

**GREATER GEELONG PLANNING SCHEME**  
**AMENDMENT C376**  
**EXPLANATORY REPORT**

**Who is the planning authority?**

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

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

**Land affected by the Amendment**

The Amendment applies to:

- 31 – 33 Cross Street, Batesford
- 33 Cross Street, Batesford
- 169 – 199 Cox Road, Corio
- New Station Estate, Corio
- 240 Bacchus Marsh Road, Corio
- Batesford Quarry
- 36 – 79 Malpas Drive, Wallington
- 712 – 824 Swan Bay Road, Mannerim
- Ford over Yarram Creek, Knights Road, Mannerim
- 502 Bluestone School Road, Connewarre
- Portarlinton Golf Course, Portarlinton
- Curlewis Golf Course, Curlewis.

**What the amendment does**

The amendment proposes to alter a number of provisions of the Greater Geelong Planning Scheme to correct mapping and ordinance anomalies and errors and to update specific provisions of the scheme consistent with changes to local planning policy and where the specific circumstances have changed to make the continued applications of the relevant scheme provisions redundant.

The amendment makes the following detailed changes to the Greater Geelong Planning Scheme:

*Planning Scheme Map Changes:*

1. Delete HO45 from the land at Batesford Quarry.
2. Delete HO1740 from part of the land at Fyansford Quarry, and apply HO1740 to another part of the land at Fyansford Quarry, consistent with the remaining extent of the overhead conveyor structure.
3. Delete HO1959 from the land at 35 Cross Street, Batesford and apply HO2019 to the land at 35 Cross Street, Batesford.
4. Delete HO1569 from the land at 712 – 824 Swan Bay Road, Mannerim, and apply HO1569 to the Yarram Creek ford, Knights Road Mannerim, to the extent of the land 20 metres either side of the ford, consistent with the identification of heritage site in the Schedule to the Heritage Overlay.
5. Delete HO1710 from the land at 502 Bluestone Creek, Connewarre.
6. Delete the SBO from part of the land at 240 Bacchus Marsh Road, Corio.
7. Rezone part of the land at 36 – 79 Malpas Drive, Wallington PUZ1 to RLZ.

*Planning Scheme Ordinance Changes*

8. Replace Clause 21.14 with a new Clause 21.14

9. Replace Schedule 3 to Clause 37.01 with a new Schedule 3.
10. Introduce a new Schedule 16 to Clause 37.01
11. Amend the Schedule to Clause 43.01 to delete the entry for HO43.
12. Amend the Schedule to clause 41.03 to amend the identification of the heritage place in the entry for HO43 to 31 – 33 Cross Street Batesford.
13. Amend the Schedule to Clause 43.01 to delete the entry for HO1710.
14. Replace the Schedule to Clause 45.05 with a new Schedule.
15. Replace Clause 61.01 with a new Clause 61.01.

## **Strategic assessment of the Amendment**

### **Why is the Amendment required?**

The Amendment is required to correct a number of errors, anomalies and in the Greater Geelong Planning Scheme (both Maps and Ordinance) that have become apparent during the past few months of operation of the Scheme. The Amendment is considered to be housekeeping in nature and has been prepared to 'tidy up' the Scheme

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.

In particular, there are several situations where the Heritage Overlay mapping or Schedule is incorrect, having been mapped to the wrong properties, the heritage artefacts have been removed from the land, incorrect HO numbers have been applied to a heritage property or an incorrect property address has been included in the Ordinance schedule.

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 240 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 26SB0)
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.

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

The Amendment ensures that the Planning Scheme provisions are correctly applied to land so that it can be used and development in accordance with the Act.

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

There are no adverse social, economic effects or environmental effects arising from this Amendment.

The amendment will result in positive social and economic effects as a result of facilitating the optimisation of the use and development of the affected land.

#### **Does the Amendment address relevant bushfire risk?**

The Amendment does not materially affect land where there is a significant risk of bushfire.

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

The use and development envisaged by the Amendment is not affected by any Minister's Directions under Section 122 of the Planning and Environment Act 1987. The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Act.

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

The Amendment is consistent with the State Planning Policy Framework (SPPF). As the changes proposed are minor and essentially administrative in nature, there are no implications for the SPPF.

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

The Amendment is consistent with the Local Policy Framework (LPPF). As the changes proposed are minor and essentially administrative in nature, there are no implications for the LPPF.

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

The Amendment corrects errors and implements recently adopted changes to the planning scheme in the application of the Victoria Planning Provisions and will ensure that the Greater Geelong Planning Scheme is of a high quality and standard, and meets *Planning and Environment Act 1987* requirements.

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

As the Amendment is correcting errors and undertaking minor alterations to the planning scheme to update existing provisions in line with planning policy there has been no requirement to seek the views of external relevant agencies.

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

The Amendment is not affected by the Transport Integration Act 2010.

### **Resource and administrative costs**

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

The Amendment will have no impact on the resource and administrative costs on Council as the Responsible Authority.

### **Where you may inspect this Amendment**

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

<b>Greater Geelong City Council</b> , Customer Service Centre, Ground Floor, 100 Brougham Street. GEELONG – 8.00am to 5.00pm weekdays
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'Amendments' section of the City's website <a href="http://www.geelongaustralia.com.au/amendments/">www.geelongaustralia.com.au/amendments/</a>
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The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.delwp.vic.gov.au/public-inspection](http://www.delwp.vic.gov.au/public-inspection).

### **Submissions**

Any person who may be affected by the Amendment may make a submission to the planning authority.

Submissions about Amendment C376 should be received by 4 June 2018 and addressed to:

The Coordinator  
Strategic Implementation  
City of Greater Geelong

- either by mail to: PO Box 104, GEELONG VIC 3220
- or by email to: [strategicplanning@geelongcity.vic.gov.au](mailto:strategicplanning@geelongcity.vic.gov.au)
- or lodged online at: [www.geelongaustralia.com.au/amendments](http://www.geelongaustralia.com.au/amendments)

**Panel hearing dates**

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: Week commencing 9 July 2018
- panel hearing: Week commencing 6 August 2018

**Further information**

For further information about Amendment C376, please contact the Strategic Implementation Unit at the City of Greater Geelong on (03) 5272 4820 or via email [strategicplanning@geelongcity.vic.gov.au](mailto:strategicplanning@geelongcity.vic.gov.au)