

AMENDMENT C376, RESOLUTION TO EXHIBIT UNDER DELEGATION

'Bundled' Amendment

To: Peter Smith – Coordinator Strategic Implementation
From: Barry Gough – Strategic Planner
Subject: Resolution to exhibit an amendment under delegation
File number: C376

Purpose

The purpose of this report is to seek a Council resolution (under delegation) to prepare and exhibit Amendment C376 subject to authorisation by the Minister for Planning.

Summary

- Amendment C376 proposes to make a number of comparatively minor changes to the Greater Geelong Planning Scheme.
- The Amendment has been prepared as a 'bundled' amendment, to both correct errors in the scheme and introduce a number of minor changes to the Scheme ordinance and mapping.
- The Amendment includes a number of unrelated changes to the planning scheme maps and ordinance, including:
 - the deletion and correction of the heritage overlay mapping where it is no longer required or where inconsistencies in mapping have been found relative to the relevant exhibited and adopted heritage studies;
 - correction to errors in the schedule to the heritage overlay
 - rezoning surplus land from public use zone to the underlying zoning of the adjoining private land.,
 - minor revision to Schedule 3 to the Special Use Zone, to allow for short term visitor accommodation at the Portarlington and Clifton Springs Golf Courses, consistent with local planning policy, and
 - introduction of a new Schedule 16 to the Special Use Zone, to apply to privately owned utility installations, deletion of land from the Special Building Overlay and revision of the New Station Estate Structure Plan.
 - Designation of the Minister for Planning as the person or responsible authority for issuing planning certificates.
- There are no significant social, economic or environmental effects arising from this proposal.
- The Amendment uses the new requirements of the Ministerial Direction on the Form and Content of Planning Schemes.

Recommendation

That Council:

- 1) supports the preparation and exhibition of Amendment C376 to the Greater Geelong Planning Scheme to:**
 - a) Amend Planning Scheme Maps: 24HO, 25, 26SBO, 31HO, 32HO, 36HO, 70, 72HO, and 79HO;**
 - b) Substitute a new Clause 21.06**
 - c) Substitute a new Clause 21.14;**
 - d) Substitute a new Schedule 3 and introduce a new Schedule 16 to Clause 37.01;**
 - e) Substitute a new Schedule to Clause 43.01;**
 - f) Substitute a new Schedule to Clause 44.05;**
 - g) Substitute a new Clause 61.01;**

Consistent with the attachments to this report, subject to the authorisation of the Minister for Planning being obtained and

- 2) requests the Minister for Planning to authorise the preparation and exhibition of Amendment C376.**

**Approved as a resolution of Council by Council's delegate: P.Smith
Date: 2 March 2018**

Background

Minor anomalies, and errors are occasionally identified through the everyday use and implementation of the Scheme and over the last few months several such anomalies and other errors have been collated for correction. In addition, several minor intended changes to the scheme have been bundled with this amendment, in order for these to be considered in an efficient and cost effective manner.

Discussion

The Amendment is required to correct a number of anomalies and minor errors in the Greater Geelong Planning Scheme (both Maps and Ordinance) and to provide for minor amendments to local planning policies and zone and schedules which have been identified as desirable in order to allow for the effective application and continued relevance of those policies, zones and overlays.

It is incumbent on Council to resolve these matters so that its Planning Scheme is relevant, up-to-date, of a high quality and standard, and meets the State Government's requirements. This Amendment will address these matters.

The amendment applies to the following land:

- Batesford Quarry
- 712 – 824 Swan Bay Road, Mannerim
- Yarram Creek Ford, Knights Road, Mannerim

- 31 – 33 Cross Street Batesford
- 35 Cross Street, Batesford
- 502 Bluestone School Road, Connewarre
- 36 – 79 Malpas Drive, Wallington
- 169 – 199 Cox Road, Corio
- 240 Bacchus Marsh Road, Corio.
- New Station Estate, Corio.
- Portarlington Golf Course.
- Curlewis Golf Course.

The identified errors and anomalies are:

Planning Scheme Maps

1. Deletion of HO45 (**Map 31**) and HO1745 (**Maps 31, 32 & 36**) which identify heritage listed infrastructure, steam shovel and overhead conveyor structure, which has previously been removed from the land at the Batesford Quarry. (**Appendix 2**)
2. Application of HO1745 (**Map 36**) to align the application of the Heritage Overlay with the location of the remaining section of overhead conveyor structure at the Batesford Quarry.
3. Deletion of HO1569 (**Map 72**), ford over Yarram Creek, from land at Knights Road, Mannerim. (**Appendix 3**)
4. Application of HO1569 (**Map 72**) to the extent of the ford over Yarram Creek, Knights Road, Mannerim.
5. Deletion of incorrect Heritage schedule numbering, HO1959, of the dwelling at 35 Cross Road Batesford (**Map 24**). (**Appendix 4**)
6. Application of a unique Heritage Schedule number, HO2019, to the property at 35 Cross Road Batesford (**Map 24**).
7. Deletion of HO1710 (**Map 79**) from dwelling at 502 Bluestone School Road, Connewarre, to which the overlay had been incorrectly applied. (**Appendix 5**)

Proposed additional changes:

Planning Scheme Maps

1. Rezoning of land at 36-79 Malpas Drive, Wallington from SUZ to RLZ. (**Map 70**) (**Appendix 6**)
2. Rezoning of the Ausnet electricity sub-station at 169 – 199 Cox Road Norlane, from GRZ to SUZ16 (**Map 25**). (**Appendix 7**)
3. Deletion of SBO from land at 240 Bacchus Marsh Road, Corio (**Map 26**). (**Appendix 8**)

Ordinance

1. Amendment of the Schedule to the Heritage Overlay consistent with the mapping anomalies which are being addressed. (**Appendix 9**)
2. Alteration to Schedule 3 to the Special Use Zone to allow for accommodation at the Portarlington and Curlewis Golf Courses. (**Appendix 10**)

- 3 Introduction of Schedule 16 to the Special Use Zone to identify utility installations in private ownership and provide for a revised suite of permitted section 1, 2 and 3 uses consistent with the nature of the existing use and development of the land. **(Appendix 11)**
 4. Alteration to the New Station Estate Restructure Plan to allow for some degree of flexibility with respect to lot size and road layout. **(Appendix 12)**
 5. Alteration to Schedule 1 to the Restructure Overlay, to reference the amended New Station Estate Restructure Plan. **(Appendix 13)**
 6. Correction the footer to Clause 21.06. **(Appendix 14)**
 - 7 Alteration to Clause 21.14 to correct an error in the reference to the date of Vicroads' *Drysdale Bypass Access Management Strategy*. **(Appendix 15)**
 - 8 Alteration to Clause 61.01 to make the Minister for Planning the responsible authority for issuing planning certificates. **(Appendix 16)**
- A more detailed listing of the proposed changes included as part of this Amendment are contained in **(Appendix 16)**

Financial Implications

There are no financial implications as a result of this Amendment.

Stakeholder Consultation and Communication

Affected landowners and occupiers, prescribed Ministers and other relevant agencies will be directly notified during the statutory exhibition period. The broader community will be notified through notices in local newspapers and the City of Greater Geelong website.

Policy/Legal/Statutory Implications

The Amendment is consistent with the State Planning Policy Framework as follows:

- 11.02-1 (Supply of urban land) To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.
- 15.03-1 (Heritage Conservation) To ensure the conservation of places of heritage significance.
- 17.03-1 (Facilitating Tourism) Encourage the development of a range of well designed and sited tourist facilities, including integrated resorts, motel accommodation and smaller scale operations.

The Amendment is consistent with the Local Planning Policy Framework as follows:

- 21.07-6 (Tourism in rural areas) Support tourism development that respects the open rural landscape character of the area, and contributes to the economy.
- 21.14 (The Bellarine Peninsula): Ensure land use and development proceeds generally in accordance with the relevant Structure Plan maps included in this Clause.

- 22.06 (Tourism, Accommodation and Function Centre Development in Rural Areas) Support tourism development in rural areas that contributes to the growth of the tourism market. To diversify the range of accommodation types to address an identified demand.

Alignment to City Plan

The Amendment supports the Sustainable Built and Natural Environment and the Growing our Economy strategic directions of City Plan, in particular through the priorities of successful and vibrant city centre, ongoing growing our economy services and activities for the community, and ongoing sustainable built and natural environment services and activities for the community.

Officer Direct or Indirect Interest

No Council officers involved in the preparation of this report have any direct or indirect interest in the matter to which this report relates, in accordance with Section 80 (c) of the Local Government Act.

Risk Assessment

There are no notable risks associated with implementing the recommendations contained in this report.

Environmental Implications

There are no environmental implications as a result of this Amendment.

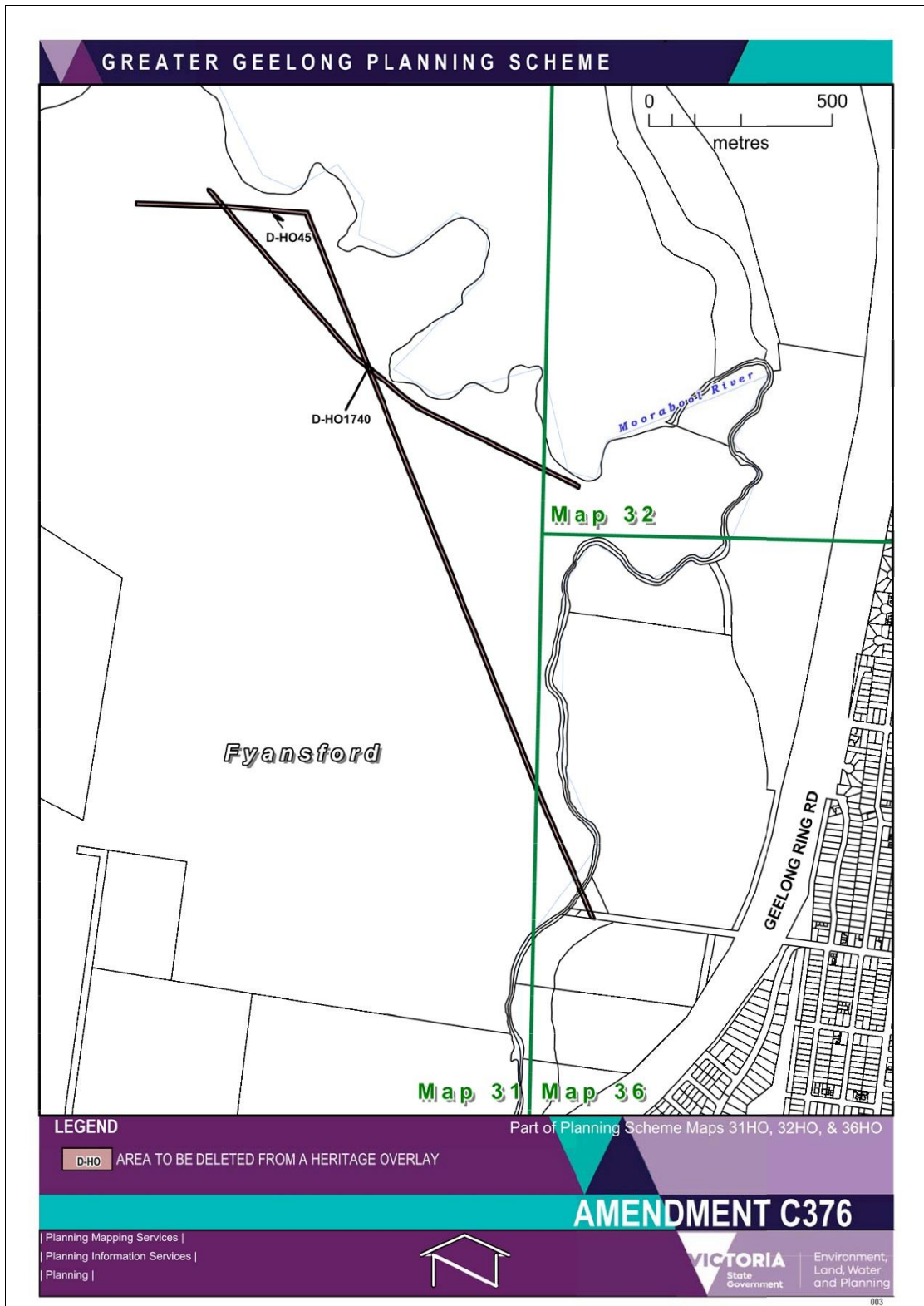
Appendix 1 – Detailed list of proposed changes to the Planning Scheme.

The following numbered points provide more detail about the need for each change to the Scheme:

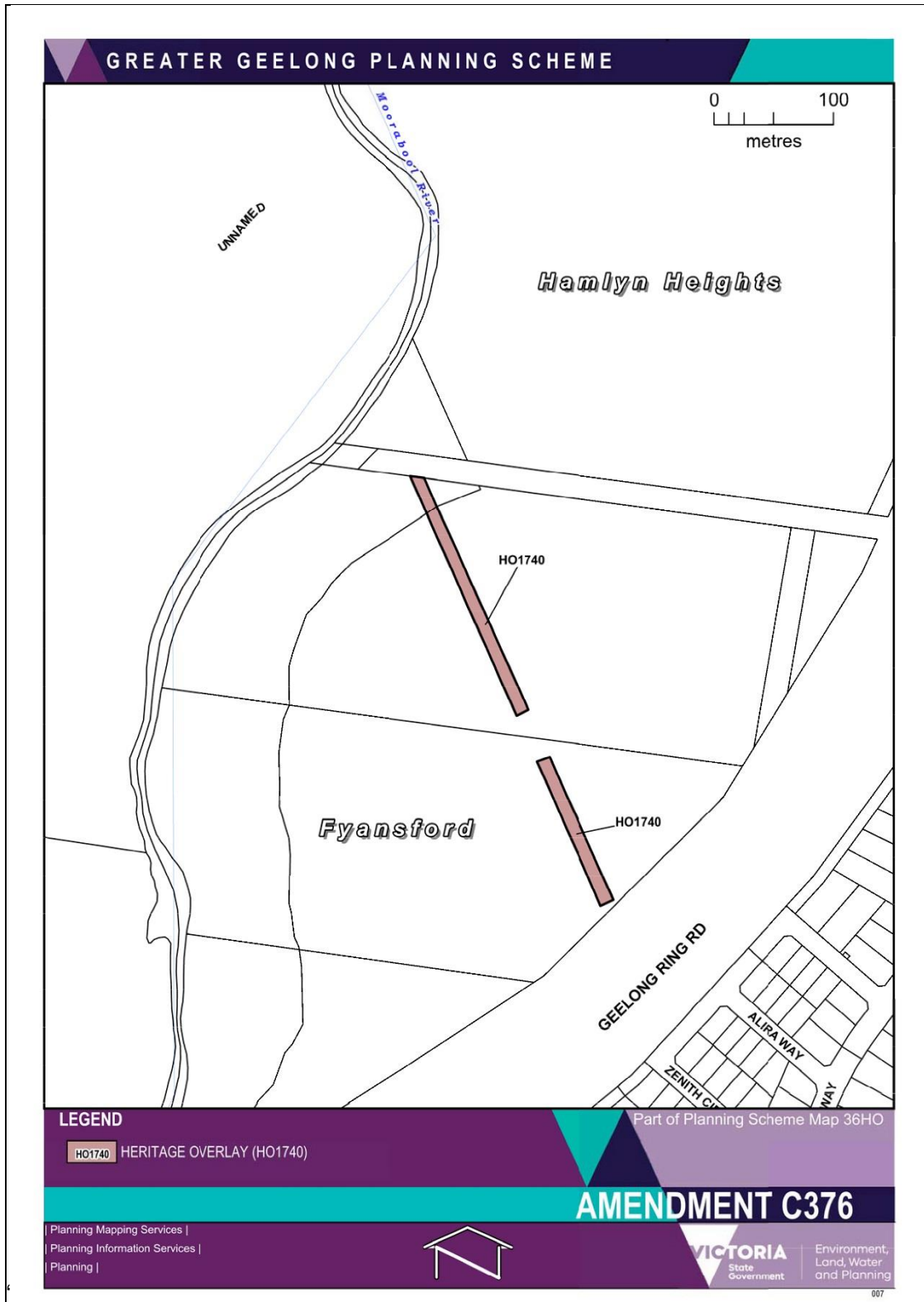
1. Redundant mapping of part the Batesford Quarry as HO45. The 'Bacyrus Railroad Steam Shovel', to which the mapping relates was removed from the land several years ago. (Map 31HO)
2. Incorrect mapping of HO1745 (Overhead limestone conveyor structure) at Batesford Quarry, Fyansford.. The heritage overlay currently applies to the wrong part of the land. The overlay appears to apply to a section of the former alignment from which the conveyor has been removed. The amendment will delete the current extent of the application of the heritage number and apply it to the remaining portion of the former overhead limestone conveyor. (Maps 31HO, 32HO, 36HO)
3. Incorrect mapping of HO1569 (ford over Yarram Creek), Knights Road, Mannerim to the adjoining property at 712 – 824 Swan Bay Road Mannerim. The amendment deletes the incorrect application of HO1569 and applies it to the correct location, consistent with the Ordinance schedule. (Map 72HO)
4. Inadvertent, incorrect application of HO1959 to the land at 35 Cross Street Batesford. The HO number relates to a different location which is correctly mapped. It is believed that this error occurred at the time that the Heritage Overlay was applied to both the land at 35 Cross Street and the land to which HO1959 applies. This amendment applies a unique heritage number, HO2019, to the land at 5 Cross Street Batesford (Map 24HO)
5. Incorrect application of HO1710 to the dwelling at 502 Bluestone School Road, Connewarre. (Map no. 79HO).
6. Rezoning from PUZ1 to RLZ of part of the 'pipe track' owned by Barwon Water, which transects Rural Living zoned land at 36 – 40 Malpas Drive, Wallington. The reduced width of the pipe track has been assessed by Barwon Water as sufficient for their purposes. The re-zoning the land and its consolidation with 36 – 40 Malpas Drive, will make that property of sufficient area to allow for a 2 lot RLZ subdivision. (Map 70)
7. Re-zoning of land at 169 – 199 Cox Road, Norlane, from GRZ to a new Schedule 16 to the Special Use Zone. The land contains a major electricity sub-station, formerly owned by the SECV, which is now owned and operated by Ausnet, As the owner is not a public authority the sub-station cannot be included in the PUZ. The purpose of this re-zoning is to allow for buildings and works which are associated with the use of the land as a utility installation to be undertaken without the need for a planning permit. (Map 25)
8. A subdivision is currently being undertaken of land at 24 Bacchus Marsh Road Corio, which is affected by the SBO. In accordance with permit conditions the subdivision works have included drainage works to ensure that the land will no longer be affected by a 1% ARI flooding event. The application of the SBO to this land is therefore redundant and the SBO is therefore being removed from the land. (Map 26SBO)
9. Amendments to the Schedule to the Heritage Overlay to reflect the mapping changes identified above.
10. Amendment to the Schedule 3 to the Special Use Zone (Private Golf Courses) to allow for Group Accommodation and Residential Hotel to be undertaken as Section 2 uses, conditional on the uses being associated with the club house facilities of the Portarlington or Curlewis golf courses. These changes are consistent with recent changes to the structure plans maps for Portarlington and Curlewis, contained in local planning policy 21.14 (Bellarine Peninsula).
11. The introduction of a new Schedule 16 to the Special Use Zone, to apply to Privately owned utility installations.
12. The Amendment of the Schedule to the Restructure Overlay to reflect recent minor changes to the New Station Estate Restructure Plan. New Station Estate is an old and inappropriate subdivision, for which a restructure plan was prepared in 2010, with the Restructure Plan Overlay being applied to the land at that time. This amendment reflects the recent alteration of the restructure plan to provide for some degree of flexibility in the size of restructure lots and the location of roads.
13. Replacement of the incorrect footer in Clause 21.06 with the correct footer.

14. Replacement of Clause 21.14 with a new clause which contains the correct date, October 2017, for the VicRoads Document *Drysdale Bypass Action Management Strategy*.
15. Replacement of Clause 61.01 with a new clause which identifies the Minister for Planning as the responsible authority for issuing planning certificates.

Appendix 2 – Batesford Quarry
Deletion of Heritage Overlay



Application of Heritage Overlay

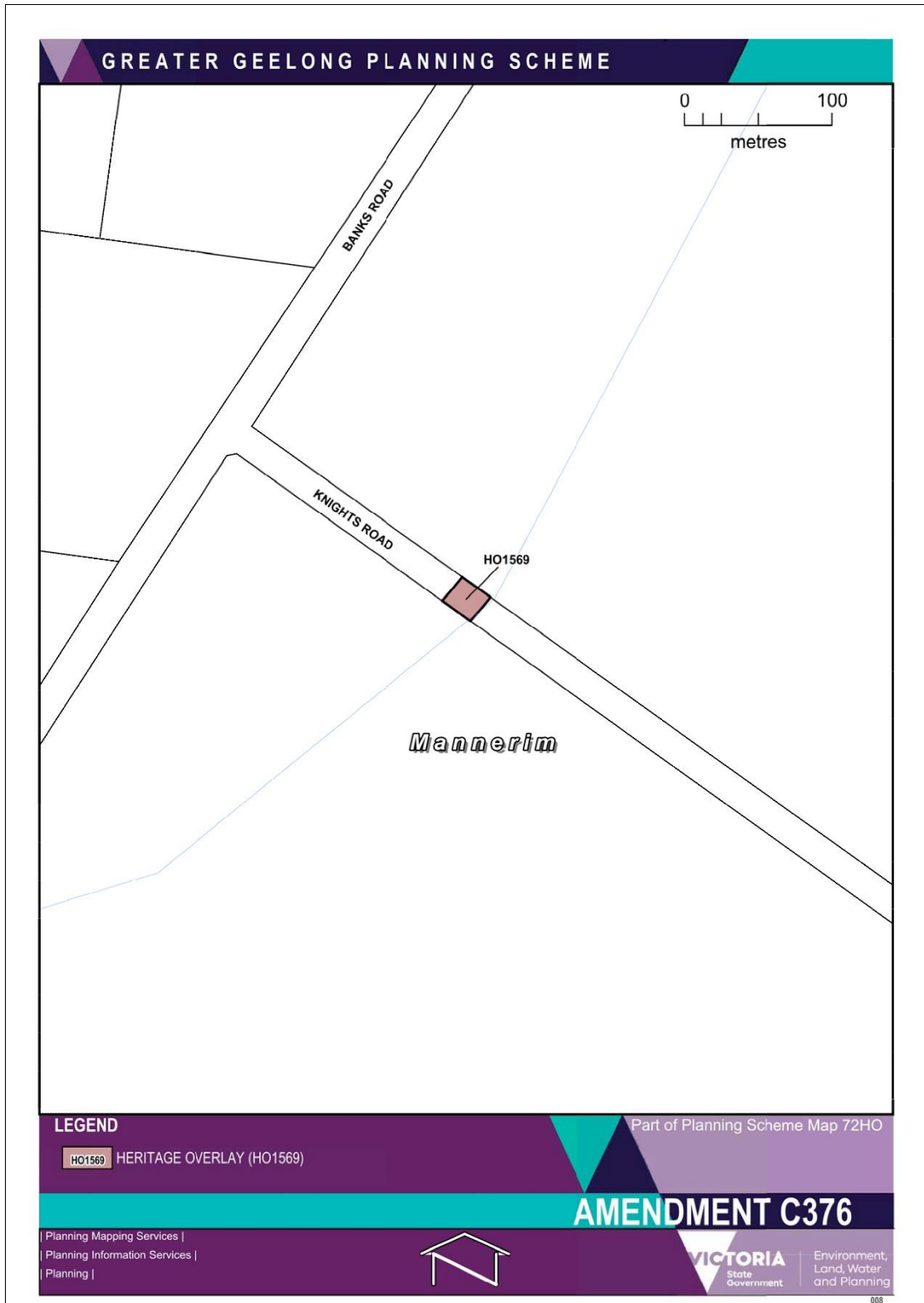


Appendix 3 – Yarram Creek Ford, Knights Road, Mannerim

Deletion of Heritage Overlay

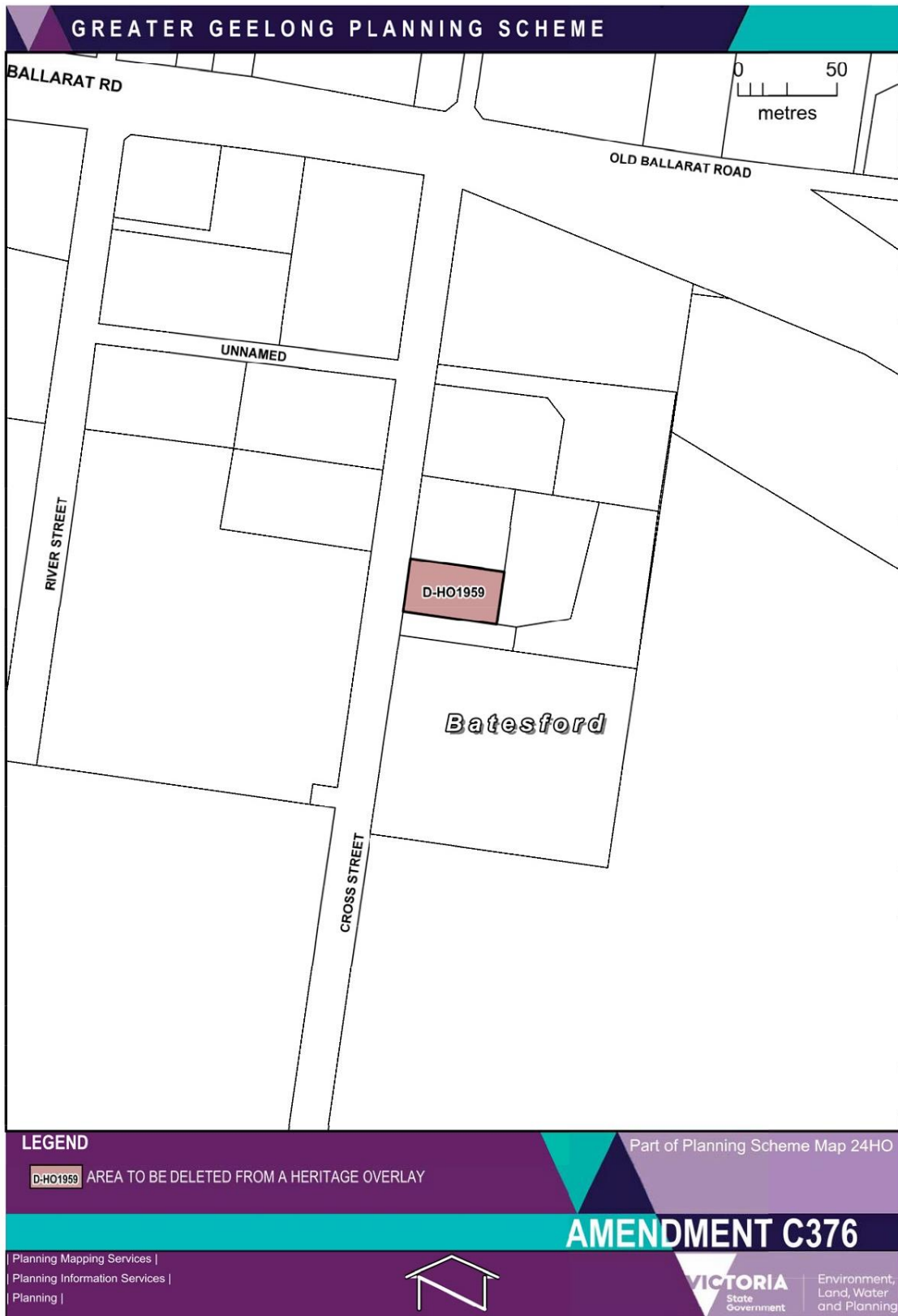


Application of Heritage Overlay

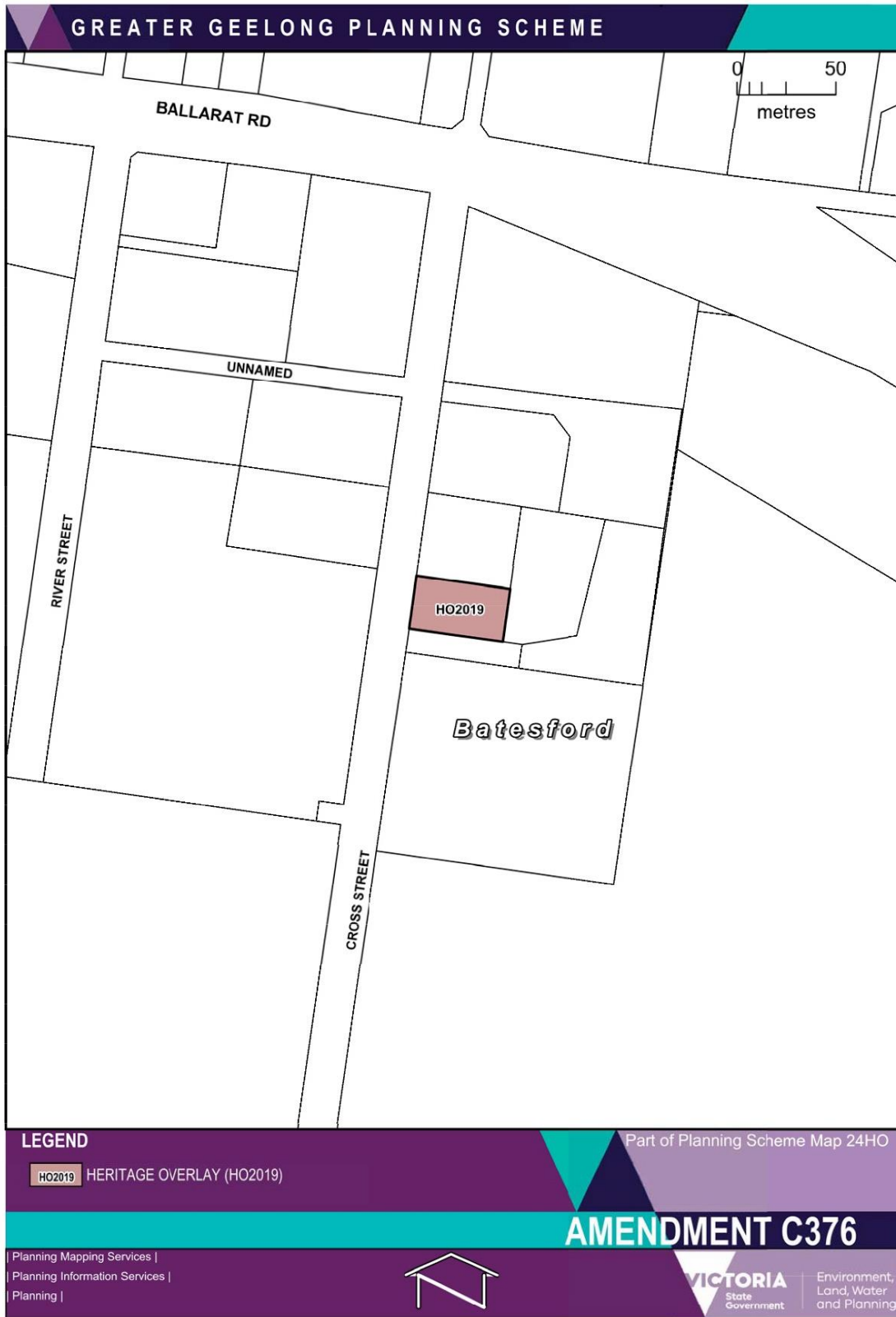


Appendix 4 – 35 Cross Street, Batesford

Deletion of Heritage Overlay



Application of Heritage Overlay



Appendix 5 – 502 Bluestone School Road, Connewarre
Deletion of Heritage Overlay



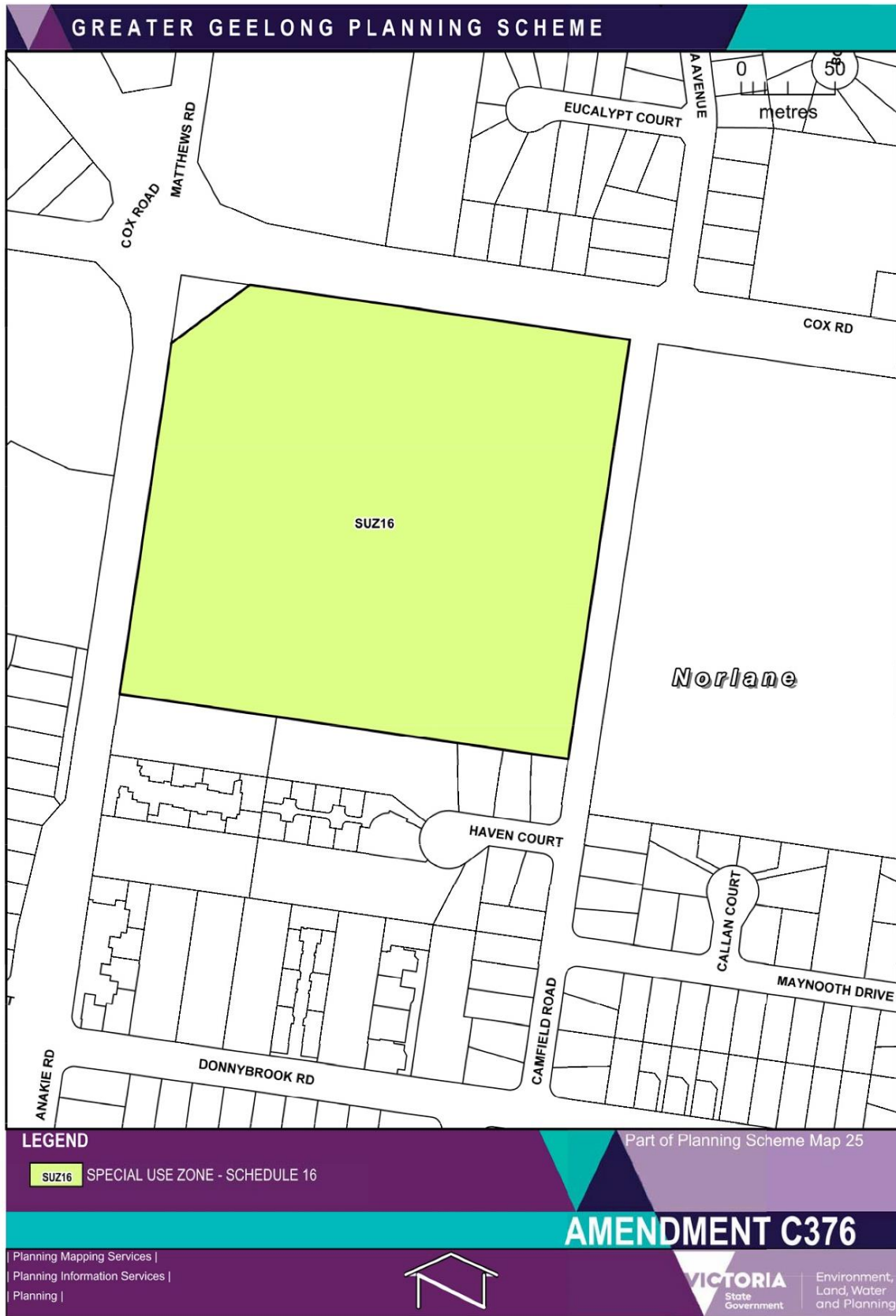
Appendix 6 – 36 – 40 Malpas Drive, Wallington

Re-zoning



Appendix 7- 169 – 199 Cox Road, Norlane

Re-zoning



Appendix 8– Deletion of SBO 240 Bacchus Marsh Road, Corio.



Appendix 9– changes to Heritage Overlay Schedule.

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?
HO1843	Macintyre Foot Bridge c1968 Over Barwon River, Belmont	Yes	No	No	No	No	No		No
HO45	Bucyrus Railroad Steam Shovel Batesford Quarry, Batesford	-	-	-	-	Yes Ref.No-H1918	No		No
HO236	Stella Maris Convent 39 Bay Street, North Geelong	Yes	No	No	No	No	Yes		No
HO109	"Bayswater" Residence, 4 Bayswater Road, Newtown	No	No	No	No	No	Yes		No
HO630	Residence 16 Beach Parade, Geelong West	No	No	Yes	Yes- fence	No	No		No
HO632	Residence 24 Beach Parade, Geelong West	No	No	No	Yes- fence	No	No		No
HO1538	WW2 Store Belchers Road (off), Drysdale	Yes	No	No	No	No	No		No

OVERLAYS - CLAUSE 43.01 - SCHEDULE

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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?
HO1710	Residence 502 Bluestone School Road Carnearvale	No	No	No	No	No	No		No
HO1542	Miller Boys Memorial Bluff Road, St Leonards To the extent of all the land within 5 metres of the memorial.	Yes	No	No	No	No	No		No
HO879	Residence 25 Board Place, Geelong	No	No	No	Yes- fence	No	No		No
HO1245	Newtown and Chilwell Free Kindergarten 25 Bond Street, Newtown	Yes	No	No	No	No	No		No
HO638	Holy Spirit Church 25-31 Bostock Ave, Manifold Heights	-	-	-	-	Yes Ref.No.H1110	No		No
HO637	Ashby Uniting Church (former), now Islamic Mosque 45-47 Bostock Ave, Manifold Heights	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?
HO43	Batesford Presbyterian Church 35-31-33 Cross Street, Batesford	Yes	Yes	No	Yes- fence	No	Yes		No
HO2019	Former Batesford Presbyterian Manse 35 Cross Street, Batesford	Yes	Yes	No	Yes- fence	No	No		No
HO39	"Innisfail" House, 45 Cross Street, Batesford	Yes	No	No	Yes- fence	No	Yes		No
HO1768	Alexander Miller Memorial Homes 1-12/7 Culbin Avenue, Belmont	Yes	No	Yes- front garden and trees	No	No	No		No
HO1935	Semi-Detached Dwellings 35/37 Cumberland Street, Newtown	Yes	No	No	No	No	No		No
HO1936	Residence 39 Cumberland Street, Newtown	Yes	No	No	Yes - fence	No	No		No

Appendix 10– Amendment to Schedule 3 to the Special Use Zone.

GREATER GEELONG PLANNING SCHEME

~~13/12/2012~~
~~/201-~~
~~C268~~C376

SCHEDULE 3 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ3**.

PRIVATE GOLF COURSES

Purpose

To provide for the use and development of private golf courses.

To ensure that the use and development of land for the purpose of private golf courses does not prejudice the amenity of surrounding areas.

1.0

~~13/12/2012~~
~~/201-~~
~~C268~~C376

Table of uses

Section 1 - Permit not required

Use	Condition
Agriculture (other than dog breeding, extensive animal husbandry and intensive animal husbandry)	
Caretaker's house	
Golf course	
Golf driving range	
Informal outdoor recreation	
Minor utility installation	
Open sports ground	
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Car park	
Food and drink premises (other than convenience restaurant and takeaway food premises)	
Group Accommodation	Must be associated with the club house facilities of the Portarlington or Curlewis golf courses.
Function centre	
Minor sports and recreation facility (other than golf course, golf driving range, informal outdoor recreation and open sports ground).	
Residential Hotel	Must be associated with the club house facilities of the Portarlington or Curlewis golf courses.
Restricted place of assembly	

GREATER GEELONG PLANNING SCHEME

Use	Condition
Utility installation (other than Minor utility installation)	

Section 3 - Prohibited

Use
Dog breeding
Extensive animal husbandry
Intensive animal husbandry
Any use not in Sections 1 or 2

2.0
19/01/2006
VC37

Use of land

The use of land must not adversely affect the amenity of the neighbourhood by:

- Traffic and car parking generated by the use.
- The transport of materials or goods to or from the land.
- The appearance of any building, works or materials.
- Noise generated by the use.

3.0
19/01/2006
VC37

Buildings and works

Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - Driveways and vehicle parking and loading areas.
 - Proposed landscape areas.
 - External storage and waste treatment areas.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

Decision guidelines

GREATER GEELONG PLANNING SCHEME

Before deciding on an application to construct a building or construct or carry out works the responsible authority must consider, as appropriate:

- The purpose of the zone.
- The provision of car parking.
- Any expected increase in traffic.
- The height, siting and form of proposed buildings (including the set back of buildings from lot and street boundaries).
- The adequacy and efficiency of access/egress points to the site.
- The impact of stormwater run-off.
- The impact of development on native vegetation both on the site and on neighbouring properties.
- The interface of the site with adjoining zones.
- The treatment and disposal of all wastewater and drainage water, in particular the way in which wastewater will be collected, treated and re-used on site or discharged to a reticulated system.
- The provision of land for landscaping.
- The storage of rubbish and materials for recycling.

Appendix 11 – New Schedule 16 to the Special Use Zone

GREATER GEELONG PLANNING SCHEME

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C376

SCHEDULE 16 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ16**

Privately Owned Utility Installation

Purpose

To recognise land used for utility installations, other than those in public ownership.
To ensure that the use and development of the land does not adversely impact upon the operation of the facility or on the safety, amenity, use and development of adjoining land, consistent with the zoning purpose of that land.

1.0

Table of uses

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C376

Section 1 - Permit not required

Use	Condition
Car Park	Must be in conjunction with a Utility installation.
Road	Must be in conjunction with a Utility installation.
Utility installation (Other than Telecommunications facility.)	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Store	Must be in conjunction with a Section 1 use.
Telecommunications facility	
Any other use not in Section 1 or 3	Must be in conjunction with a Section 1 use.

Section 3 - Prohibited

Use
Accommodation
Brothel
Cemetery
Child care centre
Cinema based entertainment facility
Crematorium
Earth and energy resources facility
Education centre
Hospital
Leisure and Recreation
Place of assembly
Retail premises
Saleyard
Service station
Transport Terminal
Veterinary centre

GREATER GEELONG PLANNING SCHEME

2.0 Use of land

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C376

Land may not be used for any purpose which would either:

- be in conflict with or likely to impair the optimal operation of any utility service located on the land; or
- adversely impact on the use, safety, amenity and development of any adjoining land.

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

A report which sets out

- The purpose of the use and the types of activities which will be carried out.
- The likely or potential effects, if any, on adjoining land, including noise levels, air-borne emissions, emissions to land and water, traffic, light-spill and glare.
- The likely or potential effects, if any, on the long term viability and operation of the Utility installation.
- Details of steps proposed to be taken and measures to be put in place to mitigate any identified likely or potential adverse effects on adjoining land or on the viability and operation of the utility installation.

An application on land listed in the schedule to Clause 66.04 must be referred in accordance with section 55 of the Act to the referral authority specified in the schedule to Clause 66.04.

3.0 Subdivision

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C376

Any application must state the intended outcome of the proposed subdivision and its strategic impact on the overall operation of the utility installation..

An application on land listed in the schedule to Clause 66.04 must be referred in accordance with section 55 of the Act to the referral authority specified in the schedule to Clause 66.04.

4.0 Buildings and works

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C376

A permit is not required for buildings and works associated with a Section 1 use.

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan(s) drawn to scale which show:
 - The boundaries and dimensions of the site.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and work including driveways and vehicle parking and loading areas.
 - Existing landscape areas.
 - External storage and waste treatment areas.
 - Adjoining roads.
 - The location, height and purpose of buildings on adjoining land.
- Elevation drawings to scale which show the colours and materials of all proposed buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape plan which includes the description of vegetation to be planted and the surfaces to be constructed.

GREATER GEELONG PLANNING SCHEME

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The interface with adjoining land, especially the relationship with residential and public open space areas.
- The location and type of access to the site.
- The provision of access and car parking, including pick up and drop off areas.
- Loading and service areas.
- Any increase in traffic generation.
- The movement of pedestrians and cyclists and vehicles providing for supplies, waste removal, emergency services and public transport.
- The appearance and bulk of buildings having regard to the adjoining land, especially the relationship with residential and public open space areas.
- The storage of rubbish and materials for recycling.
- The interface of the site with adjoining zones.
- The provision of land for landscaping.
- The effect of the proposed buildings and works on the amenity of the neighbourhood, including the effects of noise, lighting, overshadowing, and privacy.
- The availability of and connection to services.
- The streetscape, access from the street front, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.

An application on land listed in the schedule to Clause 66.04 must be referred in accordance with section 55 of the Act to the referral authority specified in the schedule to Clause 66.04.

5.0 Advertising signs

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C376

The land in this schedule is in Category 3 of Clause 52.05.

Appendix 12 – New Station Estate Restructure Plan

INCORPORATED DOCUMENT

NEW STATION ESTATE RESTRUCTURE PLAN, JULY 2010

[\(Amended December 2017\)](#)

NEW STATION ESTATE RESTRUCTURE PLAN, JULY 2010 (Amended December 2017)

RO1 New Station Estate Restructure Plan applies to all land shown within the heavy black outline on the plan hereunder and identified as RO1 on Map no 26RO of the Greater Geelong Planning Scheme.

Restructure provisions

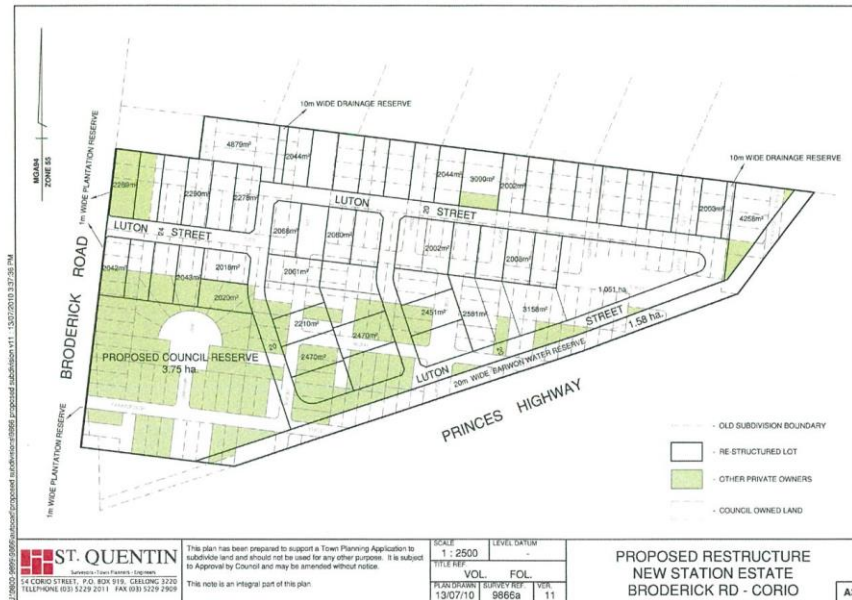
No land to which the New Station Estate Restructure Plan applies shall be developed for any purpose prior to obtaining a statement of compliance for a plan of subdivision, or stage thereof, which consolidates the land consistent in accordance with the pattern of lots identified on the plan entitled 'PROPOSED RESTRUCTURE NEW STATION ESTATE BRODERICK RD – CORIO', dated 13/7/10, hereunder.

A subdivision permit application(s) that seeks to vary the Restructure Plan hereunder may be approved by the Responsible Authority where the applicant can demonstrate that the integrity of the proposed road and drainage network is maintained, and the subdivision design complies with Schedule 18 to the Design and Development Overlay.

Prior to the issue of a statement of compliance for a plan of subdivision or stage thereof :

- Each lot must be provided with fully constructed road access, to Council standards for roads in industrial zones;
- Redundant easements for drainage and / or sewer must be extinguished.

Restructure Plan



NOTE:

Council has for a number of years indicated to private owners of lots within the New Station Estate that it is prepared to purchase these lots – identified in green on the plan - on the basis of the value of the land, as determined through independent sworn valuation.

Subject to agreement, and based on the value of all affected lots being agreed, Council may also consider the transfer of titles by private landowners in part exchange for the purchase of lots elsewhere within New Station Estate, in circumstances where the private owners are unable to facilitate the restructuring of their existing lots, due to the lack of co-operation by other private landowners.

Appendix 13 – Amendment to the Schedule to the Restructure Overlay.

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GREATER GEELONG PLANNING SCHEME

~~18/07/2012~~
~~1/2-1-~~
C187C376

SCHEDULE TO THE RESTRUCTURE OVERLAY

PS Map reference	Land	Title of restructure plan
RO1	'New Station Estate', Broderick Road, Corio	New Station Estate Restructure Plan, July 2010 Amended December 2017

Appendix 14 – Changes to Clause 21.06

GREATER GEELONG PLANNING SCHEME

21.06 SETTLEMENT AND HOUSING

08/12/2016
~~21.06~~

21.06-1 Key issues and influences

13/11/2014
C300

Demographics

Between 2006 and 2031, it is estimated that the municipality will need to accommodate an additional 63,000 persons. This level of population growth will generate demand for approximately 41,000 new dwellings.

The region's population is ageing rapidly through the in-migration of retiring persons and the ageing-in-place of existing residents. The municipality is a popular retirement destination, particularly the coastal towns on the Bellarine Peninsula.

Although the population is ageing, it is vitally important that the City continues to provide an environment that attracts and supports children, young people and families.

Housing

The majority of new housing development in the municipality will continue to be in the form of detached dwellings on conventionally sized blocks; however the demand for smaller dwelling types is expected to escalate. This trend will be driven by significant growth in smaller households (primarily singles, childless couples and sole parents), as well as emerging preferences for lower maintenance dwellings that are close to urban services.

The ageing of the population will contribute substantially to the increase in demand for low maintenance dwellings and retirement accommodation. This accommodation will need to be close to urban services.

In order to meet these demands, there is a need to provide for a range of housing typologies including unit, townhouse, attached, multilevel and apartment dwellings.

There is a need to maintain competition and diversity in the housing market.

Settlement

There is an environmental, economic and social imperative to reduce urban sprawl and improve accessibility to urban services, principally by consolidating urban development around places of activity and public transport infrastructure.

New infill development should be directed to well serviced areas and should be of a high design quality and respond to the locality. Outward urban growth needs to be carefully managed and directed to designated locations that offer the greatest net benefit to the Geelong community, can be appropriately serviced and which have the capacity to accommodate sustainable development.

All development should contribute positively to the quality of the urban environment so that it may be enjoyed and respected by the existing and future community.

Whilst rural living areas provide for greater consumer choice in the housing market, they can be inefficient to service and generally contrary to the objective of maintaining a farmed rural landscape in the City's rural areas. There is consequently a need to restrict rural living to specific locations and to ensure that consumers meet their equitable share of the cost of servicing such locations.

The municipality's rural living nodes will continue to rely on established townships and urban Geelong for commercial and community facilities.

GREATER GEELONG PLANNING SCHEME

Identity

The City of Greater Geelong is within the traditional territory of the Wathaurong Aboriginal clan groups.

Recognition, respect and protection of Greater Geelong's Indigenous and European cultural heritage is of critical importance to the City's identity moving forward.

21.06-2
28/01/2010
C129(Part 1)

Urban growth

Objectives

- To limit urban sprawl by directing urban growth to designated urban growth areas.
- To improve housing affordability through the maintenance of appropriate urban land supplies, the promotion of competition in the housing market and the development of a diverse range of well located housing stock.

Strategies

- Direct the majority of new greenfield residential development to the designated primary urban growth areas at Armstrong Creek, Ocean Grove, Drysdale/Clifton Springs, Lara and Leopold.
- Maintain the non-urban break between Geelong and Werribee and, in particular, prevent further expansion of the Little River township boundary.
- Maintain the Geelong Ring Road as the western boundary of urban Geelong.
- Ensure that land use and development does not compromise the capacity or potential future development of areas designated for future urban growth, as shown on the relevant Structure Plan or Urban Growth Plan.
- Require a minimum residential density of 15 dwellings per hectare in all new urban growth areas.
- Ensure development occurs within designated settlement boundaries.
- Where possible use natural boundaries to define the edges of urban areas.
- Provide for infill urban growth in the Fyansford area.
- Prevent further subdivision and medium density housing in Breamlea.
- Limit rural living development to existing zoned land in the existing nodes at Lara, Drysdale/Clifton Springs, Wallington, Lovely Banks and Batesford.
- Ensure new residential neighbourhoods provide a mix of housing suited to the needs of a diverse range of household types.

21.06-3
13/11/2014
C300

Urban consolidation

Objectives

- To provide for the consolidation of existing urban areas in a managed way.
- To encourage an appropriate range of development densities.
- To improve accessibility to urban services.

GREATER GEELONG PLANNING SCHEME

Strategies

- Manage urban consolidation and housing change across the municipality, by:
 - Accommodating medium and high density housing in Key Development Areas (as defined by the maps included in this clause).
 - Maximising opportunities for housing within Increased Housing Diversity Areas (as defined in Clause 22.63 Increased Housing Diversity Areas) by accommodating:
 - high density housing in the activity centres consistent with their primary commercial and retail role; and
 - medium density housing in residential areas with more intensive development being located closest to the core of activity centres.
 - Supporting appropriate medium density housing in the General Residential Zone (Schedule 1) areas.
 - Providing for incremental change in the General Residential Zone (Schedule 2) areas.
 - Limiting change in the Neighbourhood Residential Zone areas.
- Encourage medium density housing in the Mixed Use Zone.
- Require retirement accommodation to be located within urban areas, preferably within close proximity to existing or proposed activity centres and public transport facilities.

21.06-4
13/11/2014
C300

Neighbourhood character

Objectives

- To manage the impact of urban change on existing neighbourhoods.
- To ensure that new development responds to the existing neighbourhood character.
- To protect areas with a significant garden character.
- To protect areas with views to significant landscape features.

Strategies

- Acknowledge that neighbourhood character in the Increased Housing Diversity Areas will adapt and evolve over time, particularly within and on the edges of activity centres, where land use and development will intensify.
- Ensure that development is responsive to the established character of the area.
- Support appropriate medium density housing that respects the existing neighbourhood character in the General Residential Zone areas.
- Ensure that development in the transition areas of the Residential Growth Zones is responsive to and respectful of the neighbourhood character in any adjoining residential zones.
- Support the redevelopment of dwellings owned by the Office of Housing, as part of urban renewal initiatives.
- Retain existing vegetation wherever possible, particularly vegetation that contributes to the municipality's tree canopy.
- Avoid gated communities.

GREATHER GEELONG PLANNING SCHEME

- Maintain the character of the Rural Living and Low Density Residential Zoned areas.
- Ensure that dwellings and extensions to dwellings over 7.5 metres have regard to the design objectives and decision guidelines of Schedule 14 to the Design and Development Overlay.

21.06-5
28/01/2010
C129(Part 1)

Heritage and identity

Objectives

- To ensure that urban development enhances Geelong's sense of place and identity.
- To conserve and enhance individual places and areas of pre and post contact cultural heritage significance.

Strategies

- Protect places of Aboriginal cultural heritage significance.
- Retain culturally significant heritage places and areas recognised as being of State, regional, local and contributory significance.
- Ensure that the use and development of a heritage place contributes to its heritage significance and longevity.
- Encourage the design of new development in heritage areas to provide for a contemporary interpretation that relates to the location, bulk, form and materials of existing and/or neighbouring significant buildings

21.06-6
08/12/2016
C346

Implementation

- These strategies will be implemented by:

Using policy and the exercise of discretion

Ensure all advertising signage complies with the City of Greater Geelong Advertising Sign Guidelines.

Use the Increased Housing Diversity Areas Policy at Clause 22.63.

Use the Heritage Policies at Clause 22.

Use the Discretionary Uses in Rural Living and Low Density Residential Areas at Clause 22.04.

Use the Discretionary Uses in Residential Areas at Clause 22.01.

Prevent residential development from occurring outside of the settlement boundaries set out in any Framework Plan, Structure Plan or Urban Growth Plan for an area.

Ensure new development in heritage areas is in accordance with the Incorporated Document City of Greater Geelong Heritage Design Guidelines.

Where appropriate, require the preparation of Conservation Management Plans for heritage places.

Applying zones and overlays

Apply an appropriate zone to identified Key Development Areas.

GREATER GEELONG PLANNING SCHEME

Further work

Review the residential areas around Central Geelong to determine Residential Growth Zone opportunities.

As a priority commence an investigation into the future residential and industrial land use needs for Geelong, as a basis for future growth area planning, that would include:

- the assessment of the environmental, resource, landscape, development pattern, access, servicing, land use, economic and social constraints and opportunities associated with possible growth areas around Geelong;
- the identification of a preferred growth area or areas; and
- the preparation of detailed growth area plans.

Work with the Director of Housing to progress and implement the Norlane Housing Regeneration Development Areas within the Norlane-Corio Urban Renewal Feasibility Study.

Prepare a settlement strategy for the municipality.

References

City of Greater Geelong Housing Strategy Background and Issues Report, Swinburne University, 2005.

City of Greater Geelong Housing Diversity Strategy, alphaPlan, David Lock Associates and the City of Greater Geelong, 2007.

- *City of Greater Geelong Rural Land Use Strategy*, City of Greater Geelong, 2007.
- *City Plan, 2007-2011*.

Aboriginal Cultural Heritage Management and Protection Development Planning Protocol – 2000.

Geelong Verandah Study, Authentic Heritage Services P/L and Wendy Jacobs, 2006.

The Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter), Australia ICOMOS, 1988.

City of Greater Geelong Urban Furniture Style Manual, Taylor and Cullity Pty Ltd for City of Greater Geelong, 1996.

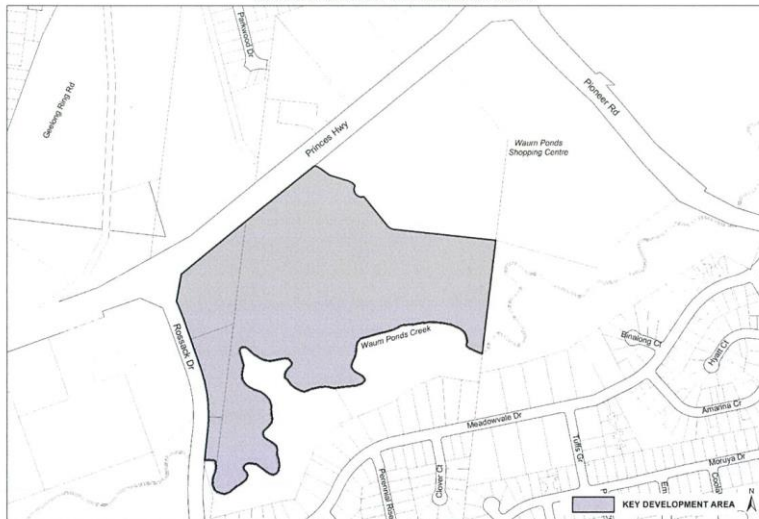
GREATHER GEELONG PLANNING SCHEME

Key Development Area Maps

CENTRAL GEELONG KEY DEVELOPMENT AREA



WAURN PONDS KEY DEVELOPMENT AREA



Appendix 15 – Changes to Clause 21.14

GREATER GEELONG PLANNING SCHEME

- Continue upgrading the Barwon Heads Village Park and foreshore reserves in accordance with established master plans.
- Support development of appropriate tourist accommodation around the Barwon Heads town centre.

Drysdale/Clifton Springs:

- Contain urban development within the defined settlement boundary on the Structure Plan map.
- Support the development of the Jetty Road Urban Growth Area and other areas identified for residential development on the Structure Plan map.
- Ensure new development incorporates sustainability principles including environmentally sustainable design, energy efficiency, connectivity and water sensitive urban design.
- Reinforce the Drysdale town centre as the primary retail centre including the development of an additional supermarket on the south side of Murradoc Road
- Provide for the expansion of the Drysdale town centre to the east along Murradoc Road.
- Locate future development of a service business or industrial nature in the identified precinct along Murradoc Road extending to the proposed Drysdale Bypass.
- Ensure new development opposite or in close proximity to the Drysdale Bypass road accords with the VicRoads Drysdale Bypass Access Management Strategy (~~November~~ October 2017) and minimises back fencing as viewed from the Bypass.
- Locate and integrate future education, community and recreation facilities to enhance their accessibility and to maximise joint use wherever possible.
- Develop the Council owned Palmerston Street site and the Drysdale Regional Community and Cultural Hub for community and recreation purposes.
- Ensure any development of short term tourist accommodation at the Curlewis Golf Course is located at the eastern end of the course in close proximity to the Jetty Road Urban Growth Area, functions as a minor component to the primary role of the site as a golf course and maintains the rural landscape character of the site.
- Provide additional bicycle and pedestrian opportunities throughout the townships including new footpaths and bicycle lanes.
- Provide for the creation of consolidated parking areas in the town centre.

Point Lonsdale

- Support low scaled and designed tourism opportunities on designated land identified on the Point Lonsdale Structure Plan map at Clause 21.14-12.
- Ensure new development strengthens the township's coastal village character and landscape setting by requiring a high standard of architectural and urban design response including;
 - Low scale forms
 - Articulation (materials, openings or features such as decks, balconies, wide eaves or canopies).
 - Contemporary design quality.
 - Use of materials such as timber, corrugated iron, weatherboard or light coloured render.
 - Limiting site coverage and provide front and side setbacks that reflect existing neighbourhood patterns and provide opportunities for maintenance and planting of native coastal and indigenous vegetation.

GREATER GEELONG PLANNING SCHEME

Barwon Heads

Undertake a Landscape Assessment Study for the Ewing Blyth/Golf Links/Bridge Road and the Warrenbeen Court residential areas with the intention to apply an overlay to protect the existing character and vegetation.

Undertake a detailed study of Murtnaghurt Lagoon to establish whether the boundaries of the existing Environment Significant Overlay require review.

Consider the impacts of climate change on the future development of Barwon Heads in accordance with the Climate Change Adaptation Strategy to be developed by Council during 2010-2011.

Drysdale/Clifton Springs

Investigate the relocation of the Council depot site at 22A Collins Street

Prepare a Master Plan for the development of a community hub on the Council owned land at Palmerston Street site in the town centre.

Undertake a Drysdale Town Centre Community Facilities Planning Project to investigate and provide direction for future development and community use of 38 – 40 High Street and 2 – 8 Wyndham Street (senior citizens building) adjacent to the Town Square.

Prepare a Master Plan for the development of the Drysdale Regional Community and Cultural Hub.

Review the extent of the Heritage Overlay in the Drysdale Commercial Heritage Area.

References

- Bellarine Peninsula Strategic Plan*, City of Greater Geelong, 2006.
Ocean Grove Structure Plan, City of Greater Geelong, 2015 (amended September 2016).
Ocean Grove Urban Design Framework, City of Greater Geelong, 2014.
Portarlington Structure Plan, City of Greater Geelong, September 2016 (amended July 2017).
Indented Head Structure Plan, City of Greater Geelong, May 2016.
St Leonards Structure Plan, City of Greater Geelong, 2015.
Leopold Structure Plan, City of Greater Geelong, 2011 (amended January 2013).
Leopold Urban Design Framework, City of Greater Geelong, 2011.
Barwon Heads Structure Plan, City of Greater Geelong, 2010.
Drysdale Clifton Springs Structure Plan, City of Greater Geelong, 2010.
Jetty Road Urban Growth Plan, City of Greater Geelong, 2007 (amended September 2008).
City of Greater Geelong Municipal Reference Document, Coastal Spaces Landscape Assessment Study, Planisphere, 2006.
Point Lonsdale Structure Plan, Planisphere, 2009 (amended November 2011).
Drysdale Urban Design Framework, City of Greater Geelong 2012.
Drysdale Bypass Access Management Strategy, VicRoads ~~August~~ [October](#) 2017

Appendix 16 – Changes to Clause 61.01

GREATER GEELONG PLANNING SCHEME

~~22/10/2015~~
201-
C365C376

SCHEDULE TO CLAUSE 61.01

1.0

Responsible authority for administering and enforcing this scheme:

15/03/2011
VC78

The Greater Geelong City Council is the responsible authority for administering and enforcing the scheme, except for matters specified in Clause 61.01-1 and matters listed in this schedule.

2.0

Responsible authority for administering and enforcing a provision of this scheme:

22/10/2015
C355

The Minister for Planning is the responsible authority for administering and enforcing the scheme for land in the Avalon Airport Rail Link Area shown in Clause 9.0 of Schedule 11 to Clause 37.01 (Special Use Zone).

The Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the *Planning and Environment Act 1987* and matters required by a permit or the scheme to be endorsed, approved, or done to the satisfaction of the responsible authority, in relation to land within the Minister for Planning Responsible Authority Area identified in Figure 1 in this schedule if the application, use, construction of a building, or construction or carrying out of works is any of the following:

- The use of land, construction of a building or the construction or carrying out of works with a gross floor area exceeding 5000 square metres.
- The use of land, construction of a building or the construction or carryout out of works of five or more storeys, excluding a basement.
- The use of land, construction of a building or construction or carrying out of works for 50 or more dwellings.

This does not apply to:

- The use or development of land that is undertaken in accordance with a building permit that was issued under the *Building Act 1993* before the commencement of Amendment C355 to this planning scheme.
- The use or development of land that is undertaken in accordance with a planning permit that was issued before the commencement of Amendment C355 to this planning scheme.
- An application made before the commencement of Amendment C355 to this planning scheme. For applications made before the commencement of Amendment C355 to this planning scheme, the requirements of this schedule as they were in force immediately before the commencement of Amendment C355, continue to apply.

GREATER GEELONG PLANNING SCHEME

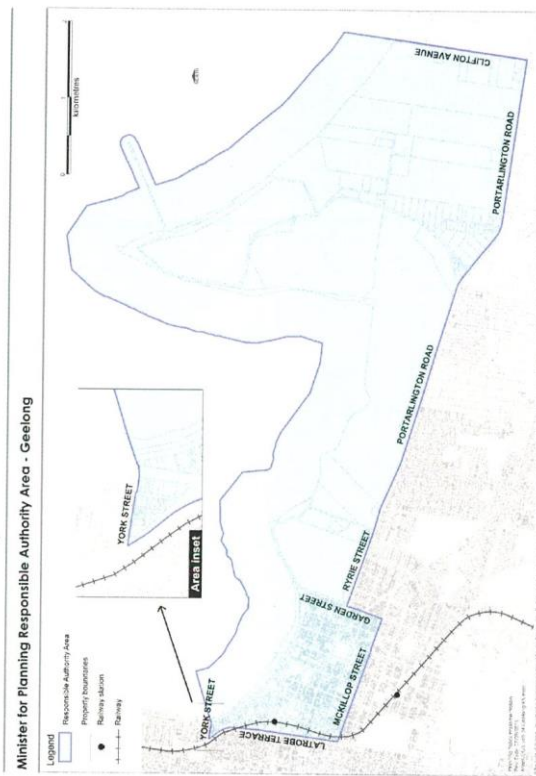


Figure 1

3.0 Person or responsible authority for issuing planning certificates:

16/03/2011
 /-2-1-
 VCF8C376

The [City of Greater Geelong Minister for Planning](#)

4.0 Responsible authority for VicSmart applications:

19/09/2014
 VC114

The Chief Executive Officer of the Greater Geelong City Council is the responsible authority for considering and determining VicSmart applications to which Clause 91 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.