommended the inclusion of 11 Mercer Street within the heritage overlay, the emergency building order and impending demolition of site effectively render this action redundant. Reluctantly, it is therefore recommended that Council not support the Panel's recommendation for 11 Mercer Street.

### **Section 5: Ceres Heritage Study 2017**

#### ***Summary findings***

The Panel concludes:

- The content of the citations in the Ceres Heritage Study is of high quality.
- The Panel accepts the confined nature of the Ceres Heritage Study 2017 in the context of this Amendment.

#### **Section 5.2: 285 Gully Road, Ceres**

The Panel, concludes:

- The property at 285 Gully Road, Ceres is of local significance and a Heritage Overlay is justified.
- The post exhibition revised Heritage Overlay map is sufficient to retain the significance of the place.

The Panel recommends:

*Amend the Heritage Over Map to:*

- a) *Reduce the extent of the Heritage Overlay at 285 Gully Road, Ceres (HO2011) to 10 metres north of the house.*

*Amend the Heritage Overlay Schedule to:*

- a) *Change 285 Gully Road, Ceres (HO2011) to explain that the Heritage Overlay includes the house and land 25 metres from the east and 10 metres north of the house.*

*Amend the Heritage Citation for 285 Gully Road, Ceres to update the history and physical description of the building, specify those parts of the building that are not significant and policy around changes to the building including the wording "Subject to planning and building permits, opportunities are available to construct rear (southern) and side (eastern) additions to the existing dwelling. For major additions, it is suggested that consideration is given to the retention of the existing original three dimensional integrity of the dwelling, possibly by setting down the roofs and eaves of the new work, or by connecting to the existing by a narrow link. It is also suggested that any addition on the east side is set back from the front to enable the retention in the integrity and character of the principle front three dimensional portion of the dwelling", consistent with Appendix C.*

#### **Council Officer Response:**

These recommendations of the Panel are supported and reflect the proposed changes put to the Panel by the Officer.

### **Section 5.3: 17 and 100 McCann Street, Ceres**

#### ***Summary findings***

The Panel concludes:

- The former Sunday school building at 17 McCann Street has been demolished and therefore the existing extent of the Heritage Overlay that includes the church only should be maintained.
- It is appropriate that the Heritage Overlay be revised on 100 McCann Street to exclude the prefabricated building and revise the citation to clarify the non-contributory nature of 1940s addition.

The Panel recommends:

*Amend the Heritage Overlay Map to:*

- a) *Retain the current extent of the Heritage Overlay at 17 McCann Street, Ceres to include the church only.*
- b) *Exclude the pre-fabricated building at 100 McCann Street, Ceres*

*Amend the Heritage Overlay Schedule to:*

- a) *Allocate 'No' in the outbuildings column for 17 McCann Street, Ceres (HO66) to remove reference to the former Sunday school building.*
- b) *In the description of the Heritage Place for 100 McCann Street (HO2012) the extent of the Heritage Overlay is 3.5 metres north of the house.*

*Amend the Heritage Citation:*

- a) *For 17 McCann Street, Ceres remove reference to the Sunday school in the Statement of Significance although retain reference to the Sunday school in the site's history.*
- b) *For 100 McCann Street, Ceres clarify that the 1940s gable extension is not significant.*

#### **Council Officer Response:**

Submissions 4 (17 McCann Street) and 8 (100 McCann Street) were resolved by the City and not referred to the Panel. Nonetheless, these recommendations of the Panel are generally supported as they reflect the changes made to the amendment post-exhibition by Council to resolve the submissions. The only exception to this is the Panel recommendation to retain the current extent of HO66 boundary affecting 17 McCann Street. As per the post-exhibition change to the amendment to resolve Submission 4, the mapping of HO66 is to be contracted to only cover the former Church building and a curtilage along its southern and western sides. This has been accepted by the landowner and better reflects the extent of significance of the Church.

## **Section 6: 20 Brougham Street, Geelong (Former Dennys Lascelles Woolstore)**

### ***Summary findings***

The Panel concludes:

- 20 Brougham Street, Geelong warrants inclusion in the Heritage Overlay as exhibited.
- Reference to the saw-tooth roof at 20 Brougham Street, Geelong should remain within the “Other recommendations” section of the citation as exhibited.
- Council should consider for further strategic work reviewing the Woolstores Industrial Heritage Area and design guidelines to discourage facadism treatment.

The Panel did not make any recommendations about this site.

### **Council Officer Response:**

Council resolved Submission 7 with a post-exhibition change to the citation sheet for this property. This change was accepted by the submitter and the submission was not referred to the Panel. The Planning and Environment Act 1987 is clear that there are 3 options for the planning authority when making decisions on the submissions:

- change the amendment in the manner requested; or
- refer the submission to a panel; or
- abandon the amendment or that part of the amendment

Given that under delegation it was resolved to change the amendment and notify the submitter, Council has made its determination as per the first of the 3 options listed above.

The amendment proposed for adoption is consistent with the resolution of the submission post-exhibition and does not include the requirement in the citation sheet to retain the saw-tooth roof.

## **Section 7: 9 Scarlett Street, Geelong West (Donaghy’s Rope Walk)**

### ***Summary findings***

The Panel concludes:

- 9 Scarlett Street, Geelong West should not be removed from the Heritage Overlay as it is still on the Victorian Heritage Register and its removal while it is on the Victorian Heritage Register is contrary to the Planning Practice Note Applying the Heritage Overlay and the Heritage Act 2017. Its inclusion in the Victorian Heritage Register should be considered first.
- When the satisfaction of the requirements of the Environmental Audit Overlay have been met, the Environmental Audit Overlay should be removed.

**The Panel recommends:**

*Amend the Schedule to the Heritage Overlay for HO741 'Donaghy's Rope Walk' to retain 9 Scarlett Street, Geelong West.*

*Retain the existing extent of the Heritage Overlay on 9 Scarlett Street, Geelong West.*

Council Officer Response:

As Submission 9 was a supporting submission for the amendment, there was no resolution to change the amendment or refer it to a Panel. The Panel recommendation to resolve the Victorian Heritage Register listing of 9 Scarlett Street prior to dealing with the Heritage Overlay is supported. At the time of the emergency works order to demolish the structure, the advice from Heritage Victoria (HV) to the landowners' consultant was that it would just be a matter of HV amending the Registration to delete reference to the structure. Council proceeded with the amendment to remove the heritage overlay on the understanding that HV was undertaking the Registration change. However, this was not acted upon by HV, with the position since changing to an application having to be made to amend the Registration.

The landowner will now make the application, and the City will provide a letter of support for the application.

It is recommended that Amendment C359 be split into 2 parts, with part 1 comprising all parts of the amendment with the exception of the heritage overlay change to 9 Scarlett Street, and that this be placed on hold until the HV registration is sorted. This will save on another amendment being prepared at a later date. Part 1 will be adopted at this time and Part 2, containing just the heritage overlay change to 9 Scarlett Street, will be adopted at a future date when the HV registration has been resolved. This approach has been discussed with DELWP officers and received their support.

A certificate of Environmental Audit was issued by an Environmental Auditor appointed under the *Environment Protection Act 1970* on 28th February 2018. This certified that the condition of the land at 9 Scarlett Street Geelong West is neither detrimental nor potentially detrimental to any beneficial use of the site. There is no requirement for Council to provide any further approval. As the Certificate has been issued, the reason for the retention of the EAO has been removed and it is appropriate to delete the EAO as part of the amendment.

**Panel's Further Recommendations**

***Summary findings***

The Panel has made two further recommendations which are beyond the scope of Amendment C359:

*Council should consider reviewing the Woolstores Industrial Heritage Area and design policy to ensure that design response to development is best practice and avoids facadism.*

*Council should consider reviewing the Geelong Commercial Heritage Area, in particular the contribution of Post war buildings and the heritage contribution of Ryrie Street/Fenwick Street intersection.*

Council Officer Response:

The Panel's further recommendations about reviewing the Woolstores and Geelong Commercial Heritage areas are beyond the scope of Amendment C359 but will be taken into account as Council determines future heritage review priorities across the municipality. It is noted that a review of the heritage overlays for central Geelong is included in the Municipal Heritage Strategy 2017 as a short to medium term action. A review of the Woolstores Industrial Heritage Area could be included within the scope of this work.

No change to the amendment is required from these Panel recommendations.

***Financial Implications***

There will be no significant financial implications on Council.

***Community Engagement***

The Amendment was exhibited in accordance with the provisions of the *Planning and Environment Act 1987* to provide for full public comment, including notifying all affected landowners by mail. Submitters have been notified of the release of the Panel Report and will be notified of the Council's adoption and of the final decision on the Amendment by the Minister for Planning.

***Social Equity Considerations***

The Amendment does not raise any social equity issues.

***Policy/Legal/Statutory Implications***

The amendment will result in a good planning outcome ensuring the preservation of locally significant heritage places.

The amendment will achieve the objectives of the State Planning Policy Framework at Clause 15.03-1 (Heritage conservation) by ensuring the conservation of places of heritage significance.

The Amendment will achieve the objectives of the Local Planning Policy Framework (LPPF) including:

Clause 21.06-5 Heritage and Identity includes an objective "*to conserve and enhance individual places and areas of pre and post contact cultural heritage significance*" with relevant strategies.

Clause 22.09 Cultural Heritage is a local policy that applies to all properties affected by a Heritage Overlay and hence would guide decision making on the precincts and individual properties to be included in the Heritage Overlay. This amendment will help achieve the Council cultural heritage objectives and implement the strategies identified in Clause 22.09.

***Alignment to City Plan***

The Amendment supports the Sustainable Built and Natural Environment strategic direction of City Plan and is consistent with the strategic direction of community Wellbeing and the priority of connected, creative and strong communities.

***Conflict of Interest***

No Council Officers involved in the preparation of this report have any direct or indirect interest, in accordance with Section 80C of the Local Government Act.

***Risk Assessment***

There are no notable risks associated with implementing the recommendation contained in this report. There is a risk of loss of places of heritage significance without the introduction of the recommended planning provisions.

***Environmental Implications***

The proposed amendment will not have any adverse effects on the environment.

## Attachment 2 – Panel Report Executive Summary

Greater Geelong Planning Scheme Amendment C359 | Panel Report | 23 April 2018

### Executive summary

#### (i) Summary

Amendment C359 is a complex heritage amendment covering many sites. It is a culmination of a number of Heritage Studies that the Greater Geelong City Council has undertaken over the last couple of years and proposes to resolve anomalies to a number of properties within the Heritage Overlay.

#### (ii) Background

The Amendment proposes to implement the findings of the *City Fringe Heritage Review*, some of the findings of the *Outer Areas Heritage Study 1998-2000* as updated by the *Ceres Heritage Study Report 2017* and implements the *Former Dennys Lascelle Woolstore Heritage Assessment 2017*. It also fixes anomalies in the Heritage Overlay and deletes HO741 and the Environment Audit Overlay from the former ropewalk site at 9 Scarlett Street, Geelong West.

Council received 12 submissions and resolved 9 of them by agreeing to make changes to the Amendment. Three submissions were formally referred to the Panel. However, one of the submissions (Submission 10) raised a substantial number of matters relating to all aspects of the Amendment, including precincts and individual places which were subject to the submissions that have now been withdrawn. The Panel requested copies of all submissions received by the Council, evidence that they had been resolved and that Council detail their response to all submissions, which was presented in Council's submission to the Panel.

#### (iii) Key issues

Key issues raised in submissions included whether the configuration of the precincts proposed as part of the *City Fringe Heritage Review* were appropriate and whether the gradings of particular properties are accurate; whether individual places should be included within individual Heritage Overlays (285 Gully Road, Ceres and 11 Mercer Street, Geelong); whether the extent of the Heritage Overlay on individual properties (17 McCann Street, Ceres; 100 McCann Street, Ceres; 285 Gully Road, Ceres; and 11 Mercer Street, Geelong) are appropriate; and whether citations and policy recommendations for future management of the sites are suitable (100 McCann Street, Ceres; 285 Gully Road, Ceres; 11 Mercer Street, Geelong and 20 Brougham Street, Geelong).

Other issues included the need to review other existing precincts within Geelong including the Geelong Commercial Heritage Area and the Woolstores Heritage Area and, with regard to the Woolstores precinct, whether the form of development taking place is appropriate.

#### (iv) Findings

The Panel found that, in most part, the Heritage studies underpinning the Amendment are sound and justify changes to the planning scheme. In particular, the outcomes of the *City Fringe Heritage Area Review* with new statements of significance provide a greater level of detail which will assist in understanding these areas and managing change within them.

That said, the Panel found that there are inconsistencies in the approach of dealing with edges of precincts. The Panel found that the southern precinct edges of the *City East Heritage*

*Precinct* should retain 86 and 88 Sydney Parade and 3 and 2-6B Sydney Avenue within the *City East Heritage Area* given the significance of the axial street pattern and, given the context of the *Austin Park and Environs Precinct*, 153 to 165 Corio Street should be retained within the Heritage Overlay and these properties be incorporated into the precinct.

The *Western Beach Road Heritage Precinct* is appropriate and the properties 14A Western Beach Road, 34 Western Beach Road and 44 Western Beach Road are non-contributory, while 42 Western Beach Road clearly displays the characteristics of the Post war style that contributes to the significance of the precinct and is therefore contributory.

The Panel found that the area around in the vicinity of Ryrie Street and Fenwick Street is particularly problematic with a lack of reference in the statement of significance to Post war heritage places in the Geelong Commercial Heritage Area (where many of the properties are proposed to be transferred) and that 12 Ryrie Street sits among a street of very individually significant places. This area should be retained within the existing City Fringe Heritage Area until the Geelong Commercial Area is reviewed.

The Panel found that the Heritage Overlay is justified for individual properties including 17 McCann Street, Ceres; 100 McCann Street, Ceres; 11 Mercer Street, Geelong and 285 Gully Road, Ceres, subject to changes in the extent of the Heritage Overlay and amending the citations to clarify those parts of the buildings that are not significant.

9 Scarlett Street, Geelong West is included on the Victorian Heritage Register. Although the site is vacant, it should not be removed from the Heritage Overlay as it is still on the Victorian Heritage Register and its removal, while it is on the Register, is contrary to the Planning Practice Note *Applying the Heritage Overlay* and the *Heritage Act 2017*. Its inclusion in the Victorian Heritage Register should be considered first.

With regard to Geelong's Woolstores, the Panel found that the Former Dennys Lascelle Woolstore at 20 Brougham Street, Geelong is significant and policy that supports the partial retention of the saw-tooth roof is appropriate, given it is an element of significance on the site. The Panel considers, given the development pressure in this highly significant precinct, design policy should be reviewed as a matter of priority.

**(v) Recommendations**

Based on the reasons set out in this Report, the Panel recommends that Greater Geelong Planning Scheme Amendment C359 be adopted as exhibited subject to the following:

1. **Amend the Heritage Overlay Map to:**
  - a) **Retain 2-6B and 3 Sydney Avenue and 86-88 Sydney Parade, Geelong within the Heritage Overlay in the City East Heritage Precinct (HO1639).**
  - b) **Include 153-165 Corio Street, Geelong within the Heritage Overlay in the Austin Park and Environs Heritage Precinct (HO2016).**
  - c) **Retain the land bounded by Little Ryrie Street, Fenwick Street, Little Malop Street and La Trobe Terrace within the Heritage Overlay (excluding 10 Little Malop Street, 245 and 259 La Trobe Terrace, 13 Ryrie Street and 1 Little Ryrie Street).**
  - d) **Include only the two storey Victorian building 11 Mercer Street, Geelong and exclude the balance of the land.**

- e) Reduce the extent of the Heritage Overlay at 285 Gully Road, Ceres (HO2011) to 10 metres north of the house.
  - f) Retain the current extent of the Heritage Overlay (HO66) at 17 McCann Street, Ceres to include the church only.
  - g) Reduce the extent of the Heritage Overlay to exclude the pre-fabricated building at 100 McCann Street, Ceres.
  - h) Retain the existing extent of the Heritage Overlay on 9 Scarlett Street, Geelong West.
2. Amend the Heritage Overlay Schedule to:
    - a) Change 11 Mercer Street (HO2015) to explain that the Heritage Overlay does not include the 1960s and 1980s buildings to the rear and only includes the two storey Victorian building.
    - b) Change 285 Gully Road, Ceres (HO2011) to explain that the Heritage Overlay includes the house and land 25 metres from the east and 10 metres north of the house.
    - c) Allocate 'No' in the outbuildings column for 17 McCann Street, Ceres (HO66) to remove reference to the former Sunday school building.
    - d) Include in the description of the Heritage Place for 100 McCann Street, Ceres (HO2012) the extent of the Heritage Overlay is 3.5 metres north of the house.
    - e) Retain 9 Scarlett Street, Geelong West in the entry for HO741 'Donaghy's Rope Walk'.
  3. Amend the Heritage citations in the City Fringe Heritage Area Review for:
    - a) City East Heritage Area to include and list 2-6B and 3 Sydney Avenue and 86-88 Sydney Parade, Geelong as non-contributory.
    - b) Austin Park and Environs Heritage Area to include and list 153-165 Corio Street, Geelong as non-contributory.
    - c) Western Beach Road Heritage Area to list 14a Western Beach Road and 44 Western Beach Road as non-contributory.
  4. Amend the Heritage Citation for 11 Mercer Street, Geelong to identify and document the place in the context of representative significance and remove references to aesthetic significance and specify those parts of the building that are not significant consistent with Appendix B.
  5. Amend the Heritage citations in the Ceres Heritage Study 2017 Heritage Citation for:
    - a) 17 McCann Street, Ceres to remove reference to the Sunday school in the Statement of Significance although retain reference to the Sunday school in the site's history.
    - b) 100 McCann Street, Ceres to clarify that the 1940s gable extension is not significant.
    - c) 285 Gully Road, Ceres to update the history and physical description of the building, specify those parts of the building that are not significant and policy around changes to the building including the wording *"Subject to planning and building permits, opportunities are available to construct rear (southern) and side (eastern) additions to the existing dwelling. For major additions, it is suggested that consideration is given to the retention of the existing original*

*three dimensional integrity of the dwelling, possibly by setting down the roofs and eaves of the new work, or by connecting to the existing by a narrow link. It is also suggested that any addition on the east side is set back from the front to enable the retention in the integrity and character of the principle front three dimensional portion of the dwelling”, consistent with Appendix C.*

**(vi) Further recommendations**

The Panel makes the following further recommendations:

**Council should consider reviewing the Woolstores Industrial Heritage Area and design policy to ensure that design response to development is best practice and avoids facadism.**

**Council should consider reviewing the Geelong Commercial Heritage Area, in particular the contribution of Post war buildings and the heritage contribution of Ryrie Street/Fenwick Street intersection.**

**Attachment 3 – Panel Recommendations and Council Response**

<b>Panel Recommendation</b> <b>Greater Geelong Planning Scheme – Amendment C359</b>	<b>Summary Council Response</b>	<b>Adopted Council Position</b>
<b>City Fringe Heritage Area Review East</b>		
<p>Amend the Heritage Overlay Map to:</p> <p>c. Retain 2-6B and 3 Sydney Avenue and 86-88 Sydney Parade, Geelong within the Heritage Overlay in the City East Heritage Precinct (HO1639)</p> <p>d. Include 153-165 Corio Street, Geelong within the Heritage Overlay in the Austin Park and Environs Heritage Precinct (HO2016).</p> <p>Amend the City Fringe Heritage Area Review:</p> <p>c. Heritage Citation for City East Heritage Area to include and list 2-6B and 3 Sydney Avenue and 86-88 Sydney Parade, Geelong as non-contributory.</p> <p>d. Heritage Citation for Austin Park and Environs Heritage Area to include and list 153-165 Corio Street, Geelong as non-contributory.</p>	Supported.	<p>Heritage Overlay map changed as per Panel recommendations.</p> <p>Citation sheets for the City East Heritage Area and the Austin Park and Environs Heritage Area changed as per the Panel recommendations.</p>
<b>City Fringe Heritage Area Review West</b>		
<p>Amend the Heritage Overlay Map to:</p> <p><b>b)</b> Retain the land bounded by Little Ryrie Street, Fenwick Street, Little Malop Street and La Trobe Terrace within the Heritage Overlay (excluding 10 Little Malop Street, 245 and 259 La Trobe Terrace, 13 Ryrie Street and 1 Little Ryrie Street).</p>	Not supported	Area deleted from proposed heritage overlay HO1637 and existing HO1639.
<b>City Fringe Heritage Area Review North</b>		
<p>Amend the City Fringe Heritage Area Review:</p> <p><b>b)</b> For the Western Beach Road Heritage Area, list 14a and 44 Western Beach Road as non-contributory.</p>	Supported in part. Changes to the City Fringe Heritage Area Review for 14A	City Fringe Heritage Area Review changed to list 14a, 42 and 44 Western

Panel Recommendation Greater Geelong Planning Scheme – Amendment C359	Summary Council Response	Adopted Council Position
	<p>Western Beach Road and 44 Western Beach Road supported.</p> <p>Recommendation for 42 Western Beach Road not supported.</p>	<p>Beach Road Geelong as non-contributory.</p>
<b>11 Mercer Street, Geelong</b>		
<p>Amend the Heritage Overlay Map to:</p> <p>b) Include only the two storey Victorian building at 11 Mercer Street, Geelong and exclude the balance of the land.</p> <p>Amend the Heritage Overlay Schedule to:</p> <p>b) Change 11 Mercer Street (HO2015) to explain that the Heritage Overlay does not include the 1960s and 1980s buildings to the rear and only includes the two storey Victorian building.</p> <p>c) Amend the Heritage Citation for 11 Mercer Street, Geelong to identify and document the place in the context of representative significance and remove references to aesthetic significance and specify those parts of the building that are not significant, consistent with Appendix B.</p>	<p>Not supported due to issue of emergency building order for demolition on 24 May 2018.</p>	<p>11 Mercer Street Geelong deleted from proposed HO2015 on the Planning Scheme Maps and in the Schedule to Clause 43.01.</p> <p>Citation sheet for 11 Mercer Street Geelong to be updated to explain that the site was demolished in 2018 following the Emergency Building Order.</p>
<b>285 Gully Road, Ceres</b>		
<p>Amend the Heritage Overlay Map to:</p>	<p>Supported.</p>	<p>Heritage Overlay map changed to include a reduced extent for HO2011.</p>

Panel Recommendation	Summary Council Response	Adopted Council Position
<b>Greater Geelong Planning Scheme – Amendment C359</b>		
<p>b) Reduce the extent of the Heritage Overlay at 285 Gully Road, Ceres (HO2011) to 10 metres north of the house.</p> <p>Amend the Heritage Overlay Schedule to:</p> <p>b) Change 285 Gully Road, Ceres (HO2011) to explain that the Heritage Overlay includes the house and land 25 metres from the east and 10 metres north of the house.</p> <p>Amend the Heritage Citation for 285 Gully Road, Ceres to update the history and physical description of the building, specify those parts of the building that are not significant and policy around changes to the building including the wording “<i>Subject to planning and building permits, opportunities are available to construct rear (southern) and side (eastern) additions to the existing dwelling. For major additions, it is suggested that consideration is given to the retention of the existing original three dimensional integrity of the dwelling, possibly by setting down the roofs and eaves of the new work, or by connecting to the existing by a narrow link. It is also suggested that any addition on the east side is set back from the front to enable the retention in the integrity and character of the principle front three dimensional portion of the dwelling</i>”, consistent with Appendix C.</p>		<p>The schedule to Clause 43.01 changed to clarify the extent of the overlay as per the Panel recommendation.</p> <p>Citation sheet in Ceres Heritage Study 2017 changed to incorporate the Panel recommendation.</p>
<b>17 McCann Street and 100 McCann Street, Ceres</b>		
<p>Amend the Heritage Overlay Map to:</p> <p>c) Retain the current extent of the Heritage Overlay at 17 McCann Street, Ceres to include the church only.</p> <p>d) Exclude the pre-fabricated building at 100 McCann Street, Ceres</p> <p>Amend the Heritage Overlay Schedule to:</p>	<p>Supported in part.</p> <p>The mapped extent of HO66 is to be contracted to only cover the former Church building and a curtilage along its</p>	<p>Heritage Overlay map changed to modify the extent of HO66 including a reduced curtilage along the western and southern boundaries of the church building.</p> <p>Heritage Overlay map changed to modify the extent of HO2012 to delete the pre-fabricated building.</p>

<b>Panel Recommendation</b>	<b>Summary Council Response</b>	<b>Adopted Council Position</b>
<b>Greater Geelong Planning Scheme – Amendment C359</b>		
<p>c) Allocate 'No' in the outbuildings column for 17 McCann Street, Ceres (HO66) to remove reference to the former Sunday school building.</p> <p>d) In the description of the Heritage Place for 100 McCann Street (HO2012) the extent of the Heritage Overlay is 3.5 metres north of the house.</p> <p>Amend the Heritage Citation:</p> <p>c) For 17 McCann Street, Ceres remove reference to the Sunday school in the Statement of Significance although retain reference to the Sunday school in the site's history.</p> <p>d) For 100 McCann Street, Ceres clarify that the 1940s gable extension is not significant.</p>	<p>southern and western sides.</p>	<p>The schedule to Clause 43.01 changed to remove reference to the Sunday school building for HO66.</p> <p>The schedule to Clause 43.01 changed to include the description of HO2012 as per the Panel recommendation.</p> <p>Citation sheet for 17 McCann Street changed as per the Panel recommendation.</p> <p>Citation sheet for 100 McCann Street changed as per Panel recommendation.</p>
<b>20 Brougham Street, Geelong (Former Dennys Lascelles Woolstore)</b>		
<p>The Panel made conclusions about this site but did not make any recommendations about this site.</p>	<p>Not Supported.</p>	<p>Citation sheet for 20 Brougham Street changed to remove the reference to retention of the saw-tooth roof.</p>
<b>9 Scarlett Street, Geelong West (Donaghy's Rope Walk)</b>		
<p>Amend the Schedule to the Heritage Overlay for HO741 'Donaghy's Rope Walk' to retain 9 Scarlett Street, Geelong West.</p> <p>Retain the existing extent of the Heritage Overlay on 9 Scarlett Street, Geelong West.</p>	<p>Supported.</p>	<p>Amendment split into 2 parts. C359 Part 1 adopted. C359 Part 2 deferred.</p> <p>EAO deleted from 9 Scarlett Street as part of C359 Part 1.</p> <p>HO741 retained in C359 Part 2 until Heritage Victoria resolves their Registration for the site.</p>

<b>Panel Recommendation</b> <b>Greater Geelong Planning Scheme – Amendment C359</b>	<b>Summary Council Response</b>	<b>Adopted Council Position</b>
<b>Panel's Further Recommendations</b>		
<p>The Panel has made two further recommendations:</p> <p>Council should consider reviewing the Woolstores Industrial Heritage Area and design policy to ensure that design response to development is best practice and avoids facadism.</p> <p>Council should consider reviewing the Geelong Commercial Heritage Area, in particular the contribution of Post war buildings and the heritage contribution of Ryrie Street/Fenwick Street intersection.</p>	<p>Supported subject to budget and work program capacity.</p> <p>Beyond the scope of Amendment C359 but will be taken into account as Council determines future heritage review priorities across the municipality.</p>	<p>No changes to this Amendment.</p>

## **Attachment 4 – Amendment C359 Part 1 to the adopted**

### *Planning and Environment Act 1987*

#### **GREATER GEELONG PLANNING SCHEME**

##### **AMENDMENT C359 Part 1**

##### **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 13 attached map sheets.

#### **Overlay Maps**

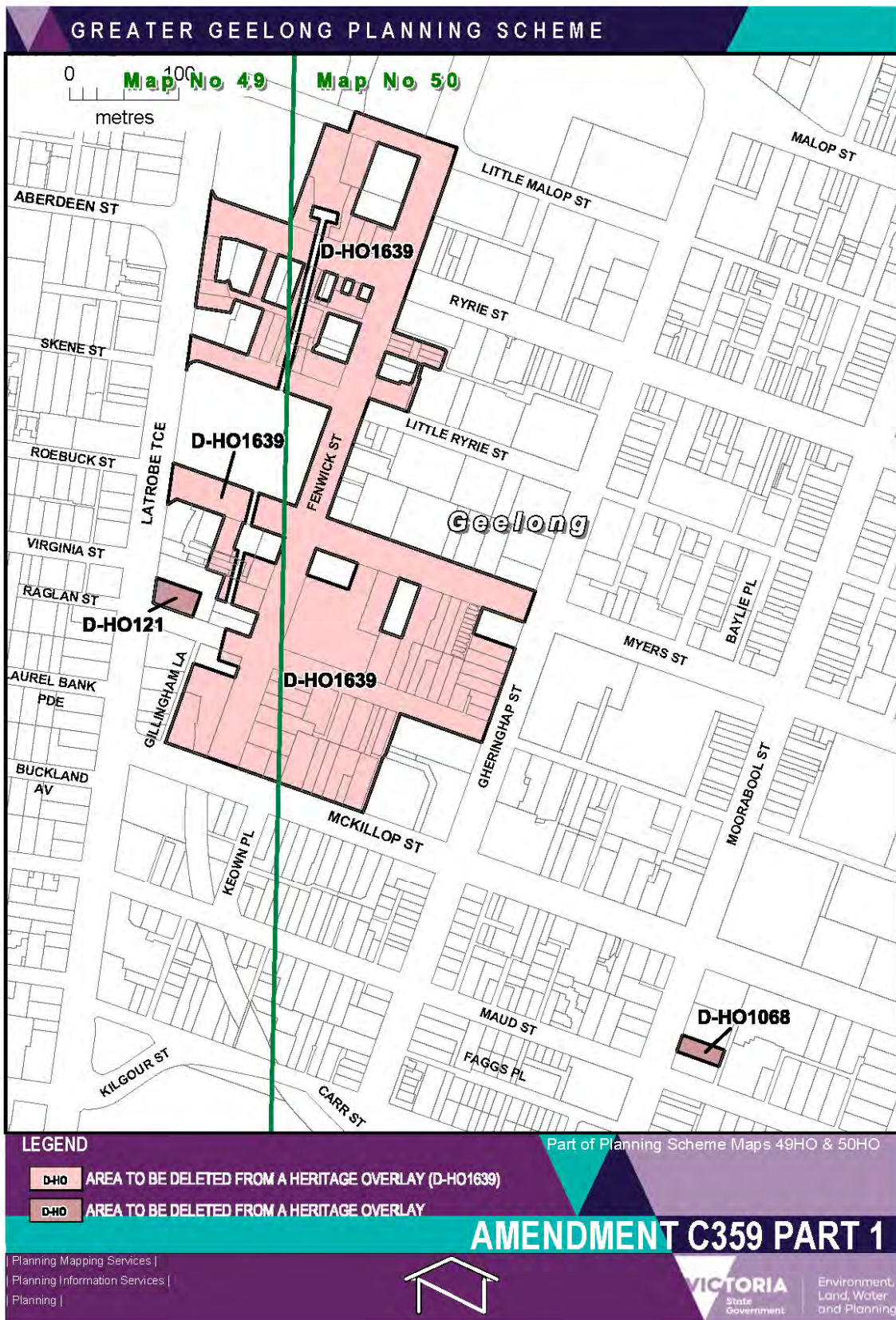
1. Amend Planning Scheme Map Nos. 31HO, 38HO, 47HO, 49HO, 50HO and 37EAO in the manner shown on the 13 attached maps marked "Greater Geelong Planning Scheme, Amendment C359 Part 1".

#### **Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

2. In Local Planning Policy Framework – replace Clause 21.10 with a new Clause 21.10 in the form of the attached document.
3. In Local Planning Policy Framework – replace Clause 22.09 with a new Clause 22.09 in the form of the attached document.
4. In Local Planning Policy Framework – replace Clause 22.28 with a new Clause 22.28 in the form of the attached document.
5. In Local Planning Policy Framework – replace Clause 22.30 with a new Clause 22.30 in the form of the attached document.
6. In Local Planning Policy Framework – replace Clause 22.32 with a new Clause 22.32 in the form of the attached document.
7. In Local Planning Policy Framework – insert new Clause 22.68 in the form of the attached document.
8. In Local Planning Policy Framework – insert new Clause 22.69 in the form of the attached document.
9. In Local Planning Policy Framework – insert new Clause 22.70 in the form of the attached document.
10. In Overlays – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.

End of document





**LEGEND**

-  AREA TO BE DELETED FROM A HERITAGE OVERLAY (D-HO1624)
-  AREA TO BE DELETED FROM A HERITAGE OVERLAY (D-HO1301)

Part of Planning Scheme Map 49HO

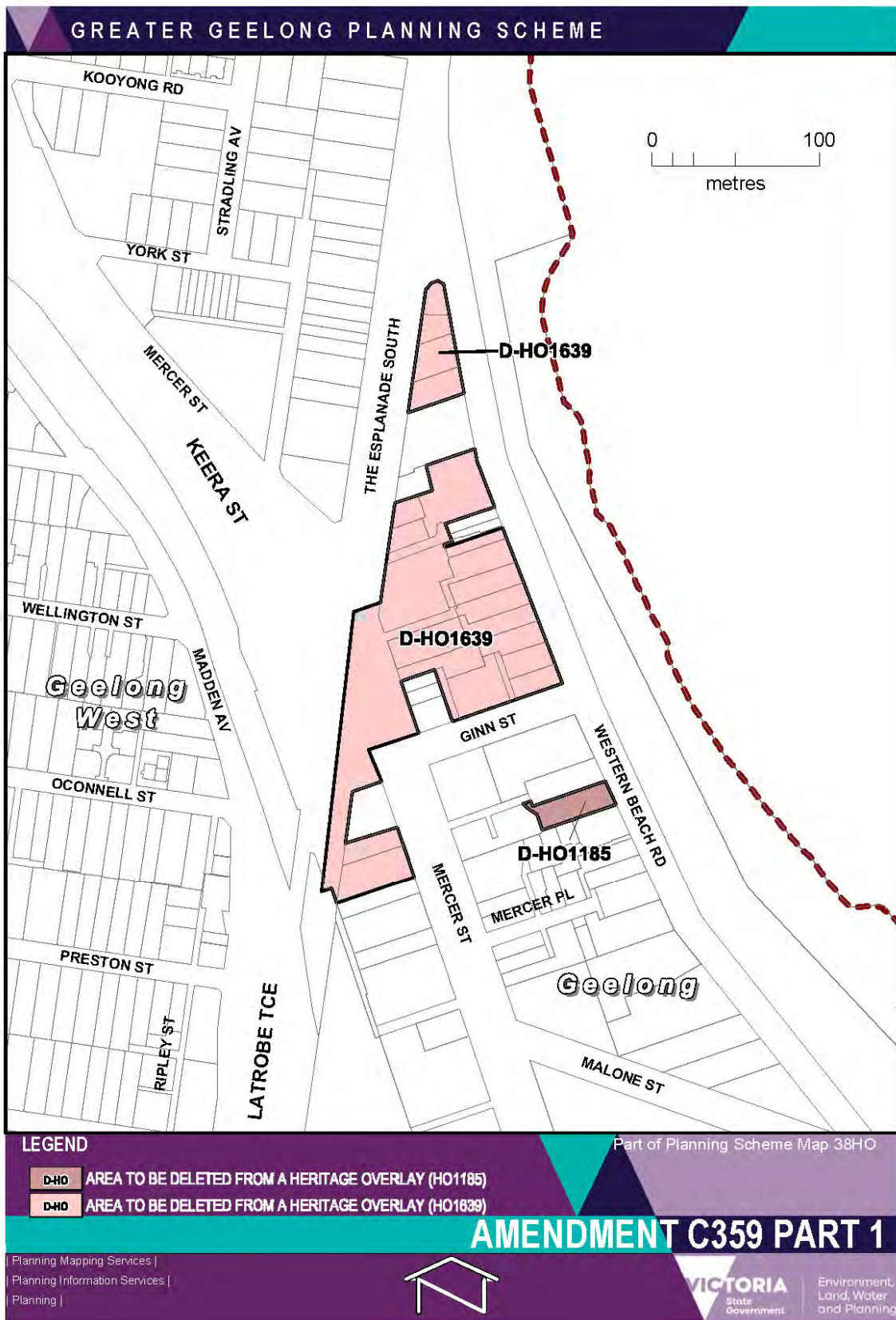
**AMENDMENT C359 PART 1**

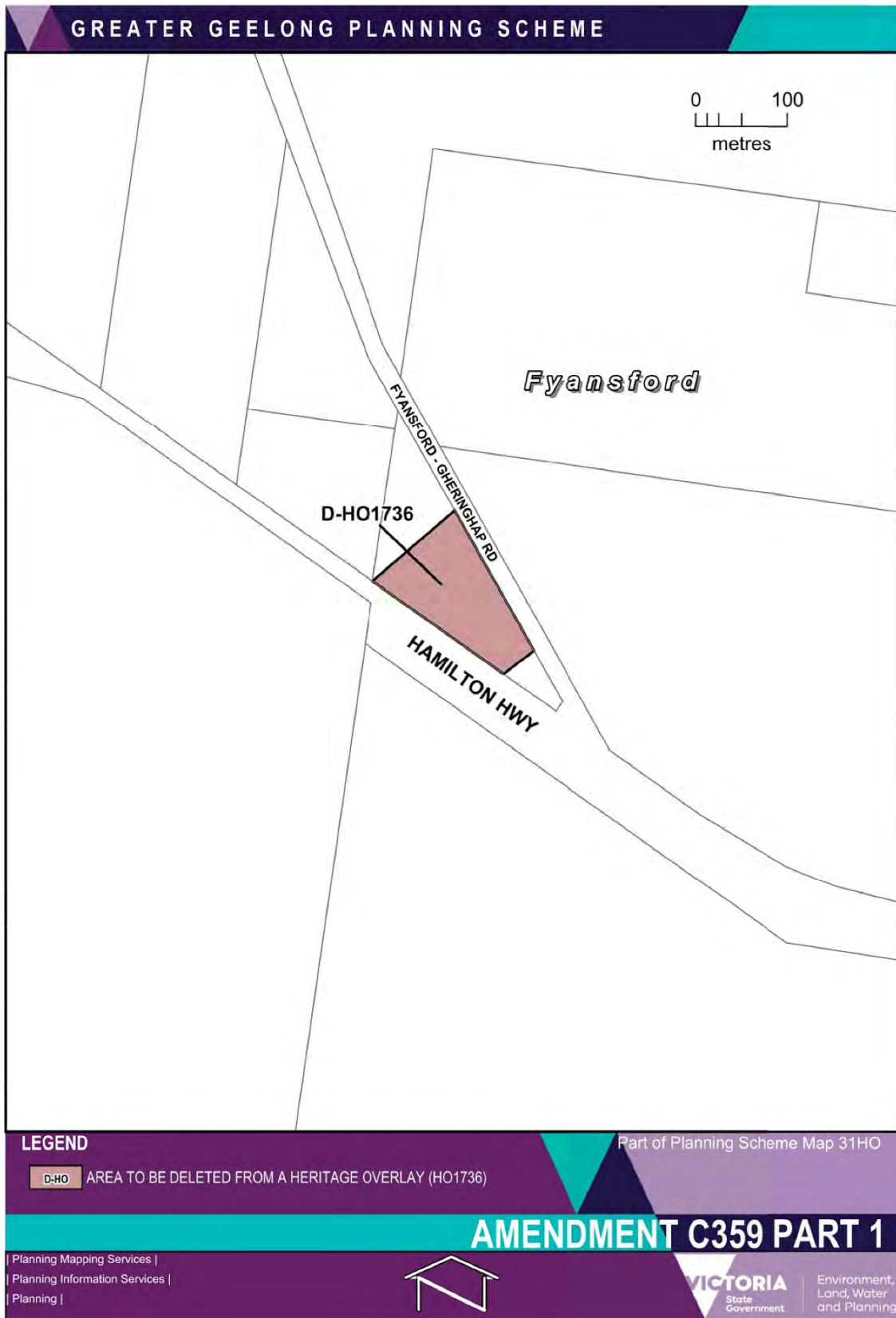
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| Planning Information Services |  
| Planning |

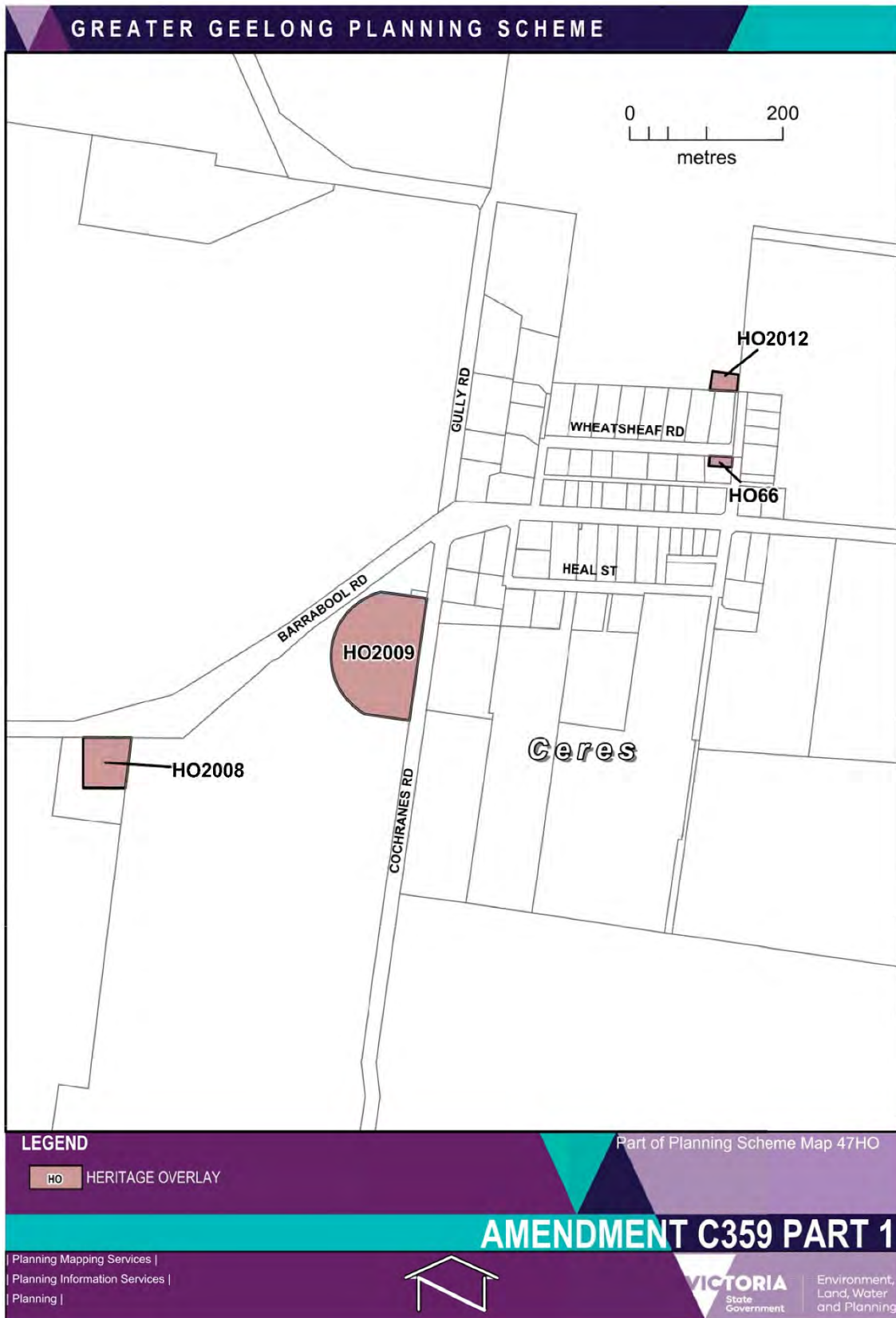


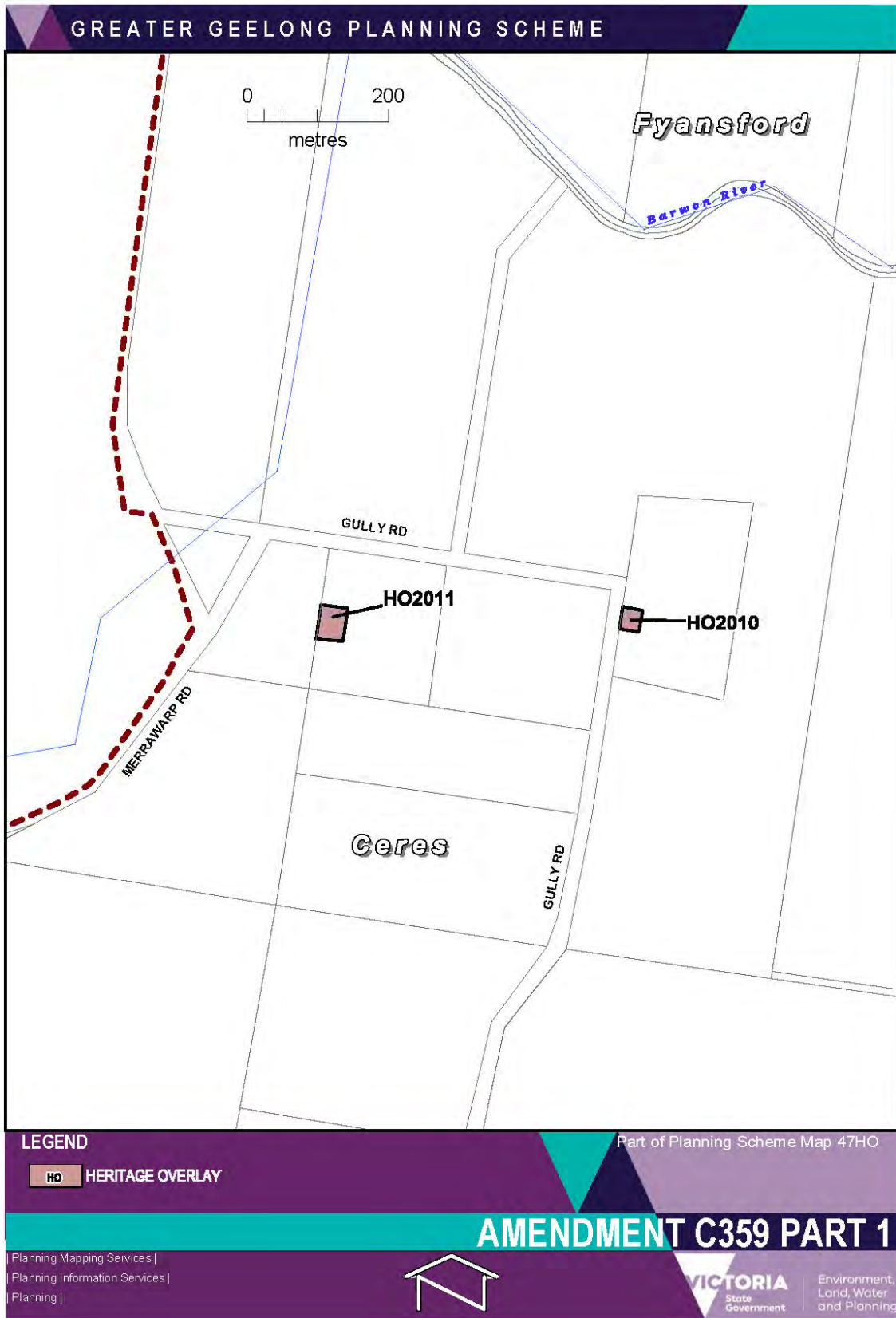
**VICTORIA**  
State Government

Environment,  
Land, Water  
and Planning

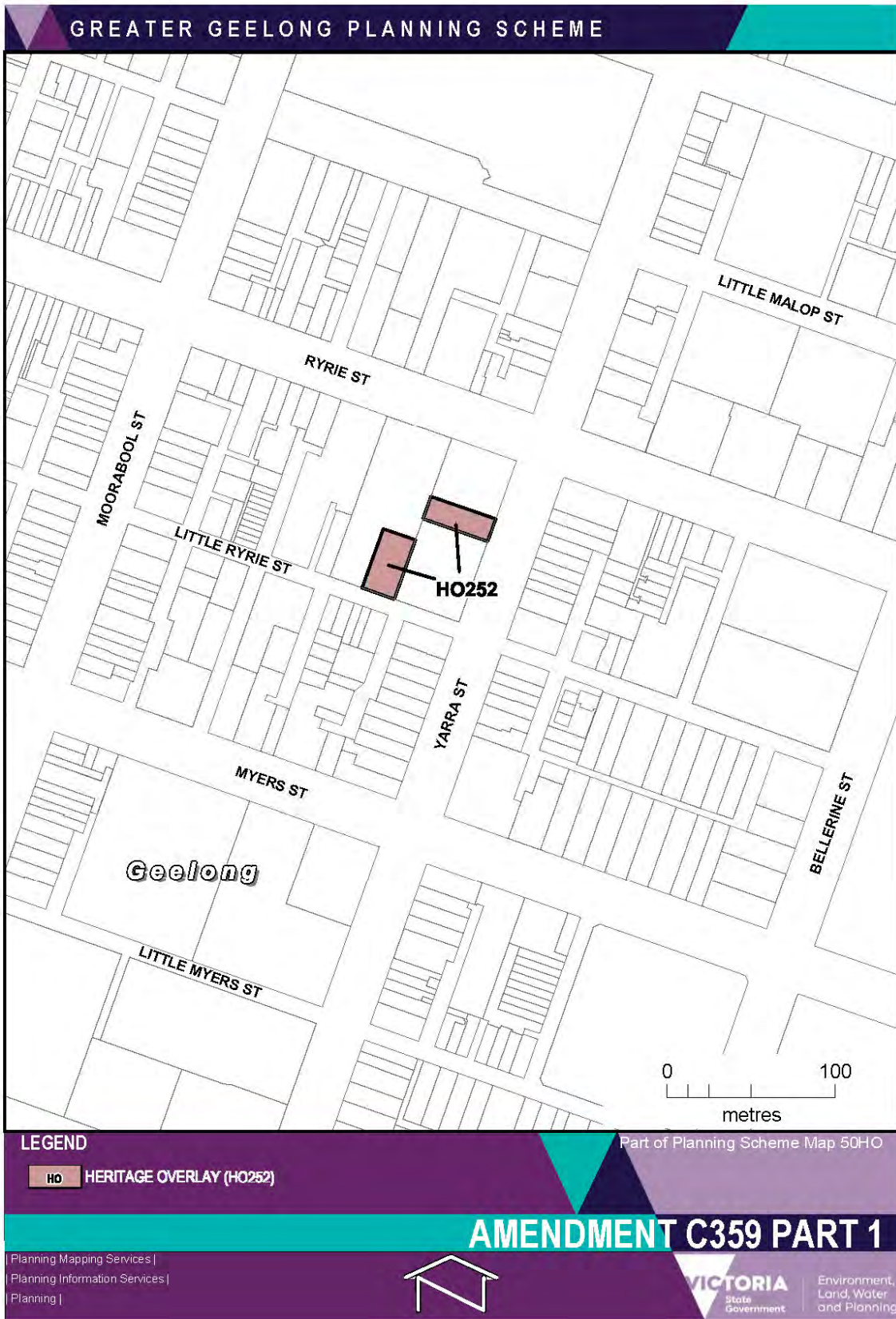




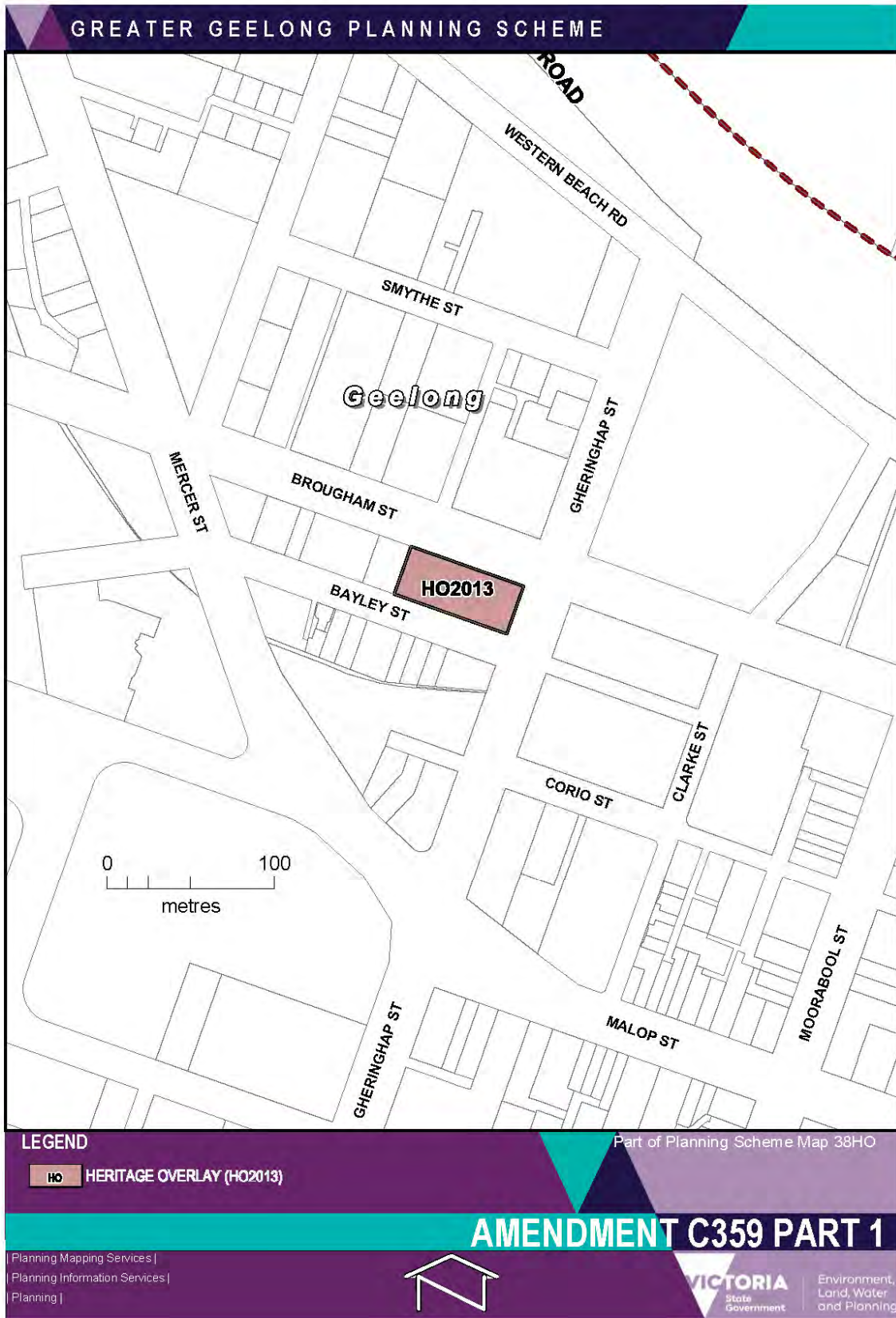




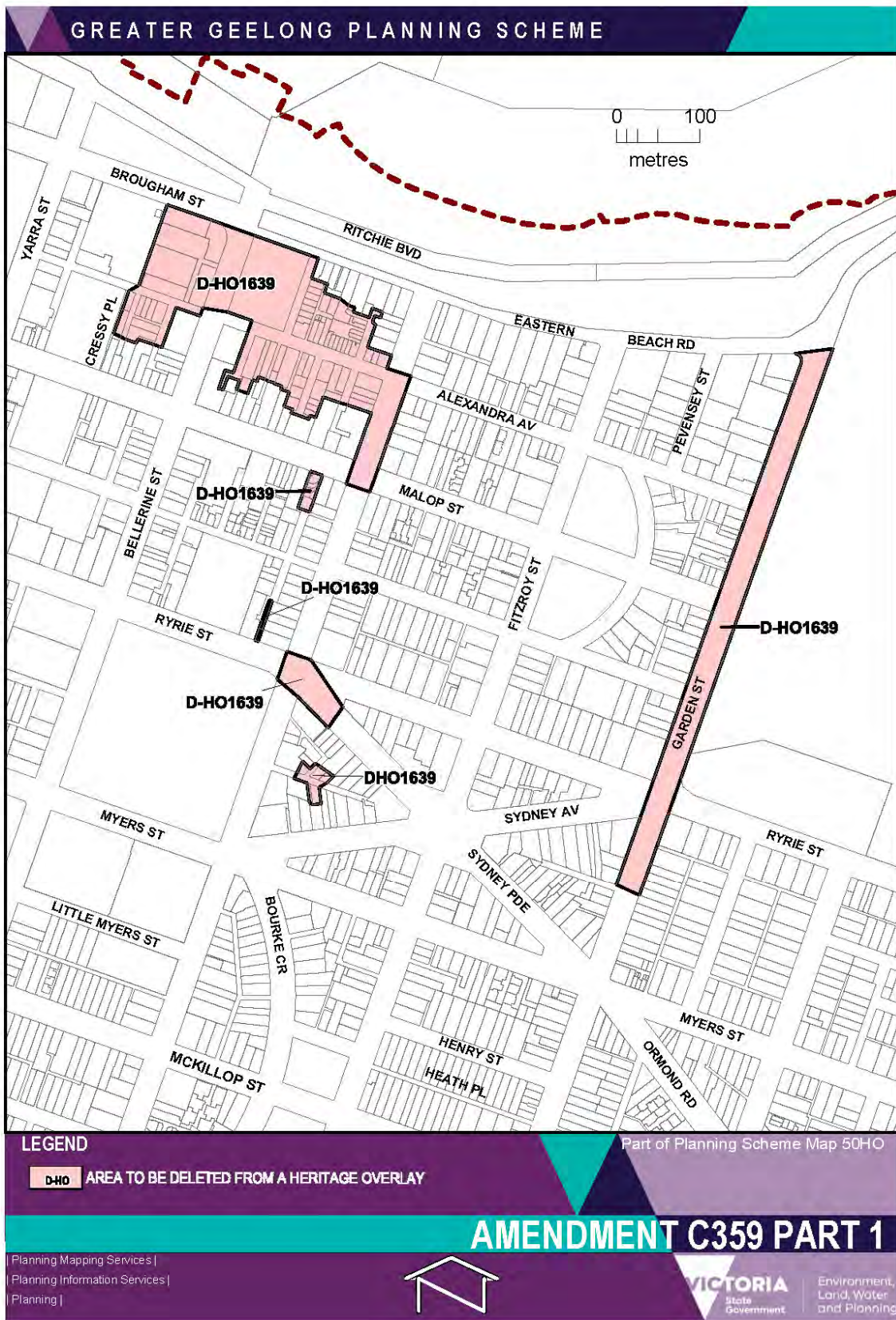


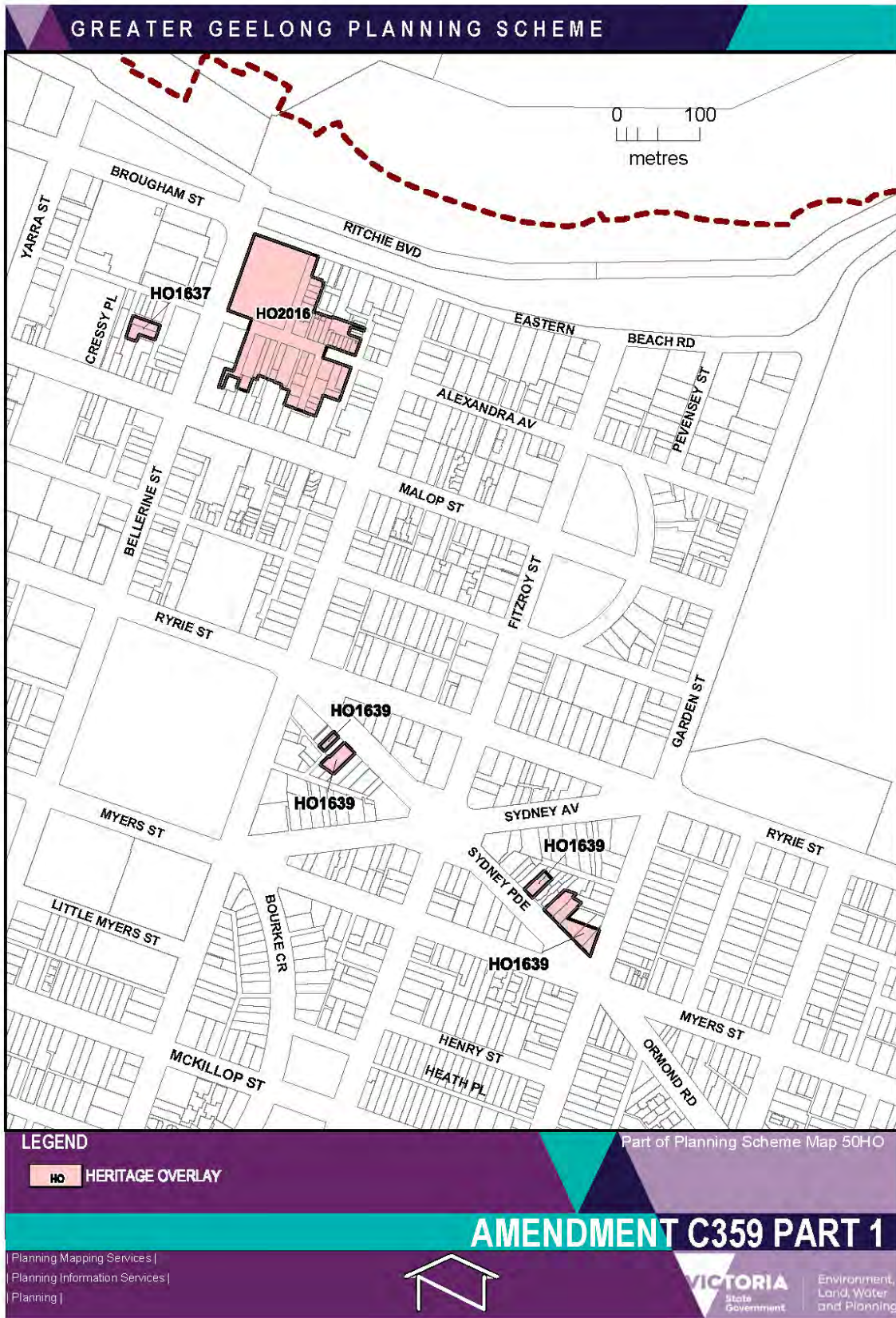












GREATER GEELONG PLANNING SCHEME

**21.10 GEELONG WESTERN WEDGE**

09/05/2013  
C223  
Proposed C119

**21.10-1 Key issues and influences**

28/01/2010  
C129(Part 1)

The Geelong Western Wedge is located between Geelong's Central Activities Area, Geelong West and the Corio Bay foreshore. The area has been identified for the potential to undergo substantial change and redevelopment.

Six distinctive precincts have been identified within the Geelong Western Wedge as detailed in Clause 21.10-4, which seek to:

- Create an exciting inner city area linking the commercial heart, waterfront and transport hub, which extends and connects educational, cultural and business assets as a focus for design and technology and place to meet and do business.
- Encourage higher buildings to maximise the overall intensity of development in the Western Wedge, while sharing key views, respecting heritage areas and protecting the amenity of public spaces.

**21.10-2 Objectives**

09/05/2013  
C223

- To rejuvenate underutilised sites within the Geelong Western Wedge.
- To encourage complementary and compatible mixed uses.
- To ensure that central Geelong is maintained as the primary retail area.
- To provide an atmosphere attractive to 'creative' businesses and supporting activities.
- To achieve diversity of uses without fragmenting the continuity of active frontages at street level.
- To promote excellence in architecture for public and private development.
- To increase development densities whilst protecting heritage areas and the amenity of public spaces.
- To ensure that new buildings give a sense of human scale and interest to the streetscape.
- To ensure higher buildings are located and oriented to enable sharing of views towards Corio Bay.
- To maximise the overall intensity of development throughout the Geelong Western Wedge.
- To ensure that new buildings respond to major site influences of the Geelong Western Wedge.
- To encourage greater use of sustainable transport through the clustering of uses relating to transport services around the station and maximising the intensity of activities in areas accessible to the station.
- In the **Geelong Station Precinct** develop intensive uses around a sustainable multi-modal transport hub that fully utilises the highly accessible location and takes advantage of the capacity for growth.
- In the **Inner Wedge Precinct**:
  - Achieve a cosmopolitan mixture of intensive uses with a design and technology focus that integrates university activities into the city fabric.
  - Create a neighbourhood of dense buildings permeated by a fine network of pedestrian routes, squares and courtyards that characterise a mix of street level activity.
- In the **Mercer St Precinct** develop a lively boulevard with active street frontages with a mixture of service, sales and hospitality with residential and accommodation above and behind.

GREATER GEELONG PLANNING SCHEME

- In the **Latrobe Terrace Precinct** promote high quality highway frontage development and ensure development allows for the easy movement of people between Geelong West, Geelong Station, Central Geelong and the foreshore.
- In the **Western Beach Precinct** maintain the residential foreshore character and contributory buildings and manage incremental changes to buildings.
- In the **Civic and Cultural Precinct** reinforce the focus of cultural and institutional uses and buildings around Johnstone Park.

**Strategies**

- Avoid retail uses that compete with the main retail area in the Central Geelong Activity Centre.
- Ensure building heights throughout the Western Wedge maximise the overall intensity of development, minimise overshadowing of the pedestrian streets, parks and other public places and facilitate the sharing of views to Corio Bay.
- Encourage higher density development in areas separate from sensitive heritage precincts, the residential precinct of Western Beach and the residential area of Geelong West to the west of the Latrobe Terrace Precinct.
- Ensure new buildings have active frontages at ground level to provide passive surveillance.
- Set buildings to the front property boundary except where setbacks are specifically required as detailed in the Design and Development Overlay Schedule 17 and the Activity Centre Zone Schedule 1.
- Ensure the setback and design of upper building levels provide interest and an attractive streetscape.
- In the **Geelong Station Precinct**:
  - Encourage businesses complementary to the central transport function of the multi-modal transport hub and contributing to the intensity of uses and development around the Geelong Station.
  - Encourage uses that capitalise on the high accessibility of the site.
- In the **Inner Wedge Precinct**:
  - Encourage a mixture of uses including commercial, education, leisure and residential to provide variety and to generate synergies and activity at all times.
  - Encourage a 'vertical mix' of uses, with the uses at ground level providing active frontages to streets and other public spaces.
  - Locate education, office and residential uses above uses with active street frontages.
- In the **Mercer Street Precinct**:
  - Encourage food, drink and entertainment uses to promote evening time activities and to take advantage of the close proximity of Geelong Station, education institutions and the foreshore.
  - Manage the mix of uses to avoid potential amenity conflicts within the precinct and with adjoining precincts.
- In the **Latrobe Terrace Precinct**:
  - Encourage a mixture of commercial, with showrooms frontages that respond to the main road frontage.
  - Ensure use and development provides an appropriate interface to protect the amenity of the residential areas located to the west of the precinct.
  - Encourage uses that complement the central transport function of the multi-modal transport hub.
  - Improve pedestrian links.

GREATER GEELONG PLANNING SCHEME

- In the **Western Beach Precinct** encourage uses that retain and conserve the residential foreshore character and heritage of the precinct.
- In the **Civic and Cultural Precinct**:
  - Ensure uses maintain the precinct's role as the region's principal location for arts, culture and civic activities.
  - Ensure that new development along the Mercer Street frontage has a civic focus which complements the existing civic buildings surrounding Johnstone Park.
  - Require new development to complement existing civic buildings and uses that provide a civic service.

**21.10-3**

24/03/2011  
[C238](#)  
[Proposed](#)  
[C359](#)

**Implementation**

- These strategies will be implemented by:

**Using policy and the exercise of discretion**

- Assess applications in the Geelong Station Precinct against the Geelong Station Precinct Framework Plan.
- Encourage Site Development Briefs to be prepared for key redevelopment sites within the Geelong Station Precinct.
- Using local policy to retain significance of the Woolstores Industrial Heritage Area (HO1638: Woolstores Industrial Heritage Area, Clause 22.29).
- Using local policy to retain and protect heritage residential areas and associated religious institutions (HO20181639: [Western Beach Road City Fringe](#) Heritage Area, Clause 22.6944).
- Using local policy to maintain the concentration of Geelong's civic buildings near Johnstone Park and the Railway Station (HO1640 Civic Centre Heritage Area, Clause 22.31).

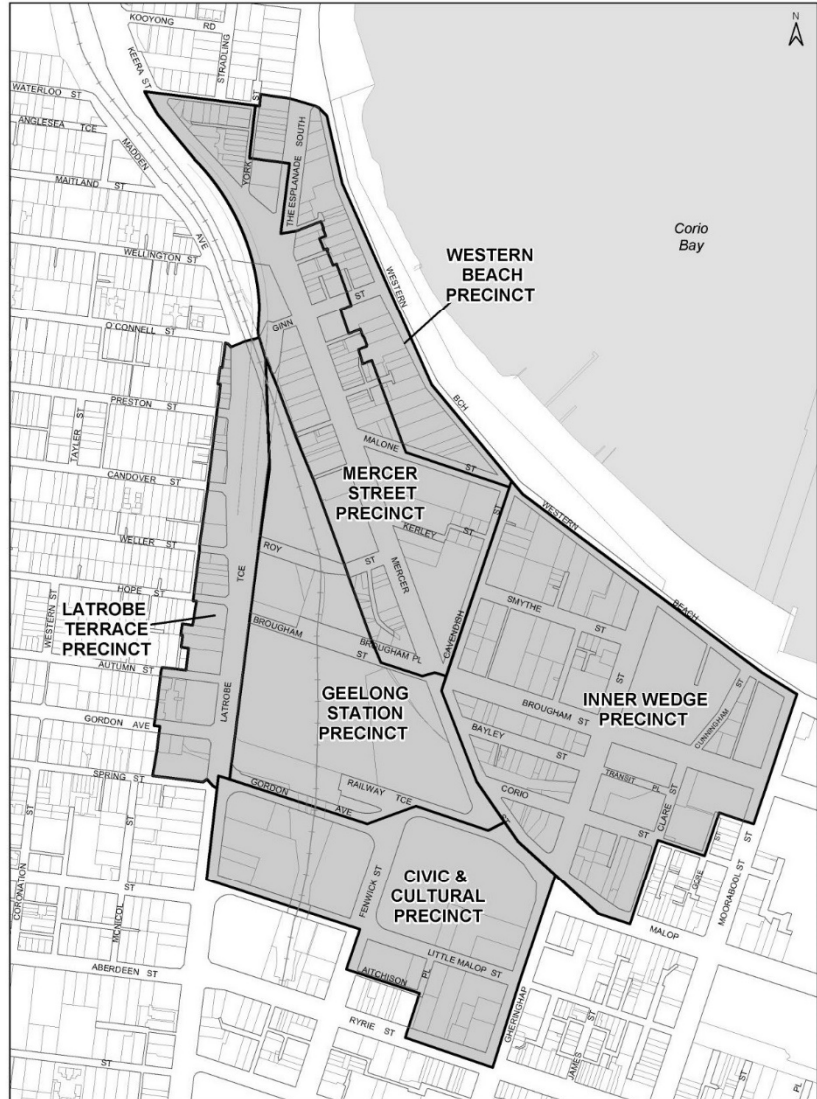
**References**

*Geelong Western Wedge Framework*, Planisphere and Jones & Whitehead Pty Ltd April 2005 (updated September 2005).

*Geelong Transit City Station Precinct Urban Design Framework*, Hassell, Parsons Brinckerhoff and Charter Keck Cramer, 2008.

GREATER GEELONG PLANNING SCHEME

**21.10-4 Geelong Western Wedge Precinct Plan map**  
28/01/2010  
C129(Part 1)



GREATER GEELONG PLANNING SCHEME

**22.09**

15/03/2018  
C366  
Proposed  
C359 Part 1

**CULTURAL HERITAGE**

This policy applies to all properties affected by a Heritage Overlay.

This policy includes an overall Heritage Policy and 53 individual local planning policies that apply to particular heritage areas within the municipality.

**Policy Basis**

The Municipal Strategic Statement identifies the need for a local policy to ensure the cultural heritage attributes and assets of the City of Greater Geelong are recognised and preserved.

The City of Greater Geelong's heritage, comprising individual buildings, precincts, structures, monuments, significant gardens and trees, natural environments and aboriginal sites, is a significant part of the City's attraction as a place in which to live, visit, do business and invest. It is through this heritage diversity that the City's community expresses its rich culture. The cultural heritage of the region brings economic and cultural benefits and improves the community's quality of life. The diversity of heritage places allows for interpretation of the region's development and the tastes and lifestyles from the past. It assists in understanding the City's foundation and growth from wool sales and exports, to gold discovery, through to expansion in industry and manufacturing. It also enables appreciation of individual house design and neighbourhoods that contribute to the character, image and sense of place of each of the City's heritage areas.

The largest concentration of these heritage assets is found in the inner area of Geelong and broadly defines the character of the inner City area. Beyond, there are significant concentrations of heritage places, namely within the suburban areas of Belmont, Hamlyn Heights and North Geelong together with concentrations in the rural/coastal townships of Lara, Barwon Heads, Drysdale and Fyansford. These have largely shaped the character of the City of Greater Geelong as it is known today.

The identification, assessment and protection of heritage places has occurred over a number of years as part of an on-going heritage study process. Recognition and protection of heritage places is seen as a crucial component of planning in the City of Greater Geelong. The development of good conservation practices will ensure the retention and viable re-use of the City's significant and contributory heritage places.

**Objectives**

- To encourage the retention of culturally significant and contributory heritage places within Heritage Overlay areas.
- To encourage development to be undertaken in accordance with the accepted conservation standards of the ICOMOS Burra Charter.
- To conserve and enhance the natural or cultural features of an area or site and to ensure that any alterations or development complement their form and appearance.
- To ensure that new development and external alterations of existing buildings make a positive contribution to the built form and amenity of the area.
- To encourage the retention or re-instatement of streetworks including street trees and bluestone kerbs, street construction form, asphalt footpaths, channels and crossovers.

**Policy**

**Exercising discretion**

Where a permit is required for demolition, it is policy to:

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- Require an application for demolition to be supported with documentation which demonstrates:
  - That the demolition will contribute to the long-term conservation of the fabric of the part of the building being retained.
  - That the demolition involves the removal of later inappropriate modifications.
  - That the cultural heritage significance of the place will be enhanced.
  - That significant fabric removed will be re-instated when circumstances permit.
- Discourage demolition of sites that are not of cultural heritage significance within a heritage area until a planning permit for the replacement development is approved and a bona-fide contract for the new work has been confirmed.

Where a permit is required for subdivision, use or development, it is policy to:

- Require that all buildings and works should be in accordance with the City of Greater Geelong Heritage and Design Guidelines, 1997.
- In the case of major development and subdivision of a large or complex site, the preparation of a Conservation Management plan for the whole place should precede the application. The plan should be prepared in accordance with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter).
- In the case of any development that causes ground disturbance that may impact on a known post contact archaeological site, an archaeological survey to assess the impact of the proposed development on the archaeological significance of the area should precede the application.
- Encourage replanting of a similar type of tree where the removal of a significant street tree is unavoidable.
- Encourage all new and replacement street furniture to be established in accordance with the City of Greater Geelong Urban Furniture Manual.
- Support the retention and maintenance of existing bluestone kerb and channel within the Heritage Areas (except in the Rocky Point, Girton Crescent, The Dell, Drydale and McLeods Waterholes Heritage Areas). Where this is not possible, Council will support the following:
  - Where a street is predominantly bluestone (70%), re-instatement of original street detailing should occur.
  - Where a street is fragmented between bluestone and concrete, this should form the basis of the kerb and channel in the street.
  - Where a street is predominantly concrete, this should form the basis of the kerb and channel in the street.
  - In laneways with bluestone detail, the bluestone detail should be retained and pavements should be reconstructed with either a chip seal and gravel or asphalt surface.
  - Where a concrete tray is used with bluestone kerb, the concrete should be treated with a colour mix to give a faded grey colour.
- Require an application to subdivide land to provide documentation which demonstrates:
  - That the pattern of the proposed subdivision will not adversely affect the significance of the original subdivision.
  - How the subdivision will enhance/conservate the significance of the surrounding heritage buildings and/or precinct.
  - That the effects of the subdivision on the cultural heritage significance of the place are minimised.

GREATER GEELONG PLANNING SCHEME

**References**

- Geelong Region Historic Buildings and Objects Study Volumes 1-3, prepared by Allan Willingham for the Geelong Regional Commission, (1986).
- Geelong City Urban Conservation Study, Volume 1, prepared by Graeme Butler for the City of Geelong, (1993).
- Geelong City Urban Conservation Study, Volumes 2-5, prepared by Graeme Butler for the City of Geelong, (1991).
- Geelong City Urban Conservation Study, Volume 4(a), prepared by Helen Lardner for the City of Greater Geelong, (1995).
- City of Geelong West Urban Conservation Study, Volumes 1-2, prepared by Huddle, Aitken and Honman for the City of Geelong West, (1986).
- City of Newtown Urban Conservation Study, Volumes 1-4, prepared by Context Pty Ltd for the City of Newtown, (1991).
- City of Newtown Urban Conservation Study, Volumes 5(a) and 5(b), prepared by Richard Peterson for the City of Greater Geelong, (1997).
- Bellarine Heritage Study, Volumes 1-3, prepared by Huddle, Howe, Lewis and Francis for the City of Greater Geelong, (1996).
- City of Greater Geelong Heritage and Design Guidelines, (1997).
- The Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter), Australia ICOMOS (1988).
- Greater Geelong Outer Areas Heritage Study, Volume 1 (excluding Belmont precincts) and Volume 2, prepared by Authentic Heritage Services Pty Ltd (2000).
- Belmont Heritage Areas Report, Volume 1*, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007).
- Belmont Heritage Areas: Inventory of Places, Volume 2*, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007) & peer reviewed by Wendy Jacobs, Architect & Heritage Consultant.
- Belmont Heritage Report: Individual Citations, Volume 3*, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007).
- Statement of Significance for the former stables to Armytage House and classrooms 19-21 Hermitage Road, Newtown, prepared by Dr David Rowe and Kevin Krastins (2003).
- Geelong Sale Yards Conservation Management Plan*, prepared by Dr David Rowe and Wendy Jacobs (September 2007).
- Newtown Heritage Study*, Volumes 1-3, Adopted July 2009, prepared by the City of Greater Geelong (2008).
- Ashby Heritage Review, Stage 2, 2009*, Adopted January 2010, prepared by Dr David Rowe and Wendy Jacobs.
- Batman Park & Boat Sheds, The Esplanade, Indented Head, Heritage Review* prepared by Dr David Rowe: Authentic Heritage Services & Wendy Jacobs, Architect & Heritage Consultant (August 2013)
- Lara Heritage Review Phase 2, Volumes 1, 2 & 3* (August 2013, Revised May 2016) prepared by Dr David Rowe and Wendy Jacobs.
- Heritage citation sheet for the Vietnam Veterans Memorial and Avenue of Honour, City of Greater Geelong (December 2016)
- Heritage citation sheet for the Osborne Park bluestone pillar and cast/wrought iron gates, City of Greater Geelong (December 2016)
- Heritage Report 9 Bridge Road, Barwon Heads (Post-Panel Version)* prepared by Context Pty Ltd (May 2017).
- Newtown West Heritage Review, Volumes 1, 2, 3, 4 & 5* prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd & Wendy Jacobs, Architect and Heritage Consultant (October 2016).

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*City Fringe Heritage Area Review Part 1 and Part 2 prepared by RBA Architects + Conservation Consultants Pty Ltd (May 2017)*

*Ceres Heritage Citations Project prepared by Dr David Rowe: Authentic Heritage Services Pty Ltd & Wendy Jacobs: Architect & Heritage Consultant (May 2017)*

*Former Dennys Lascelles Woolstore 20 Brougham Street, Geelong Heritage Assessment prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd & Wendy Jacobs, Architect & Heritage Consultant (March 2017)*

GREATER GEELONG PLANNING SCHEME

**22.28**  
28/01/2010  
C129(Part.1)  
Proposed  
C359

**HO1637: GEELONG COMMERCIAL HERITAGE AREA**

This policy applies to all land included in the Geelong Commercial Heritage Area.

**Policy Basis**

Geelong's commercial centre contains a diverse and fine range of nineteenth and twentieth century buildings representing the major periods of Geelong's growth from the 1850s to the post war era. It includes notable examples of architectural styles of commercial buildings, as well as public buildings and a few former residences and public buildings.

The scale of the Geelong's commercial centre and its close relationship with key infrastructure – the wharves and port, as well as the railway station – reflect its importance as a regional commercial centre. In addition, the supporting role of warehouse and the like in the backstreets provides another layer of interest.

The orientation and siting of Geelong's commercial centre in relation to the wharves and port, the railway and Barwon River are important. They reflect Geelong's growth and importance as a regional commercial centre.

The development of Geelong's commercial centre from its historical heart, the former Market Square in Malop Street, dictated the spread of commercial activity down Ryrie, Moorabool, Gheringhap and Yarra Streets, as did the introduction in 1912 of the electric trams. The area also contains some very early examples of Victorian residential architecture in Yarra Street.

Individually and collectively the buildings in this area demonstrate the development of the City's public and commercial life, and includes work by some of Geelong's prominent architects and builders. The relationship between nineteenth and twentieth century architecture is expressed by the corner towers at the intersection of Ryrie with Gheringhap and Moorabool Streets.

The area is characterised by a variety of street widths with little or no separation between buildings, minimal setbacks and buildings with a diverse range of construction materials and of indiscriminate varying scale, size and height. It is also distinguished by the use of the local Barrabool sandstone to the facades of several early buildings. Verandahs are generally associated with pre-1930s commercial architecture.

**Objectives**

- To retain and enhance the diverse range of existing architectural styles of commercial buildings, former residences and public buildings which form the heart of Geelong's commercial precinct and represent the major periods of Geelong's growth.
- To protect the relationship between nineteenth and twentieth century architecture expressed by the corner towers at the intersection of Ryrie Street with Gheringhap and Moorabool Streets as an architectural expression of major periods of Geelong's growth.
- To retain the character of the area with little or no separation between buildings, minimal street setbacks and indiscriminate building scale, size and height.
- To encourage the contemporary interpretation of traditional building design and use of traditional material within the area.
- To retain the special character of the area which includes a number of notable buildings by significant Geelong architects and builders.
- To protect examples of early residential development within Geelong including Yarra Street.

~~• To encourage the use of traditional construction materials in the area.~~

**Policy**

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
  - Pressed evenly coloured bricks.

GREATER GEELONG PLANNING SCHEME

- Smooth rendered masonry, stone, timber, steel and glass walls.
- Slate and non-zincalume corrugated sheet metal roofing.
- Encourage the separation between buildings to be equivalent to neighbouring buildings.
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.
- Encourage the reinstatement of the original verandah forms to commercial buildings where they formerly existed.
- Encourage buildings to have little or no separation from adjacent buildings.
- Encourage building heights not to exceed the height of the tallest neighbouring building located within the associated block.
- Ensure that buildings and works for commercial and civic buildings comply with the 'Geelong City Urban Conservation Study Volume One – Restoration and Infill Guidelines: Commercial and Civic Buildings' which is an Incorporated Document.

**References**

Geelong Region Historic Buildings and Objects Study Volume 2, prepared by Allan Willingham for the Geelong Regional Commission, (1986).

Geelong City Urban Conservation Study Volume One – Restoration and Infill Guidelines, prepared by Graeme Butler for the City of Geelong, 1993.

Geelong City Urban Conservation Study, Volumes 2-5, prepared by Graeme Butler for the City of Geelong, (1991).

Geelong City Urban Conservation Study, Volume 4(a), prepared by Helen Lardner for the City of Greater Geelong, (1995).

[City Fringe Heritage Area Review, prepared by RBA Architects + Conservations Consultants for the City of Greater Geelong \(2016\).](#)

GREATHER GEELONG PLANNING SCHEME

**22.30**

28/01/2018  
C128959(Pa  
H-1)

Proposed  
C359

**HO1639: CITY FRINGE-EAST HERITAGE AREA**

This policy applies to all land included in the City Fringe-East Heritage Area.

**Policy Basis**

Historically, the City East Heritage Area is significant as a mostly residential area that was largely developed during the Victorian, Federation and Interwar periods when many buildings were erected on the fringe of the commercial centre of Geelong. It is significant for the large percentage of high quality housing which reflects its premier location on the hill overlooking both Corio Bay and the Botanic Gardens and in close proximity to the commercial centre. Most of the precinct is located in the Eastern Extension of the town which was surveyed in 1854, five years after the first land sales in Geelong. Substantial houses from this period, including Corio Villa and Merchiston Hall, are indicative of the wealth in the Geelong area at this time. Remaining early cottages from this period are also significant though most of these have been lost (several remain in the nearby Austin Park and Environs Heritage Precinct).

Following a period of slow development during the 1860-70s, many houses were erected in the Late Victorian, Federation and Interwar periods, reflecting the growth in Geelong during this time. Development from each of these periods included substantial houses built in premier locations such as Eastern Beach Road, Garden Street, Rvrie Street and Pevensey Crescent. By the mid-1920s much of the precinct had been developed, though large holdings including substantial gardens remained to the north overlooking Corio Bay. As these larger allotments were subdivided, other high quality housing was erected on Eastern Beach Road, with some land not developed until the mid-20<sup>th</sup> century.

The City East Heritage Area also includes two church complexes which have buildings surviving from the key periods of development. The Shenton Methodist Church complex includes an early Victorian period hall, a Federation period house and an Interwar period church whilst the St Andrew's Uniting Church is a Federation period building with later limestone cladding. Also located in the precinct are two Victorian era commercial premises (shop and former hotel) that bookend Malop Street, a key thoroughfare in the area. The former hotel on the corner of Swanston Street was established in the first phase of development that occurred in the precinct during the 1850s and the late Victorian shop on the corner of Garden Street was constructed when the population of the City East Heritage Area quickly increased.

The City East Heritage Area is of aesthetic significance for the largely intact residences constructed from the 1850s to the 1940s within streetscapes unified by grassed verges, groups of mature trees and early infrastructure including sections of basalt kerbing and channelling. The precinct has a distinctive mid-19<sup>th</sup> century street layout which includes the curved street Pevensey Crescent and the St Andrew's Cross formed by Sydney Avenue and Sydney Parade.

There are fine residences from the Victorian, Federation and Interwar periods with some good examples from the mid-20<sup>th</sup> century to Eastern Beach Road. Houses in the precinct range from small timber cottages to substantial two and three storey masonry residences. As a whole, the precinct includes a large percentage of commodious residences when compared to other nearby residential precincts and includes many architect designed homes. Some houses, particularly those dating from the Interwar period, retain original fences to the street boundary.

The two church complexes within the City East Heritage area are of note and are located at key corner sites. Both churches were designed by noted architects of the period – St Andrew's by Laird and Buchan Architects and the former Shenton Methodist Church by Frederick Purnell.

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This precinct is distinguished by historically elite residential areas and associated religious institutions, situated on the fringe of the City's commercial centre and responding to the topography. It is significant for its diversity of nineteenth and twentieth century architectural styles and buildings of consistently high quality, reflecting Geelong's regional importance and prosperity. Many of the residences, churches and schools have historical associations with prominent Geelong identities and the area includes some of Geelong's earliest development.

The area has a high retention of original housing stock, with excellent representative examples from the early and late Victorian and Edwardian periods, and many substantially intact streetscapes of buildings of high integrity. Typically, the houses are substantial and include the following characteristics: single or double storey buildings of either brick or timber, located on wide, tree lined streets on sizeable blocks with generous proportions and street and boundary setbacks. The houses have complex building forms and rich ornamental detail.

The area includes some distinctive elements and precincts including the formal street planning of Pevensey Crescent and Sydney Place East and West, the narrow streets and subdivisions and single storey housing within Little Myers and England Streets and grouped church buildings, particularly in Fenwick Street near Ryrie Street.

**Objectives**

- To maintain the streetscape qualities/heritage values of the City East Heritage Area, which include wide, tree lined streets with sizeable allotments, building setbacks to the front and side boundaries and garden settings.
- To retain the prominence of architecturally significant buildings.
- To maintain intact streetscapes of original building stock, that is the significant or contributory examples from the Victorian, Federation and Interwar periods generally, as well as Post-WW11 examples to Eastern Beach Road.
- To maintain the established character of the area which is generally defined by wide, tree-lined streets with many sizeable allotments, and residential buildings, generally single story with consistent setbacks to the front and side boundaries as well as garden settings.
- To retain and enhance the distinctive street planning of Pevensey Crescent and St Andrew's Cross (Sydney Avenue and Sydney Parade) Place East and West and the distinctive precincts of narrow streets and subdivisions, and single storey housing within Little Myers and England Streets.
- To protect the relationship between of residences, churches and schools found within the area and responding to the topography and the scale of residences (often the larger examples area located to the principal streets and/or higher ground), including grouped Church buildings in Fenwick Street, near Ryrie Street.
- To maintain intact streetscapes of high integrity, original housing stock, including representative examples of early and late Victorian and Edwardian residential development and examples of some of Geelong's earliest development.
- To retain the special character of the area which includes a number of architecturally and socially significant residential buildings.
- To encourage the contemporary/innovative interpretation of traditional building design and/or elements (especially materials) within the area though avoiding reproductive design.
- To encourage the appropriate location and scale of garages and/or carports/use of traditional construction materials.
- To encourage the use of appropriate fence types, designs and heights/locations.

GREATER GEELONG PLANNING SCHEME

- ~~• To encourage the appropriate development, form and scale of garages and/or carports.~~

**Policy**

Where a permit is required for a proposal, it is policy to:

- ~~• Promote buildings that incorporate the following design characteristics:~~
  - ~~• Detached buildings with complex building forms.~~
  - ~~• Hipped and/or gable roofs with a pitch between 20-35 degrees.~~
  - ~~• Narrow or wide eaves.~~
  - ~~• Verandahs.~~
  - ~~• Rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).~~
  - ~~• Rich ornamental detail designed in a contemporary manner.~~
  - ~~• Pressed evenly coloured bricks.~~
  - ~~• Horizontal timber weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).~~
  - ~~• Timber framed windows.~~
  - ~~• Slate, tiles or non-zincalume corrugated sheet metal roofing.~~
- Encourage the retention of existing and intact culturally significant places from the Victorian, Federation and Interwar periods, as well as Post-WW11 examples to Eastern Beach Road.
- Encourage the conservation generally of significant and contributory buildings.
- Encourage the reinstatement of removed original elements in an accurate manner, based on historical and/or physical evidence.
- Encourage existing allotment frontages/subdivision pattern to be retained.
- Encourage the location, form and scale of new buildings to relate to those of the adjacent significant or contributory buildings so that the latter are not negatively affected or overwhelmed.
- Encourage front setbacks that are equivalent to those of adjacent significant or contributory buildings. If they vary, the setback should be intermediate.
- Encourage side setbacks to be similar to those of adjacent significant or contributory buildings.
- Discourage buildings that are constructed boundary to boundary.
- ~~• Encourage the separation between buildings to be equivalent to neighbouring buildings.~~
- ~~• Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.~~
- ~~• Encourage existing and intact culturally significant Victorian and Edwardian places to be retained.~~
  - ~~• Encourage building heights to complement the be single storey and to incorporate the following:~~

~~The highest point of the roof should not be greater than the highest adjacent single storey building, whereby significant or contributory buildings as follows:~~

GREATHER GEELONG PLANNING SCHEME

- ~~the ridge height of the roof should be not be greater than that of the main (overall) highest adjacent ridge line.~~
- ~~The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.~~
- ~~The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.~~
- ~~The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it contributory building.~~
- ~~If in a consistent section of the precinct, the wall height should be similar to that of the neighbouring buildings.~~
- Promote new buildings that relate to their context and generally incorporate the following features and/or characteristics:
  - Detached buildings with varied form.
  - Hipped and/or gable roofs with a pitch between 20 and 35 degrees.
  - Traditional roof materials: corrugate sheet metal (non-zincalume), tiles or slate.
  - Projecting eaves.
  - Traditional wall materials: masonry (face brick and/or rendered) or lightweight cladding (horizontal weatherboards, ashlar boards, and/or battened sheeting).
  - Verandahs or porches.
  - Timber-framed windows, generally rectangular and vertically orientated (or as a horizontal bank if grouped).
- Encourage additions to be located to the rear so that they have low visual impact and the principal roof form of the significant or contributory building remains intact.
- Encourage front fences to be consistent with the period/style of the associated building, or if an infill building, be sympathetic to the nearby section of the streetscape. If the original fence type is known or documented, then its reinstatement is encouraged. Generally, limit height of fences to 1500mm, or lower for Interwar period examples.
- Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.
- Discourage the introduction of crossovers to sections of the precinct where they are not typical.
- Have new buildings and works and fences should comply with the 'City of Greater Geelong Heritage and Design Guidelines 1997', which is an incorporated document.

**References**

- Geelong Region Historic Buildings and Objects Study Volume 2, prepared by Allan Willingham for the Geelong Regional Commission, (1986).
- Geelong City Urban Conservation Study, Volume 1, prepared by Graeme Butler for the City of Geelong, (1993).
- Geelong City Urban Conservation Study, Volumes 2-5, prepared by Graeme Butler for the City of Geelong, (1991).
- Geelong City Urban Conservation Study, Volume 4(a), prepared by Helen Lardner for the City of Greater Geelong, (1995).

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City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong, (1997).

[City Fringe Heritage Area Review, prepared by RBA Architects + Conservation Consultants for the City of Greater Geelong \(2016\)](#)

GREATER GEELONG PLANNING SCHEME

**22.32**

28/01/2010

C128(Part-1)

Proposed

**HO1641: CITY SOUTH HERITAGE AREA**

This policy applies to all land included in the City South Heritage Area.

**Policy Basis**

This Heritage Area is dominated by Victorian and Edwardian period residential development with a few commercial and associated-public/institutional buildings. It is representative of an early phase of the historical development and expansion of Geelong, primarily within the early town boundary but also extends into the adjacent eastern and western extensions. The area is characterised by single storey decorative timber houses, many with original decorative features, dating from the 1850s to the 1920s and includes typical examples of the Victorian, Edwardian periods and, to a lesser extent, from the Interwar period (especially the Californian Bungalow style)s. Single and double-fronted detached houses are found in relatively intact groups. Major roads in the area typically have double-fronted houses with generous street setbacks and separation, while in the narrower streets, houses are generally single fronted, with minimal boundary setbacks and separation and smaller allotments. The area is enhanced by the garden settings, street planting, and wide nature strips. The retention of streetscape features as the setting for the buildings is significant. It is historically significant as a representative embodiment of family life during the Victorian and Edwardian periods.

**Objectives**

- To retain the wide nature strips, street planting, generous building setbacks and garden settings.
- To maintain the distinctive patterns of form and siting determined by street width, where major roads have double fronted houses with generous setbacks and separation, and narrower streets have single fronted houses with smaller setbacks, subdivisions and less separation.
- To protect the intact groups of typical examples of Victorian, Edwardian and, to a lesser extent, Californian Bungalow styles predominantly single storey, detached houses.
- To encourage the contemporary interpretation of traditional building design and use of materials within the area.
- ~~▪ To encourage the use of traditional construction materials in the area.~~
- To encourage the use of appropriate fence types, designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

**Policy**

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
  - Detached, single storey buildings.
  - Single fronted, narrow facades or double fronted large facades.
  - Hipped and/or gable roofs with a pitch between 20-35 degrees.
  - Verandahs (some recessed).
  - Vertical rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
  - Horizontal timber weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
  - Timber framed windows.
  - Non-zincalume corrugated sheet metal roofing.
- Encourage the existing allotment configuration to be retained.
- Discourage buildings that are constructed boundary to boundary.

GREATER GEELONG PLANNING SCHEME

**22.68 HO2016 AUSTIN PARK AND ENVIRONS HERITAGE AREA**

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This policy applies to land included in the Austin Park and Environs Heritage Area.

**Policy Basis**

Historically, the Austin Park and Environs Heritage Area is significant as a residential area that consists mostly of Victorian period houses and includes several early examples of modest cottages that were once common but of which there are now relatively few within the Municipality. These cottages are representative of the modest housing that was erected in nearby areas of Geelong, close to the commercial centre during the mid-19th century.

The narrow lanes with small allotments were quickly developed in the mid-19th century following the initial land sales in the late 1840s and early 1950s. Corio Street, McCann Place and Fyfe Place were part of the original 1838 survey of Geelong, whilst other lanes, extending north and south from Corio Street, were laid out as land was further subdivided, providing access to the small residential allotments. The area had largely been developed by circa 1900, with a few infill houses constructed during the Federation and Interwar periods as the population of Geelong grew and the suburbs expanded.

Historically, the land now known as Austin Park is also significant as a site that remained undeveloped and was used in the early Victorian period for the grazing of residents animals and by local footballers. Austin Park was gazetted as a public park in 1885, a time when the Council was expanding the number of public parks and improving those already set aside as a way of beautifying the city.

The Austin Park and Environs Heritage Area is of aesthetic significance as a cohesive area consisting mostly of Victorian residences, with a few later houses from the Federation and Interwar periods which have a similar character to the earlier dwellings. The significant and contributory buildings in the precinct are mostly modest, single storey cottages, with a mix of hipped and transverse gable roof types, all clad in corrugated metal sheeting. Houses are predominantly clad in weatherboards, though there are a couple of notable brick examples and one early rendered residence. The consistent scale, material palette and the limited (if any) setbacks, combined with the relatively narrow width of all streets creates a cohesive character that is distinct from other areas in Geelong. The remaining sections of early basalt kerbing and channelling also contribute to the character.

The precinct is enhanced by Austin Park which slopes down towards the bay, providing views of the harbour from Corio and England streets. Landscaped in the 1880s by John Raddenberry, the park has mature elm trees to its south, east and west boundaries. Unusually relatively modest houses surround the parkland.

**Objectives**

- To maintain the heritage values of the Austin Park and Environs Heritage Area.
- To retain the prominence of the historically and architecturally significant buildings.
- To maintain intact streetscapes of original building stock, that is the significant or contributory examples - most are from the Victorian period, with a few from the Federation and Interwar periods.
- To maintain the established character of the area which is generally defined by narrow streets with small allotments and residential buildings, generally single storey with consistent setbacks to the front and minimal, if any, to the side boundaries, as well as limited garden settings.
- To encourage the innovative interpretation of traditional building design and/or elements (especially materials) within the area, though avoiding reproductive design.
- To discourage the introduction of garages to the front of the allotments.
- To encourage the use of appropriate fence types and heights.

GREATER GEELONG PLANNING SCHEME

**Policy**

Where a permit is required for a proposal, it is policy to:

- Encourage the retention of existing and intact culturally significant places, primarily from the Victorian period, but also the Federation and Interwar periods.
- Encourage the conservation generally of significant and contributory buildings.
- Encourage the reinstatement of removed original elements in an accurate manner, based on historical and/or physical evidence.
- Encourage existing allotment frontages/subdivision pattern to be retained.
- Encourage the location, form and scale of new buildings to relate to those of the adjacent significant or contributory buildings so that the latter are not negatively affected or overwhelmed.
- Encourage front setbacks that are equivalent to those of adjacent significant or contributory buildings. If they vary, the setback should be intermediate.
- Encourage side setbacks to be similar to those of adjacent significant or contributory buildings, which can include buildings constructed boundary to boundary.
- Encourage building heights to complement the adjacent significant or contributory buildings as follows:
  - The ridge height of the roof should be not be greater than that of the highest adjacent significant or contributory building.
  - If in a consistent section of the precinct, the wall height should be similar to that of the neighbouring buildings.
- Promote new buildings that relate to their context and generally incorporate the following features and/or characteristics:
  - Generally attached buildings with a regular form.
  - Gable and/or hipped roofs with a pitch between 20 and 35 degrees.
  - Traditional roof materials: generally corrugated sheet metal (non-zincalume).
  - Minimal, if any, projecting eaves.
  - Traditional wall materials: lightweight cladding (primarily horizontal weatherboards) and masonry (face brick or rendered).
  - Covered front entries, generally verandahs.
  - Timber-framed windows, generally rectangular and vertically orientated.
- Encourage additions to be located to the rear so that they have low visual impact and the principal roof form of the significant or contributory building remains intact.
- Encourage front fences to be consistent with the period/style of the associated building, or if an infill building, be sympathetic to the nearby section of the streetscape. If the original fence type is known or documented, then its reinstatement is encouraged. Generally limit height of fences to 1500mm, or lower for Interwar period examples.
- New garages and/or carports should be located to the rear of existing and/or infill buildings.
- Discourage the introduction of crossovers.
- Have new buildings and works comply with the 'City of Greater Geelong Heritage and Design Guidelines 1997', which is an incorporated document.

**References**

*City of Greater Geelong Heritage and Design Guidelines*, prepared by Helen Lardner for the City of Greater Geelong (1997).

*Geelong City Urban Conservation Study, Volume 1*, prepared by Graeme Butler for the City of Geelong, (1993).

GREATER GEELONG PLANNING SCHEME

*Geelong City Urban Conservation Study, Volumes 2-5*, prepared by Graeme Butler for the City of Geelong, (1991).

*City Fringe Heritage Area Review*, prepared by RBA Architects + Conservation Consultants for the City of Greater Geelong (2016).

GREATER GEELONG PLANNING SCHEME

**22.69 HO2018 WESTERN BEACH ROAD HERITAGE AREA**

--P20--  
C-

This policy applies to all land included in the Western Beach Road Heritage Area.

**Policy Basis**

Historically, the Western Beach Road Heritage Area is significant as a prestigious residential area that includes substantial houses from the Victorian, Federation, Interwar and Post-War periods. These houses were erected for prominent residents of Geelong, with many of the earliest houses originally having larger land holdings. Developed from the mid-19th century, land in the precinct has been progressively subdivided with several high quality Post-War houses erected in the location of established gardens which had previously been part of larger Victorian period holdings. During this time there was a shift in the precinct to multi-residential living, involving the conversion of large houses, such as *Llanberris*, to flats.

The Western Beach Road Heritage Area is of aesthetic significance as a waterfront residential area which is characterised by substantial, high quality residences mostly from the Victorian and Post-War periods, with a few houses also from the Federation and Interwar periods. Houses typically have an open garden setting to maximise views across Corio Bay.

The significant and contributory buildings in the precinct are largely constructed of masonry with many designed by prominent Geelong architects. Unusually, a high percentage of the Victorian period houses in the precinct incorporate faceted bays to the façades and most have roofs clad in slate. Residences from the Post-War period are also good examples of their type, many exhibiting Modernist influences. Many of these houses retain original landscape elements including brick fences and/or planters. A few Victorian residences also retain cast iron palisade fences.

**Objectives**

- To maintain the heritage values of the Western Beach Road Heritage Area.
- To retain the prominence of the architecturally significant buildings.
- To maintain intact streetscapes of original building stock, that is the significant or contributory examples from the Victorian, Federation, Interwar and Post-WWII periods.
- To maintain the established character of the area which is defined generally by wide allotments and residential buildings, either single or two storey with consistent setbacks to the front and side boundaries.
- To maintain the well-established, but relatively open, garden settings (that is, limited obscuring of buildings).
- To encourage the innovative interpretation of traditional building design and/or elements (especially materials) within the area, though avoiding reproductive design.
- To encourage the appropriate location and scale of garages and/or carports.
- To encourage the use of appropriate fence types and heights.

**Policy**

Where a permit is required for a proposal, it is policy to:

- Encourage the retention of existing and intact culturally significant places from the Victorian, Federation, Interwar and Post-WWII periods.
- Encourage the conservation generally of significant and contributory buildings.
- Encourage the reinstatement of removed original elements in an accurate manner, based on historical and/or physical evidence.
- Encourage the location, form and scale of new buildings to relate to those of the adjacent significant or contributory buildings so that the latter are not negatively affected or overwhelmed.

GREATER GEELONG PLANNING SCHEME

- Encourage front setbacks that are equivalent to those of adjacent significant or contributory buildings. If they vary, the setback should be intermediate.
- Encourage side setbacks to be similar to those of adjacent significant or contributory buildings.
- Discourage buildings that are constructed boundary to boundary.
- Encourage building heights to complement the adjacent significant or contributory buildings as follows:
  - The ridge height of the roof should be not be greater than that of the highest adjacent significant or contributory building.
  - If in a consistent section of the precinct, the wall height should be similar to that of the neighbouring buildings.
- Promote new buildings that relate to their context and generally incorporate the following features and/or characteristics:
  - Detached buildings with varied form.
  - Either traditional pitch between 20 and 35 degrees (eg hipped and/or gabled) or low-pitched (especially skillion).
  - Traditional roof materials: slate/tiles or corrugated sheet metal (non-zincalume).
  - Projecting eaves.
  - Traditional wall materials: masonry (face brick and/or rendered) and to lesser extent lightweight cladding (horizontal weatherboards).
  - Verandahs or porches.
  - Timber-framed windows, generally rectangular and vertically orientated (or as a horizontal bank if grouped).
- Encourage additions to be located to the rear so that they have low visual impact and the principal roof form of the significant or contributory building remains intact.
- Encourage front fences to be consistent with the period/style of the associated building, or if an infill building, be sympathetic to the nearby section of the streetscape. If the original fence type is known or documented, then its reinstatement is encouraged. Generally limit height of fences to 1500mm, or lower for Interwar period examples.
- Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.
- Discourage the introduction of crossovers to sections of the precinct where they are not typical.
- Have new buildings and works comply with the 'City of Greater Geelong Heritage and Design Guidelines 1997', which is an incorporated document.

**References**

*Geelong Region Historic Buildings and Objects Study Volume 2*, prepared by Allan Willingham for the Geelong Regional Commission, (1986).

*Geelong City Urban Conservation Study, Volume 1*, prepared by Graeme Butler for the City of Geelong, (1993).

*Geelong City Urban Conservation Study, Volumes 2-5*, prepared by Graeme Butler for the City of Geelong, (1991).

*Geelong City Urban Conservation Study, Volume 4(a)*, prepared by Helen Lardner for the City of Greater Geelong, (1995).

*City of Greater Geelong Heritage and Design Guidelines*, prepared by Helen Lardner for the City of Greater Geelong (1997).

*City Fringe Heritage Area Review*, prepared by RBA Architects + Conservation Consultants for the City of Greater Geelong (2016).

GREATER GEELONG PLANNING SCHEME

**22.70 HO2017 MYERS STREET HERITAGE AREA**

-/-20-  
c-

This policy applies to all land included in the Myers Street Heritage Area.

**Policy Basis**

-/-20-  
c-

The Myers Street Heritage Area is historically significant as a formerly prestigious residential area in central Geelong but whose former dwellings are being employed for commercial purposes. As the population has increased it has become an enclave for professional suites for medical and legal businesses. The precinct was primarily developed during the Victorian period though it includes some buildings dating from the early 20th century (Federation and Interwar periods). Unusually the development within the precinct has conformed to the original pattern of Crown allotments and the location on the high ground proved attractive for substantial houses, some of which were constructed for, or occupied by, notable residents of Geelong.

Myers Street Heritage Area is of aesthetic significance for the high standard of design/construction. It is characterised by distinctive buildings, primarily residences, from the Victorian period as well as some from the Federation and Interwar periods, several of which were designed by local architects.

The significant and contributory buildings in the precinct are relatively intact examples of their type. Their general quality, and so the desirability of the location, on the high ground close to the centre of the city, is attested by the predominant use of masonry to the walls and slate or tiled roofs (some removed). Many retain a complementary garden setting.

**Objectives**

- To maintain the heritage values of the Myers Street Heritage Area.
- To retain the prominence of the architecturally significant buildings.
- To maintain intact streetscape of original building stock, that is the significant or contributory examples from the Victorian, Federation and Interwar periods.
- To maintain the established character of the area which is generally defined by wide, sizeable allotments (reflecting the original subdivision pattern) and residential buildings, generally single storey with consistent setbacks to the front and side boundaries as well as garden settings.
- To encourage the innovative interpretation of traditional building design and/or elements (especially materials) within the area, though avoiding reproductive design.
- To encourage the appropriate location and scale of garages and/or carports.
- To encourage the use of appropriate fence types and heights.

**Policy**

Where a permit is required for a proposal, it is policy to:

- Encourage the retention of existing and intact culturally significant places primarily from the Victorian, but also Federation and Interwar periods.
- Encourage the conservation generally of significant and contributory buildings.
- Encourage the reinstatement of removed original elements in an accurate manner, based on historical and/or physical evidence.
- Encourage existing allotment frontages/subdivision pattern to be retained.
- Encourage the location, form and scale of new buildings to relate to those of the adjacent significant or contributory buildings so that the latter are not negatively affected or overwhelmed.

GREATER GEELONG PLANNING SCHEME

- Encourage front setbacks that are equivalent to those of adjacent significant or contributory buildings. If they vary, the setback should be intermediate.
- Encourage side setbacks to be similar to those of adjacent significant or contributory buildings.
- Discourage buildings that are constructed boundary to boundary.
- Encourage building heights to complement the adjacent significant or contributory buildings as follows:
  - The ridge height of the roof should not be greater than that of the highest adjacent significant or contributory building.
  - If in a consistent section of the precinct, the wall height should be similar to that of the neighbouring buildings.
- Promote new buildings that relate to their context and generally incorporate the following features and/or characteristics:
  - Detached buildings with varied form.
  - Hipped and/or gable roofs with a pitch between 20 and 35 degrees.
  - Traditional roof materials: mostly slate and tiles, though some corrugated sheet metal.
  - Projecting eaves.
  - Traditional wall materials: predominantly masonry (face brick and/or rendered) with limited use of timber cladding.
  - Verandahs or porches.
  - Timber-framed windows, generally rectangular and vertically orientated.
- Encourage additions to be located to the rear so that they have low visual impact and the principal roof form of the significant or contributory building remains intact.
- Encourage front fences to be consistent with the period/style of the associated building, or if an infill building, be sympathetic to the nearby section of the streetscape. If the original fence type is known or documented, then its reinstatement is encouraged. Generally limit height of fences to 1500mm, or lower for Interwar period examples.
- Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.
- Discourage the introduction of crossovers to sections of the precinct where they are not typical.
- Have new buildings and works comply with the 'City of Greater Geelong Heritage and Design Guidelines 1997', which is an incorporated document.

**References**

Geelong City Urban Conservation Study, Volume 1, prepared by Graeme Butler for the City of Geelong, (1993).

Geelong City Urban Conservation Study, Volumes 2-5, prepared by Graeme Butler for the City of Geelong, (1991).

City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong (1997).

City Fringe Heritage Area Review, prepared by RBA Architects + Conservation Consultants for the City of Greater Geelong (2016).

**Note that only the affected pages of the Schedule to Clause 43.01 (the Heritage Overlay) are included in this Attachment. Changes made post-panel report highlighted in yellow.**

GREATER GEELONG PLANNING SCHEME

15/03/2018  
 C366  
 Proposed  
 E369 Part 1

**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY**

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO104	<b>Aberdeen Street Baptist Manse</b> 1 Aberdeen Street, Newtown	Yes	Yes	No	No	No	Yes		No
HO105	<b>Aberdeen Street Baptist Church (former)</b> 3 Aberdeen Street, Newtown	-	-	-	-	Yes Ref.No.H426	Yes		No
HO103	<b>Aberdeen Street Baptist Church (present)</b> 7 Aberdeen Street, Newtown	-	-	-	-	Yes Ref.No.H427	Yes		No
HO1206	<b>"Roshnashane", Reception Centre</b> 11 Aberdeen Street, Newtown	Yes	No	No	No	No	No		No
HO600	<b>Office</b> 14 Aberdeen Street, Geelong West	No	No	No	No	No	No		No

GREATER GEELONG PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO2008	<a href="#">Ceres Primary School</a> 605 Barrabool Road, Ceres	Yes – early Barrabool stone school building only	No	No	No	No	No		No
HO68	“Newlands” Homestead, 670 Barrabool Road, Ceres	Yes	Yes	No	No	No	Yes		No
HO1757	<b>South Barwon Reserve Memorial</b> Fronting Barwon Heads Road, Belmont (To the extent of all the land within 5 metres of the memorial)	Yes	No	No	No	No	No		No
HO1537	<b>Barwon Heads Bridge over Barwon River</b> Barwon Heads-Ocean Grove Road, Ocean Grove	-	-	-	-	Yes Ref.No. H1848	No		No

GREATER GEELONG PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1247	<b>E.P. Robinson Wool Scourer</b> 13 Bridge Street, Newtown	Yes	No	No	Yes- outbuildings	No	Yes		No
HO1989	<b>Residence</b> 9 Bridge Road, Barwon Heads	No	No	Yes (cypress tree)	No	No	No		No
HO1651	<b>Residence</b> 21 Bridge Road, Barwon Heads	No	No	Yes (palm tree)	No	No	No		No
HO1653	<b>Residence</b> 47 Bridge Road, Barwon Heads	No	No	No	No	No	No		No
HO640	<b>Residence</b> 1 Britannia Street, Geelong West	Yes	No	No	No	No	No		No
HO641	<b>Residence</b> 72 Britannia Street, Geelong West	Yes	No	No	No	No	No		No
<a href="#">HO2013</a>	<a href="#">Former Dennys Lascelles Woolstore</a> <a href="#">20 Brougham Street</a> <a href="#">Geelong</a>	<a href="#">Yes</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">Yes</a>		<a href="#">No</a>

GREATER GEELONG PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO643	<b>Residence</b> 7 Candover Street, Geelong West	Yes	No	No	Yes- outbuilding	No	No		No
<del>HO644</del>	<del>Residence</del> <del>12 Candover Street,</del> <del>Geelong West</del>	<del>No</del>	<del>No</del>	<del>No</del>	<del>No</del>	<del>No</del>	<del>No</del>		<del>No</del>
HO645	<b>Residence</b> 18 Candover Street, Geelong West	No	No	No	Yes- fence	No	No		No
HO646	<b>Residence</b> 23 Candover Street, Geelong West	Yes	No	No	No	No	No		No
HO647	<b>Residence</b> 25 Candover Street, Geelong West	Yes	No	No	No	No	No		No
HO648	<b>Residence</b> 37 Candover Street, Geelong West	No	No	No	Yes- outbuilding	No	No		No
HO649	<b>Residence</b> 53 Candover Street, Geelong West	Yes	No	No	No	No	No		No

GREATER GEELONG PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1548	<b>Post Office (former)</b> 10-12 Clifton Springs Rd, Drysdale	Yes	No	No	No	No	Yes		No
HO1549	<b>Residence former Bakery,</b> 23 Clifton Springs Road, Drysdale	No	No	No	No	No	Yes		No
HO1550	<b>Drysdale State School</b> 52 Clifton Springs Road, Drysdale	Yes	No	No	No	No	Yes		No
<a href="#">HO2009</a>	<a href="#">Ceres Recreation Reserve (including Memorial Gates &amp; Trees)</a> <a href="#">20 Cochranes Road,</a> <a href="#">Ceres</a>	<a href="#">Yes – memorial gates only</a>	<a href="#">No</a>	<a href="#">Yes – mature Cypress trees</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>		<a href="#">No</a>
HO1551	<b>Drysdale Hotel</b> 8-14 Collins Street, Drysdale	Yes	No	No	No	No	Yes		No
HO81	<b>St James Anglican Church</b> 45-55 Collins Street, Drysdale	Yes	Yes	No	No	No	Yes		No
HO1552	<b>St. James Church Hall</b> 55 Collins Street, Drysdale	No	No	No	No	No	Yes		No

GREATER GEELONG PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO951	<b>Residence</b> 149 Gheringhap Street, Geelong	No	No	No	No	No	No		No
HO952	<b>Residence</b> 158 Gheringhap Street, Geelong	No	No	No	Yes- fence	No	No		No
HO693	<b>Residence</b> 26 Girton Crescent, Geelong	No	No	No	Yes- outbuilding	No	No		No
HO151	<b>"Glenpanyal"</b> Residence, 22 Glengate Road, Hamlyn Heights	Yes	No	Yes	No	No	Yes		No
HO694	<b>Residence</b> 5 Glenleith Avenue, Geelong West	No	No	No	Yes- outbuilding	No	No		No
HO696	<b>Residence</b> 25 Glenleith Avenue, Geelong West	No	No	<del>Yes</del> No	No	No	No		No

GREATER GEELONG PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1679	<b>Residence</b> 33 Grove Road, Barwon Heads	No	No	No	No	No	No		No
HO1713	<b>Cottage, Wash house &amp; underground tank</b> 105-205 Groves Road, Connewarre	No	No	Yes	No	No	No		No
<a href="#">HO2010</a>	<a href="#">"Barwonside"</a> <a href="#">240 Gully Road</a> <a href="#">Ceres</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>		<a href="#">No</a>
<a href="#">HO2011</a>	<a href="#">"Erinvale"</a> <a href="#">285 Gully Road</a> <a href="#">Ceres</a> <a href="#">To the extent of the house and land extending 25 metres from the east and 10 metres north of the house.</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>		<a href="#">No</a>
HO955	<b>"Elvie"</b> Residence, 18 Gurr Street, Geelong	No	No	No	Yes- fence	No	No		No
HO88	<b>Bridge over Moorabool River</b> Hamilton Highway, Fyansford	-	-	-	-	Yes Ref.No.H1108	No		No

GREATER GEELONG PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO170	<b>"Roslyn" Residence,</b> 272 Latrobe Terrace, Newtown	Yes	No	No	Yes- fence	No	Yes		No
HO90	<b>"Allington"</b> Residence, 274 Latrobe Terrace, Newtown	Yes	No	No	Yes- fence	No	Yes		No
HO964	<b>Church of Christ</b> (former Free Church of England- Trinity Church) 275 Latrobe Terrace, Geelong	-	-	-	-	Yes Ref.No.H1123	Yes		No
HO121	<del><b>Church (rear) (former)</b> 275 Latrobe Terrace, Geelong</del>	Yes	No	No	No	No	No		No
HO1294	<b>Consulting Room</b> 278 Latrobe Terrace, Newtown	Yes	No	No	No	No	No		No
HO172	<b>Residence</b> 280 Latrobe Terrace, Newtown	Yes	No	No	No	No	Yes		No
HO173	<b>Residence</b> 282 Latrobe Terrace, Newtown	Yes	No	No	No	No	Yes		No

GREATER GEELONG PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO2014	<a href="#">Residence</a> <a href="#">3 Little Ryrie Street</a> <a href="#">Geelong</a>	No	No	No	No	No	Yes		No
HO975	<b>Mt Zion Particular Baptist Church</b> 10 Little Ryrie Street, Geelong	-	-	-	-	Yes Ref.No.H1122	Yes		No
HO976	<b>Caledonian Hotel</b> 28 Little Ryrie Street, Geelong	Yes	No	No	No	No	No		No
HO977	<b>Offices</b> 42 Little Ryrie Street, Geelong	Yes	No	No	No	No	No		No
HO978	<b>Residence</b> 69 Little Ryrie Street, Geelong	No	No	No	No	No	Yes		No
HO979	<b>Residence</b> 25 Loch Street, Geelong	No	No	No	Yes- fence	No	No		No
HO981	<b>Residence</b> 4 Lonsdale Street, Geelong	No	No	No	Yes- fence	No	No		No

GREATER GEELONG PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1014	<b>Irish Cottages</b> 4 McCann Place, Geelong	Yes	No	No	No	No	No		No
HO1015	<b>Irish Cottages</b> 6 McCann Place, Geelong	Yes	No	No	No	No	No		No
HO66	<b>Former Wesleyan Church</b> <b>Uniting Church</b> 17 McCann Street, Ceres	Yes	YesNo	No	No	No	YesNo		No
HO72	<b>Temperance Hall</b> 40 McCann Street, Ceres	Yes	No	No	No	No	Yes		No
HO61	<b>Sandstone Residence</b> 5-7 McCann Street, Ceres	Yes	No	No	No	No	Yes		No
HO2012	<b>"Hurley House"</b> <u>100 McCann Street,</u> <u>Ceres</u> <u>(to the extent of 3.5 metres</u> <u>north of the house)</u>	No	No	No	No	No	No		No

GREATER GEELONG PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1066	<b>Office &amp; Residence</b> 244 Moorabool Street, Geelong	Yes	No	No	Yes- outbuilding	No	Yes		No
HO7	<b>Christ Church</b> 275 Moorabool Street, Geelong	-	-	-	-	Yes Ref.No.H186	Yes		No
HO1067	<b>Palais Royal Pictures</b> 297 Moorabool Street, Geelong	Yes	No	No	No	No	Yes		No
<del>HO1068</del>	<del>Residence</del> <del>299 Moorabool Street,</del> <del>Geelong</del>	<del>Yes</del>	<del>No</del>	<del>No</del>	<del>No</del>	<del>No</del>	<del>No</del>		<del>No</del>
HO1069	<b>Residence</b> 306 Moorabool Street, Geelong	Yes	No	No	No	No	No		No
HO147	<b>"Vectis"</b> (former George and Dragon Hotel) 310 Moorabool Street, Geelong	-	-	-	-	Yes Ref.No.H1163	Yes		No
HO1070	<b>Gordon Junior Technical College circa 1927</b> 312-328 Moorabool St, Geelong	Yes	No	No	No	No	No		No

GREATER GEELONG PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1637	<b>Geelong Commercial Heritage Area</b> Four separate areas focussing on Hays Place, Malop Street, Ryrie Street, Moorabool Street, Yarra Street, Corio Street, Lt Malop Street and Gheringhap Street, Geelong	No	No	No	No	No	No		No
HO1638	<b>Woolstores Industrial Heritage Area</b> Three separate areas within the broader boundaries of Western/Eastern Beach, Bellerine Street, Malop Street and Gheringhap Street, Geelong	No	No	No	No	No	No		No

GREATER GEELONG PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1639	<p><b>City East Fringe Heritage Area</b></p> <p>Three separate areas: area generally bounded by Lt Malop Street, Fenwick Street, Myers Street, Gheringhap Street, McKillop Street and Latrobe Terrace; area generally bounded by Brougham Street, by Eastern Beach Road, Garden Street, Myers Street, Swanston Street (including the properties fronting the western side of Swanston Street between Malop and Rvrie Streets &amp; 240 and 242 Malop Street), Malop Street and the rear of 16 to 30 Eastern Beach Road, Geelong and Cressy Place; and area generally bounded by Western Beach, Ginn Street, Mercer Street and The Esplanade, Geelong</p>	No	No	No	No	(Part Ref. No. H1106 Railway Tunnel) No	No		No
HO1640	<p><b>Civic Centre Heritage Area</b></p> <p>Generally bounded by Brougham Street, Mercer Street, Gheringhap Street &amp; Lt Malop Street, Geelong</p>	No	No	No	No	No	No		No

GREATER GEELONG PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO2006	<b>Newtown West Heritage Area</b> Generally bounded by: the northern boundary of properties on the south side of Nantes Street, the southern boundary of properties on the north side of Aphrasia Street between Shannon Avenue and Ruthven Street, Newtown	Yes – 'Brooklyn' 132 Aphrasia Street and 'Newtown Brae' 15 Stephens Street	No	No	Yes – 112, 114, 126 Aphrasia Street	No	No		No
HO2007	<b>West Melbourne Road Heritage Area</b> Generally bounded by: properties fronting the west side of Shannon Avenue between Aphrasia Street and Upper Skene Street, Newtown	Yes – 303 & 311 Shannon Avenue	No	No	Yes – Front fences at 303, 315 & 319 Shannon Avenue	No	No		No
HO2016	<b>Austin Park and Environs Heritage Area</b> Generally bounded by Bellerine Street, Corio Street, McCann Place, the rear of properties fronting the southern side of Corio Street, Fyfe Place South, Fyfe Place North, the rear of properties fronting the northern side of Corio Street.	No	No	No	No	No	No		No

GREATER GEELONG PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	<a href="#">the rear of properties fronting the east side of Prospect Lane, the rear of properties fronting Eastern Beach Road, England Street and Eastern Beach Road, Geelong.</a>								
<a href="#">HO2017</a>	<a href="#">Myers Street Heritage Area</a> Generally bounded by properties fronting the south side of Myers Street between numbers 12 and 40 Meyers Steet, Geelong.	No	No	No	No	No	No		No
<a href="#">HO2018</a>	<a href="#">Western Beach Road Heritage Area</a> Generally bounded by Western Beach Road, Malone Street, the rear of properties fronting Western Beach Road and The Esplanade South, Geelong.	No	No	No	No	No	No		No