

MINUTES

COMMUNITY FOCUS COUNCIL MEETING

TUESDAY 9 APRIL 2019

7.00PM

THE VINES ROAD COMMUNITY CENTRE
37-61 VINES ROAD
HAMLYN HEIGHTS

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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– Parking in Central Geelong

**MINUTES OF THE COMMUNITY FOCUS COUNCIL MEETING
OF THE GREATER GEELONG CITY COUNCIL
HELD AT THE VINES ROAD COMMUNITY CENTRE
37-61 VINES ROAD, HAMLIN HEIGHTS
TUESDAY, 9 APRIL 2019
COMMENCING AT 7.00PM**

PRESENT: Cr B Harwood (Mayor), Crs A Aitken, S Asher, K Grzybek, E Kontelj,
S Mansfield, J Mason, P Murnane, P Murrphy, R Nelson, T Sullivan

Also present: M Cutter (Chief Executive Officer), G Smith (Director Manager Planning
and Development), B Luxford (Director Investment & Attraction),
G Wilson-Browne (Director City Services), R Stevens (Acting Director
Community Life), M Dugina (Director Finance & Strategy),
R Leonard (Executive Manager Governance & Legal Services)

OPENING: The Chair declared the meeting open at 7.00pm.

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: Nil.

LEAVE OF ABSENCE:

Cr Asher moved, Cr seconded –

That Leave of Absence be granted to Cr Aitken from 19 April up to and including 27 April 2019.

Carried.

PRESENTATION:

Crs Mansfield, Murrphy and Kontelj provided the gallery with a snapshot of some of the activities and projects happening in the Brownbill Ward.

CONFIRMATION OF MINUTES:

Cr Mason moved, Cr Sullivan seconded -

That the Minutes of the Community Focus Council Meeting held on 12 March 2019 be confirmed.

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST: Nil.

2. AMENDMENT C388 – ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT - CONSIDERATION OF SUBMISSION AND ADOPTION

Source: Planning and Development – Strategic Implementation
Director: Gareth Smith
Portfolio: Sustainable Development

Purpose

1. To consider the submission received on Amendment C388 and to adopt the amendment.

Background

2. Over an 18 month period from June 2016, Council's Statutory Planning and Planning Strategy units ran a voluntary Sustainable Design Assessment (SDA) pilot program. An Environmentally Sustainable Development (ESD) officer provided assessments and pre-application advice at no cost to applicants.
3. At its meeting of 14 August 2018, Council resolved to seek authorisation to prepare and exhibit an Amendment to include an ESD policy and consequential changes in the Greater Geelong Planning Scheme.
4. The City of Greater Geelong is a member of CASBE (Council Alliance for a Sustainable Built Environment). 17 CASBE member councils now have an ESD policy in their planning schemes.

Key Matters

5. The only submission received during exhibition was from EPA Victoria. Subject to one minor change to the proposed ESD Policy, EPA Victoria has advised that its submission has been resolved.
6. During exhibition Council officers met with the Urban Development Institute of Australia (UDIA). UDIA expressed concerns around potential delays and the City's resourcing to process applications under the ESD Policy. After considering anticipated permit numbers, it is recommended that the permit trigger for a SDA under the policy be changed from two to three dwellings, with this trigger to be reviewed within two years.

Cr Mason moved, Cr Asher seconded -

7. That Council:

- 7.1 Adopt Amendment C388 in the form outlined in Attachment 4 of this report;**
- 7.2 Submit the adopted Amendment C388 together with the prescribed information to the Minister for Planning requesting approval; and**
- 7.3 Review the permit trigger (number of dwellings) for a Sustainable Design Assessment under the Environmentally Sustainable Design Policy within two years.**

Carried.

Attachment 1

Financial Implications

1. Council's ESD Officer is an existing and ongoing resource that will be available for assessing applications. Statutory planners are receiving training to be able to assess most SDAs submitted with planning permit applications. In view of the recent and anticipated numbers of permit applications, it is recommended that Table 1 of the ESD Policy be modified to change the permit trigger for a SDA under the policy from two to three dwellings to ensure that the workload resulting from the ESD Policy can be managed with existing resources. It is recommended that this trigger be reviewed within two years, when the development industry has developed strong familiarity with the ESD Policy.

Community Engagement

2. Council ran a voluntary Sustainable Design Assessment (SDA) pilot program over an 18 month period from June 2016, providing assessments of applications and pre-application advice at no cost to applicants.
3. The amendment was exhibited in November and December 2018 through newspaper notices and on Council's website. Three peak bodies were advised in writing: Geelong Environment Council Inc., Housing Industry Association and the UDIA. At UDIA's request, Council officers met with the UDIA to answer questions and discuss UDIA's concerns with the amendment.

Social Equity Considerations

4. The ESD Policy would facilitate sustainable built form which will provide reduced running costs and hence improved affordability over a building's life for its occupiers. There may in some cases be a small increase in up-front building costs as well as an increase in application costs.

Policy/Legal/Statutory Implications

5. The amendment is consistent with and supports the following elements of the Planning Policy Framework in the *Greater Geelong Planning Scheme*: Clauses 11 (Settlement), 11.03-1S (Activity Centres), 15.02-1S (Energy and resource efficiency), 16.01-2S (Location of residential development) and 18.01-1S (Land use and transport planning).
6. The amendment will assist in meeting the overarching objectives of Clause 21.02 (*City of Greater Geelong Sustainable Growth Framework*) and revises one key element (Reducing Greenhouse Gas Emissions) of that clause to provide strategic support for the ESD Policy. Additionally, the amendment is consistent with and supports the following elements of the *Local Planning Policy Framework*: Clauses 21.05-2 (Waterways), 21.05-3 (Biodiversity) and 21.05-6 (Natural resource management).

Alignment to Council Plan

7. The amendment aligns with the planned sustainable development strategic priority of the *Council Plan 2018-2022*. A key priority under this strategic priority is improving the environmental performance of new developments, using planning controls. The amendment helps achieve a measure of success of "planning controls in place that require a mandatory sustainable design assessment of all new developments" (albeit that some smaller new developments will be exempt from requiring such assessment).

Conflict of Interest

8. No Council officers involved in the preparation of this report have any direct or indirect interest.

Risk Assessment

9. Without a revision to the permit trigger for a SDA under the policy from two to three dwellings there is a risk of difficulty managing the workload resulting from the ESD Policy with existing resources and of impacting timeframes for processing permits.

Environmental Implications

10. Currently, residential and non-residential buildings make up more than two thirds of the total annual carbon emissions in the Geelong Region. The construction of buildings, including demolition waste, contributes 40% of all materials sent to landfill. During their operation, buildings use large amounts of potable water for non-drinking purposes.
11. The *Low Carbon Growth Plan for Geelong* identifies the significant carbon emission reduction benefit from focusing on reducing energy costs (heating and cooling) from residential and commercial buildings.
12. The amendment is expected to have a positive effect on environmental outcomes by requiring new developments to achieve best practice ESD outcomes. It provides a framework for early consideration of environmental sustainability at the building design stage to ensure that developments are above minimum standards and achieve best practice outcomes by introducing objectives for ESD principles.

Attachment 2

Discussion

Background

1. Council ran a voluntary Sustainable Design Assessment (SDA) pilot program over an 18 month period from June 2016, providing assessments of applications and pre-application advice at no cost to applicants. The pilot program concluded that the statutory weight of an ESD policy in the planning scheme could significantly increase the number of residential and commercial buildings achieving about mandatory minimum standards set out in the National Construction Code. Details and evaluation of the pilot program were included as an attachment to the report to Council of 14 August 2018.
2. At its meeting of 14 August 2018, Council resolved to:

seek authorisation from the Minister for Planning to prepare and exhibit an amendment to the Greater Geelong Planning Scheme to include an Environmentally Sustainable Development Local Planning Policy and consequential changes to the municipal strategic statement.
3. Advice received from the Department of Environment, Land, Water and Planning (DELWP) indicated that, with the exception of permit triggers and thresholds for application requirements, the wording of the ESD Policy must be almost identical to that of the then most recent ESD policies in other planning schemes (Darebin and Manningham). The ESD Policy in the exhibited amendment was drafted accordingly.
4. The City of Greater Geelong is a member of CASBE (Council Alliance for a Sustainable Built Environment). With seven planning schemes recently amended to include an ESD policy, there are now 17 councils (all CASBE members) with an ESD policy in their planning scheme.

Amendment proposals

5. The amendment introduces a Local Planning Policy (Environmentally Sustainable Development Policy) into the *Greater Geelong Planning Scheme*. The ESD Policy introduces objectives for each of the following ESD principles to achieve best practice in ESD for development specified in the Policy:
 - 5.1 Energy performance
 - 5.2 Water resources
 - 5.3 Indoor environment quality
 - 5.4 Stormwater management
 - 5.5 Transport
 - 5.6 Waste management
 - 5.7 Urban ecology
6. The policy also sets out application requirements applying to development of:
 - 6.1 Accommodation / Mixed Use with a residential component of 2 or more dwellings, or a building for accommodation (other than a dwelling) with a gross floor area of 100 m² or more.
 - 6.2 A non-residential building (or alterations or additions) with a gross floor area of 300 m² or more.

7. Dependent on the scale of the proposed development, an applicant needs to demonstrate how the relevant policy objectives will be achieved, by completing either a Sustainable Design Assessment or a Sustainability Management Plan. For residential developments of 10 or more dwellings (or a building for accommodation, other than a dwelling, with a gross floor area of 1500 m² or more) a Green Travel Plan is also required.
8. The policy lists various assessment tools which may be used to assess how a proposed development addresses the policy objectives, and sets out decision guidelines.
9. The amendment also makes consequential changes to Clauses 21.02 and 21.05 of the Municipal Strategic Statement (MSS) to reflect the introduction of the ESD Policy.

Exhibition

10. The amendment was exhibited with notices in the Geelong Independent on 9 November, the Geelong Advertiser on 10 November and the Government Gazette on 15 November 2018. Exhibition closed on 17 December 2018. Three peak bodies were notified in writing: Geelong Environment Council Inc., Housing Industry Association and the UDIA.
11. One submission was received on the amendment, from EPA Victoria.

EPA Victoria submission

12. EPA Victoria's submission was generally supportive of the changes proposed by the amendment. It recommended changes relating to electronic waste (e-waste) and stormwater management.

E-waste

13. EPA Victoria noted that e-waste is growing up to three times faster than general municipal waste in Australia and that the Victorian Government has committed to banning e-waste from landfill in Victoria. EPA Victoria requested that the waste management objectives in the ESD Policy include ensuring that sufficient space is allocated, where possible, for provision for e-waste disposal.
14. The requested change to recognise e-waste is appropriate, will not be onerous, and is supported by DELWP. The recent *Better Practice Guide for Waste Management and Recycling in Multi-unit Developments* from Sustainability Victoria lists e-waste as a separate waste stream that should be provided for where possible. Accordingly, this request is supported.

Stormwater management

15. EPA Victoria indicated it is seeking to reduce opportunities for pollution to enter waterways through the stormwater system and that this could include introducing design requirements to prevent stormwater run-off from industrial premises into nearby waterways, estuarine and marine waters, including in the event of an emergency.
16. The form of the proposed ESD Policy does not provide for design requirements. Rather, it sets ESD objectives against which applications can be assessed. After discussion on this matter, EPA Victoria indicated that its concerns could be addressed by the following additional objective under the heading Stormwater Management:

To reduce the risk of pollution of waterways by stormwater run-off from commercial and industrial premises.

17. DELWP has advised that Clause 53.18-5 of the *Greater Geelong Planning Scheme*, a Victoria Planning Provision introduced by Amendment VC154 on 26 October 2018, already addresses the stormwater management issue raised by EPA Victoria's submission on this Amendment. That clause includes the following objective:

To ensure that industrial and commercial chemical pollutants and other toxicants do not enter the stormwater system.

18. Clause 53.18-5 also includes a standard for stormwater management systems.
19. As the matter raised by EPA Victoria is already addressed in Clause 53.18-5, the requested change is not supported.
20. EPA Victoria has advised in writing that it accepts that its submission has been resolved, subject to only the e-waste change being made to the exhibited amendment.

Discussion with UDIA

21. At UDIA's request, Council officers met with the UDIA to answer questions and discuss UDIA's concerns with the amendment. UDIA expressed concerns around the City's resourcing to process applications under the ESD Policy, potential delays to permit applications and the need for clarity and consistency in what is required of applicants. Council officers outlined the anticipated operation of the ESD Policy, staff and proponent training, web resources and the experiences of other Councils in managing an ESD policy.
22. UDIA agreed that improving ESD outcomes in Geelong is important and consistent with Council's MSS and Clever and Creative vision. UDIA indicated that it would be beneficial to have a place on Council's website that explains the ESD Policy and provides links to relevant tools, templates and examples. Website content is being developed and will be available online as soon as the amendment is gazetted.

Permit trigger – number of dwellings

23. Of the 17 Councils with an ESD policy in their planning schemes, ten set a permit trigger (requiring a SDA under the policy) of two dwellings on a lot, while seven set a trigger of three dwellings on a lot. In August 2018, Council supported a trigger of two dwellings on a lot.
24. The number of planning permit applications for dwellings, both in 2017 and 2018, has been reviewed. Well over half of all applications for two or more dwellings on a lot are for two dwellings. The number of permit applications for dwellings substantially increased from 2017 to 2018 and it is anticipated that this trend may continue. Permit applications for two dwellings on a lot comprise around 14% of all planning permit applications. Permit applications for 3 or more dwellings on a lot comprise around 8% of all planning applications. Assessment of SDAs under the ESD Policy for applications for two dwellings on a lot would thus generate a substantial statutory planning workload, increasing the number of applications processed under the ESD Policy from around 8% to around 22% of all planning permit applications.
25. Additional time taken to process permit applications requiring a SDA report would include ensuring such a report is submitted, is referred and is satisfactory. Further information requests may be required, particularly in the early period after the policy is introduced. The time taken to process such permit applications should generally fall over time as the local development industry develops strong familiarity with the requirements and operation of the ESD Policy.

26. In light of anticipated permit numbers, Council's City Development Department prefers that the permit trigger for a SDA under the ESD Policy be changed from two to three dwellings. This will enable the workload resulting from the new policy to be managed with existing resources. However, it is recommended that this trigger be reviewed within two years. This will allow the local development industry to develop strong familiarity with the requirements of the ESD Policy. At that time, the workload and processing times for permit applications under the policy can be weighed against the ESD benefits of requiring a SDA for applications for two dwellings on a lot.

Recommended changes to exhibited Amendment

27. Recommended changes to the exhibited ESD Policy are shown in track changes format at **Attachment 3**. The recommended changes are:
- 27.1 adding reference to e-waste in an objective under the heading Waste management;
 - 27.2 changing the application requirements in Table 1 so that the permit trigger for submission and assessment of a SDA under the policy is three rather than two dwellings on a lot;
 - 27.3 renumbering the ESD Policy as Clause 22.71 (the exhibited proposed clause number having been taken by another policy in recently gazetted Amendment C359 Part 1).

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22.7168 ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT

DD/MM/YYYY
Proposed C388

This policy applies throughout the City of Greater Geelong to residential and non-residential development that requires a planning permit in accordance with the thresholds in Table 1 of this Policy.

22.7168-1 Policy Basis

DD/MM/YYYY
Proposed C388

This policy builds on and implements the objective and principle of the Sustainable Growth Framework expressed in Clause 21.02 of the Municipal Strategic Statement relating to environmentally sustainable development (ESD).

The City of Greater Geelong is committed to creating an environmentally sustainable city. Critical to achieving this commitment is for development to meet appropriate environmental design standards.

This policy provides a framework for early consideration of environmental sustainability at the building design stage in order to achieve the following efficiencies and benefits:

- Easier compliance with building requirements through passive design;
- Reduction of costs over the life of the building;
- Improved affordability over the longer term through reduced running costs;
- Improved amenity and liveability;
- More environmentally sustainable urban form; and
- Integrated water management.

If environmentally sustainable design is not considered at the time of planning approval, the ability to achieve ESD may be compromised by the time these matters are considered as part of a building approval. In addition, there may be difficulties or extra costs associated with retro-fitting the development to implement environmentally sustainable design principles.

This policy does not prescribe performance outcomes. The policy enables the provision of information and provides decision guidelines which will assist in the assessment of whether development meets ESD objectives.

This policy complements a range of non-statutory measures aimed at encouraging ESD. These measures include educating residents and applicants, assisting applicants to use ESD tools, leading by example with Council projects, promotion of exemplary private projects and promotion of the use of materials with favourable life cycle impacts.

22.7142-2 Objectives

DD/MM/YYYY
Proposed C388

The overarching objective is that development should achieve best practice in ESD from the design stage through to construction and operation.

In the context of this policy best practice is defined as a combination of commercially proven techniques, methodologies and systems, appropriate to the scale of development and site specific opportunities and constraints, which are demonstrated and locally available and have already led to optimum ESD outcomes. Best practice in the built environment encompasses the full life of the build.

It is a policy objective to encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings.

The following objectives should be satisfied where applicable:

Energy performance

- To improve the efficient use of energy, by ensuring development demonstrates design potential for ESD initiatives at the planning stage.
- To reduce total operating greenhouse gas emissions.

GREATER GEELONG PLANNING SCHEME

- To reduce energy peak demand through particular design measures (eg. appropriate building orientation, shading to glazed surfaces, optimise glazing to exposed surfaces, space allocation for solar panels and external heating and cooling systems).

Water resources

- To improve water efficiency.
- To reduce total operating potable water use.
- To encourage the collection and reuse of stormwater.
- To encourage the appropriate use of alternative water sources (eg. greywater).

Indoor Environment Quality

- To achieve a healthy indoor environment quality for the wellbeing of building occupants, including the provision of fresh air intake, cross ventilation and natural daylight.
- To achieve thermal comfort levels with minimised need for mechanical heating, ventilation and cooling.
- To reduce indoor air pollutants by encouraging use of materials with low toxic chemicals.
- To reduce reliance on mechanical heating, ventilation, cooling and lighting systems.
- To minimise noise levels and noise transfer within and between buildings and associated external areas.

Stormwater Management

- To reduce the impact of stormwater run-off.
- To improve the water quality of stormwater run-off.
- To achieve best practice stormwater quality outcomes.
- To incorporate the use of water sensitive urban design, including stormwater re-use.

Transport

- To ensure that the built environment is designed to promote the use of walking, cycling and public transport in that order.
- To minimise car dependency.
- To promote the use of low emissions vehicle technologies and supporting infrastructure.

Waste management

- To ensure waste avoidance, reuse and recycling during the design, construction and operation stages of development.
- To ensure durability and long term reusability of building materials.
- To ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities [and provision for e-waste disposal](#).

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Urban Ecology

- To protect and enhance biodiversity within the municipality.
- To provide environmentally sustainable landscapes and natural habitats, and minimise the urban heat island effect.
- To encourage the retention of significant trees.
- To encourage the planting of indigenous vegetation.
- To encourage the provision of space for productive gardens, particularly in larger residential developments.

22.7142-3 Policy

DD/MM/YYYY
 Proposed C388

It is policy that applications for the types of development listed in Table 1 be accompanied by information which demonstrates how relevant policy objectives will be achieved.

It is policy that applications for larger developments (as specified in Table 1) be accompanied by a Green Travel Plan.

22.7142-4 Application Requirements

DD/MM/YYYY
 Proposed C388

An application must be accompanied by either a Sustainable Design Assessment or a Sustainability Management Plan as specified in Table 1.

A Sustainable Design Assessment will usually not need to be prepared by a suitably qualified professional. It should:

- Provide a simple assessment of the development. It may use relevant tools from the examples listed in the table or an alternative approach to the satisfaction of the responsible authority.
- Identify environmentally sustainable development measures proposed in response to policy objectives, having regard to the site's opportunities and constraints.

A Sustainability Management Plan should:

- Provide a detailed assessment of the development. It may use relevant tools from the examples listed in the table or an alternative assessment approach to the satisfaction of the responsible authority.
- Identify achievable environmental performance outcomes having regard to the objectives of this policy (as appropriate).
- Demonstrate that the building has the design potential to achieve the relevant environmental performance outcomes, having regard to the site's opportunities and constraints.
- Document the means by which the performance outcomes can be achieved.

Various assessment tools have been listed in Table 1 which may be used to assess how the proposed development addresses the objectives of this policy, as appropriate.

Table 1 – ESD Application Requirements

Type of development	Application requirements	Example tools
Accommodation / Mixed Use with residential component:		
<ul style="list-style-type: none"> ▪ 2-9 dwellings; or ▪ Development of a building for accommodation (other than dwelling) with a gross floor area between 100m² and 1500m². 	Sustainable Design Assessment	BESS STORM

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Type of development	Application requirements	Example tools
<ul style="list-style-type: none"> 10 or more dwellings; or Development of a building for accommodation (other than dwelling) with a gross floor area of more than 1500m². 	Sustainability Management Plan Green Travel Plan	BESS Green Star MUSIC STORM
Non-residential:		
<ul style="list-style-type: none"> Development of a non-residential building with a gross floor area between 300m² and 1500m²; or Alterations and additions of 300m² to 1500m². 	Sustainable Design Assessment	BESS MUSIC STORM
<ul style="list-style-type: none"> Development of a non-residential building with a gross floor area of 1500m² or more; or Alterations and additions of 1500m² or more. 	Sustainability Management Plan	BESS Green Star MUSIC STORM

Note 1: Development (in Table 1) has the same meaning as in Section 3 of the Planning and Environment Act 1987, but does not include subdivision. To remove any doubt, development also includes alterations and additions. In the case of alterations and additions, the requirements of the Policy apply only to the alterations and additions.

Note 2: Mixed Use developments are required to provide the information applicable to each use component of the development.

22.7142-5 Decision Guidelines

DD/MM/YYYY
 Proposed C388

In determining an application, the responsible authority will consider as appropriate:

- The extent to which the development meets the objectives and requirements of this policy from the design stage through to construction and operation.
- Whether the proposed ESD performance standards are functional and effective to minimise environmental impact.
- Whether the proposed ESD initiatives are reasonable having regard to the type and scale of the development and any site constraints.
- Whether an appropriate assessment method has been used.
- Whether an ESD plan or framework has previously been approved by the responsible authority (whether under a planning control or otherwise).

22.7142-6 Reference Documents

DD/MM/YYYY
 Proposed C388

BESS (Built Environment Sustainability Scorecard), Council Alliance for a Sustainable Built Environment (CASBE), 2015. <https://bess.net.au/>
Green Star, Green Building Council of Australia <https://new.gbca.org.au/green-star/>
Nationwide House Energy Rating Scheme (NatHERS), Department of Climate Change and Energy Efficiency, www.nathers.gov.au
STORM, Melbourne Water, <https://storm.melbournewater.com.au/>
Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999).

Note: The above reference documents and websites may be amended from time to time. It is intended that these documents and websites (or amended versions) are relevant reference documents to this policy.

22.7142-7 Commencement

DD/MM/YYYY
 Proposed C388

The ESD Application Requirements in Table 1 do not apply to applications received by the responsible authority before the gazettal date of this clause.

GREATER GEELONG PLANNING SCHEME

22.71~~42~~-8 Expiry

DD/MM/YYYY
Proposed C388

This policy will expire if it is superseded by an equivalent provision of the Victoria Planning Provisions.

Attachment 4

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C388

INSTRUCTION SHEET

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

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

1. In Local Planning Policy Framework – replace Clause 21.02 with a new Clause 21.02 in the form of the attached document.
2. In Local Planning Policy Framework – replace Clause 21.05 with a new Clause 21.05 in the form of the attached document.
3. In Local Planning Policy Framework – insert Clause 22.71 in the form of the attached document.

End of document

GREATHER GEELONG PLANNING SCHEME

21.02 CITY OF GREATER GEELONG SUSTAINABLE GROWTH FRAMEWORK

28/01/2019
C120(Part A)
[Previous CMA](#)

The MSS is a key part of Council's commitment to the City of Greater Geelong Sustainable Growth Framework.

The Sustainable Growth Framework sets out key principles for ensuring that all actions and development undertaken in the City of Greater Geelong meets the needs of the present community, without compromising the ability of future generations to meet their own needs. There are four key elements to the City of Greater Geelong Sustainable Growth Framework:

1. Managing Urban Growth

Council will:

Set clear settlement boundaries and consolidate development within those boundaries in a managed way.

Encourage diversity in all communities.

Design healthy, walkable neighbourhoods.

Strive for engagement and inclusion in all communities.

Protect, restore and enhance Geelong's biodiversity and natural systems.

2. Building Sustainable Infrastructure

Council will:

Strive to develop a comprehensive network of accessible public transport.

Deliver safe, accessible linkages within and between towns that encourage walking, cycling and the use of alternative modes of transport.

Work with others to generate sustainable solutions to freight and people movement.

Look to the future when planning for and designing infrastructure.

3. Encouraging Diversity in Industry

Council will:

Support existing businesses and employers in Greater Geelong to achieve sustainable outcomes.

Encourage the growth of new and sustainable industry sectors.

Look for innovative ways to engage with the private sector.

Encourage the development of collaborative, interdependent industry clusters.

Provide a diverse range of high quality industrial and commercial land.

4. Reducing Greenhouse Gas Emissions

Council will:

Work with the community and other agencies to identify and promote ways to reduce greenhouse gas emissions in homes and industries.

Take climate change into account when considering the location and design of urban areas.

Use natural resources sustainably and dispose of wastes responsibly.

Strive for environmentally sustainable design ~~in all urban development~~ by ensuring development demonstrates design potential for efficient use of energy at the planning stage.

GREATER GEELONG PLANNING SCHEME

These principles guide the objectives and strategies within the Municipal Strategic Statement.

GREATER GEELONG PLANNING SCHEME

21.05 NATURAL ENVIRONMENT

03/03/2016
~~C388~~
Proposed C388
21.05-1
28/01/2010
C129(Part 1)

Key issues and influences

The municipality includes a rich diversity of flora and fauna, including rare and unique species and communities, major waterways, large coastal areas and complex freshwater and marine wetlands.

Remnant vegetation across the municipality is conservatively estimated to be approximately 5% of that which existed pre European settlement.

Many of the municipality's significant natural environments are protected by international and national agreements and legislation.

Urban and rural growth has had a direct impact on the municipality's natural environments and the flora and fauna that they sustain. There is a need to protect and enhance the natural environment and provide for more sustainable development.

The extensive coastline is an important natural feature of the municipality, which is vulnerable to the impacts of urban development, climate change and natural processes.

A number of areas in the municipality are susceptible to flooding, via the flooding of waterways, stormwater runoff and coastal inundation, which have the potential to result in significant adverse economic, social and environmental impacts.

A number of areas in the municipality are susceptible to wildfire hazard, including some grasslands around Lara, the foothills of the Brisbane Ranges, and parts of the Anakie township.

21.05-2 Waterways

28/01/2010
C129(Part 1)

Objectives

- To protect, maintain and enhance waterways, rivers, wetlands and groundwater.
- To protect connectivity between waterways and wetlands.
- To reduce the amount of runoff from urban development and improve the quality of stormwater runoff entering waterways, estuarine and marine waters.

Strategies

- Ensure that land use and development avoids isolating wetlands and provides for connective water flows and vegetative links.
- Ensure waterways and wetlands are not drained or adversely affected as a result of development.
- Ensure development provides for appropriate buffer setbacks and fencing to waterways and wetlands.
- Ensure identified groundwater catchments are protected from surface contamination.
- Effectively manage stormwater runoff from development.

GREATER GEELONG PLANNING SCHEME

21.05-3 Biodiversity

28/01/2010
C129(Part 1)

Objective

- To protect, maintain and enhance the biodiversity of the municipality.

Strategies

- Ensure that land use and development enhances areas of native vegetation and other habitats.
- Ensure that land use and development minimises the fragmentation of areas of native vegetation and other habitats.
- Ensure habitats of indigenous species are protected from the impacts of land use and development.
- Ensure that land use and development does not aggravate existing salinity impacts or lead to the generation of newly affected areas, particularly through rising groundwater levels.

21.05-4 Coastal environments

28/01/2010
C129(Part 1)

Objectives

- To protect, maintain and enhance the coast, estuaries and marine environment.
- To respect and manage coastal processes.

Strategies

- Focus urban coastal development within existing urban settlements.
- Prevent lineal urban sprawl along the coast.
- Avoid the loss of, and wherever possible increase, public access to the foreshore environment.
- Restrict development on primary dunes.
- Ensure the potential for existence of acid sulphate soils adjacent to coastal and wetland locations is considered.
- Limit the number of stormwater outlets to the coast.
- Setback future land use and development from coastal areas, estuaries and coastal wetlands to provide a buffer which is adequate to accommodate coastal recession and the landward migration of coastal wetland vegetation communities such as mangroves and salt marshes.

21.05-5 Climate change

28/01/2010
C129(Part 1)

Objective

- To plan for and adapt to the impacts of climate change.

GREATER GEELONG PLANNING SCHEME

Strategy

- Avoid land use and development within areas considered at risk of coastal erosion or inundation from flooding, storm surge or rising sea levels.

21.05-6

28/01/2010
C128(Part 4)
[Proposed C388](#)

Natural resource management

Objectives

- To use non-renewable resources more efficiently.
- To increase the use of renewable resources.

Strategies

- Encourage all land use and development to incorporate best practice Water Sensitive Urban Design (WSUD) principles.
- Encourage planting of low water use vegetation, particularly indigenous vegetation.
- Encourage the installation of alternative, renewable energy supply systems.
- Encourage the installation of alternative water supply systems, including the use of recycled water where appropriate.
- Encourage development to incorporate best practice energy efficiency design principles and measures.
- [Incorporate Environmentally Sustainable Design \(ESD\) principles in the design and development of built environments and strengthen requirements as appropriate for certain residential mixed use and commercial developments as part of the planning permit application process.](#)

21.05-7

28/01/2010
C129(Part 1)

Flooding

Objectives

- To protect floodplains.
- To minimise the potential for damage and risks to public safety and property from flooding.

Strategies

- Ensure that land use and development is compatible with flood prone land.
- Discourage land use and development in floodplains where flood function may be impaired.
- Recognise flood hazards associated with waterways and ensure the free passage of water whilst protecting development from flooding impacts.

21.05-8

28/01/2010
C129(Part 1)

Wildfire

Objective

- To minimise the impacts of wildfire.

GREATER GEELONG PLANNING SCHEME

Strategies

- Identify areas at risk of wildfire.
- Ensure that development in identified areas considers the impacts of wildfire.

21.05-9
03/03/2016
C333

Implementation

These strategies will be implemented by:

Using policy and exercise of discretion

Where appropriate, requiring the preparation of Stormwater Management Plans and/or Construction Management Plans which provide for the protection of receiving waterways.

Where appropriate, require applications for marine based development, including aquaculture development, to provide an environmental assessment.

Utilise indigenous species in revegetation programs on public land, including roadsides to improve the overall biodiversity of the municipality.

Ensure urban development on the Bellarine Peninsula complies with structure plan maps as detailed in Clause 21.14.

Further Work

Prepare and implement an updated flood study for Lara.

Work with the Corangamite Catchment Management Authority and the Department of Primary Industries to implement the Salinity Management Overlay Project, which may also include the protection of primary salinity sites via the Environmental Significance Overlay.

Work with the Corangamite Catchment Management Authority and the relevant state agency to implement the Erosion Management Overlay Project.

Investigate the application of the Environmental Significance Overlay to contributory value wetlands.

Investigate the application of the Environmental Significance Overlay or Vegetation Protection Overlay to areas identified as Biodiversity Sites and/or Primary Biodiversity Conservation Zones.

Work with the Department of Environment, Land, Water and Planning to investigate the application of appropriate planning provision(s) to the coastal fringe.

Work with the Department of Environment, Land, Water and Planning to investigate the application of appropriate planning provision(s) to areas identified as containing Bellarine Yellow Gum and Coastal Moonah Woodland.

References

City of Greater Geelong Environment Management Strategy 2006 - 2011, City of Greater Geelong, 2006.

Geelong Wetland Strategy, City of Greater Geelong, 2006.

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Corio Bay Coastal Action Plan, Central Coastal Board and the City of Greater Geelong, 2005.

Corangamite Regional Catchment Strategy 2013-2019, Corangamite CMA, 2013.

GREATER GEELONG PLANNING SCHEME

City of Greater Geelong Stormwater Management Plan, City of Greater Geelong, 2002.

Central West Victoria Regional Coastal Action Plan, Western Coastal Board, 2003.

Central West Victoria Estuaries Coastal Action Plan, Western Coastal Board, 2005.

Geelong Flood Mitigation Strategy, Gutteridge Haskins & Davey Pty Ltd for City of Greater Geelong, May 1997.

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Hovells Creek, Lara: Flooding – December 10, 1988, prepared by Technical Services Department Shire of Corio, January 1990.

GREATER GEELONG PLANNING SCHEME

22.71 ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT

DD/MM/YYYY
Proposed C388

This policy applies throughout the City of Greater Geelong to residential and non-residential development that requires a planning permit in accordance with the thresholds in Table 1 of this Policy.

22.71-1 Policy Basis

DD/MM/YYYY
Proposed C388

This policy builds on and implements the objective and principle of the Sustainable Growth Framework expressed in Clause 21.02 of the Municipal Strategic Statement relating to environmentally sustainable development (ESD).

The City of Greater Geelong is committed to creating an environmentally sustainable city. Critical to achieving this commitment is for development to meet appropriate environmental design standards.

This policy provides a framework for early consideration of environmental sustainability at the building design stage in order to achieve the following efficiencies and benefits:

- Easier compliance with building requirements through passive design;
- Reduction of costs over the life of the building;
- Improved affordability over the longer term through reduced running costs;
- Improved amenity and liveability;
- More environmentally sustainable urban form; and
- Integrated water management.

If environmentally sustainable design is not considered at the time of planning approval, the ability to achieve ESD may be compromised by the time these matters are considered as part of a building approval. In addition, there may be difficulties or extra costs associated with retro-fitting the development to implement environmentally sustainable design principles.

This policy does not prescribe performance outcomes. The policy enables the provision of information and provides decision guidelines which will assist in the assessment of whether development meets ESD objectives.

This policy complements a range of non-statutory measures aimed at encouraging ESD. These measures include educating residents and applicants, assisting applicants to use ESD tools, leading by example with Council projects, promotion of exemplary private projects and promotion of the use of materials with favourable life cycle impacts.

22.71-2 Objectives

DD/MM/YYYY
Proposed C388

The overarching objective is that development should achieve best practice in ESD from the design stage through to construction and operation.

In the context of this policy best practice is defined as a combination of commercially proven techniques, methodologies and systems, appropriate to the scale of development and site specific opportunities and constraints, which are demonstrated and locally available and have already led to optimum ESD outcomes. Best practice in the built environment encompasses the full life of the build.

It is a policy objective to encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings.

The following objectives should be satisfied where applicable:

Energy performance

- To improve the efficient use of energy, by ensuring development demonstrates design potential for ESD initiatives at the planning stage.
- To reduce total operating greenhouse gas emissions.

GREATER GEELONG PLANNING SCHEME

- To reduce energy peak demand through particular design measures (eg. appropriate building orientation, shading to glazed surfaces, optimise glazing to exposed surfaces, space allocation for solar panels and external heating and cooling systems).

Water resources

- To improve water efficiency.
- To reduce total operating potable water use.
- To encourage the collection and reuse of stormwater.
- To encourage the appropriate use of alternative water sources (eg. greywater).

Indoor environment quality

- To achieve a healthy indoor environment quality for the wellbeing of building occupants, including the provision of fresh air intake, cross ventilation and natural daylight.
- To achieve thermal comfort levels with minimised need for mechanical heating, ventilation and cooling.
- To reduce indoor air pollutants by encouraging use of materials with low toxic chemicals.
- To reduce reliance on mechanical heating, ventilation, cooling and lighting systems.
- To minimise noise levels and noise transfer within and between buildings and associated external areas.

Stormwater management

- To reduce the impact of stormwater run-off.
- To improve the water quality of stormwater run-off.
- To achieve best practice stormwater quality outcomes.
- To incorporate the use of water sensitive urban design, including stormwater re-use.

Transport

- To ensure that the built environment is designed to promote the use of walking, cycling and public transport in that order.
- To minimise car dependency.
- To promote the use of low emissions vehicle technologies and supporting infrastructure.

Waste management

- To ensure waste avoidance, reuse and recycling during the design, construction and operation stages of development.
- To ensure durability and long term reusability of building materials.
- To ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities and provision for e-waste disposal.