

MINUTES

ORDINARY MEETING OF COUNCIL

TUESDAY 23 OCTOBER 2018

7.00PM

COUNCIL CONFERENCE AND RECEPTION CENTRE
CITY HALL
LITTLE MALOP STREET, GEELONG

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 Murrhy (Brownbill Ward)
Cr R Nelson (Kardinia Ward)
Cr P Murnane (Kardinia Ward)
Cr A Aitken (Windermere Ward)
Cr K Grzybek (Windermere Ward)

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**MINUTES OF THE ORDINARY MEETING
OF THE GREATER GEELONG CITY COUNCIL
HELD AT THE COUNCIL CONFERENCE AND RECEPTION CENTRE
CITY HALL, LITTLE MALOP STREET, GEELONG
TUESDAY, 23 OCTOBER 2018
COMMENCING AT 7.00 PM**

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

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

OPENING: The Deputy Mayor 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: Cr B Harwood (Mayor) (Leave of Absence)

LEAVE OF ABSENCE:

Cr Nelson moved, Cr Mason seconded –

That Leave of Absence be granted to Cr Mansfield from 7-16 November, inclusive.

Carried.

CONFIRMATION OF MINUTES:

Cr Kontelj moved, Cr Grzybek seconded -

That the Minutes of the Ordinary Meeting held on 25 September 2018 be confirmed.

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST:

Cr Murnane declared a Conflict of Interest in Agenda Item 5 - Draft G21 and Cricket Victoria Barwon Regional Cricket Strategy.

QUESTION TIME:

Questions submitted by **Rusty** prior to the meeting will be responded to in writing.

Mario Panebianco asked questions in relation to the Asphaltting of Asher Road:

The road in question is approximately a 600m stretch of road seemingly forgotten about. What is currently gravel, this road has no good reason not to be asphalted similar to all roads surrounding it. For example, Valleyside Drive, which is both asphalted and kerbed. Enquiries have been made into the costs of such a project – the Council would recoup the costs in approximately five years in current regrading costs. Interest is also in finding out why this road was seemingly abandoned.

- 1) Why was the asphaltting of Asher Road left uncompleted?
- 2) When can we reasonably expect the asphaltting to be completed?

The Acting Mayor took the questions on notice for a written response.

PETITIONS: Nil.

1. AMENDMENT C376 - CONSIDERATION OF SUBMISSIONS AND ADOPTION

Source: Planning and Development - Strategic Implementation
Acting Director: Joanne Van Slageren
Portfolio: Sustainable Development

Purpose

To consider the submissions received in relation to the exhibition of Amendment C376 and to adopt the Amendment.

Background

Amendment C376 proposes to make a number of minor changes to the Greater Geelong Planning Scheme. The Amendment is a 'bundled' Amendment, to both correct errors and introduce a number of minor changes to the Scheme ordinance and mapping.

Following exhibition in May 2018, four submissions were received. One submission sought a reduced application of the Batesford Quarry Heritage Overlay, while the National Trust Geelong Branch supports the Amendment but requests that it be provided with additional information which does not relate to the adoption of the Amendment. All other submissions were supportive.

Key Issues

Having exhibited the Amendment and considered the submissions Council can adopt those parts of the Amendment to which no objecting submissions have been received. A summary of the four submissions received, together with officer response where required, is included at **Attachment 2**.

As discussed in **Attachment 3** it is recommended that the Amendment be separated into two parts and that Council adopt Amendment C376 Part 1 (set out in **Attachment 4**). It is also recommended that Council defer consideration of two exhibited changes to the Heritage Overlay (this will be Part 2) as set out in **Attachment 5**, pending discussions with the landowner and Heritage Victoria, in relation to a redundant listing on the Victorian Heritage Register relating to the Batesford Quarry.

Cr Mason moved, Cr Asher seconded -

That Council:

- 1) **Adopt Amendment C376 Part 1 in the form outlined in Attachment 4 of this report;**
- 2) **Submit the adopted Amendment together with the prescribed information to the Minister for Planning requesting approval; and**
- 3) **Defer consideration of Amendment C376 Part 2 pending:**
 - a) **review of the listing of the Former Bachyrus Steam Shovel site at Batesford Quarry on the Victorian Heritage Register; and**
 - b) **discussions with the affected landowner of the proposed extent of the revised listing of the Batesford cement elevator in the schedule to the Heritage Overlay.**

Carried.

Attachment 1

Financial Implications

There will be no significant financial implications for Council as a result of the adoption of this Amendment.

Community Engagement

The Amendment was exhibited in accordance with the provisions of the *Planning and Environment Act 1987* from Thursday, 3 May to Monday, 4 June 2018, with four submissions received in response.

The amendments proposed to be adopted as part of this report were not the subject of submissions which objected or sought changes.

In the case of amendments, the determination of which is proposed to be deferred, further discussions will take place with the submitters and other relevant stakeholders prior to a further report and recommendation being made to Council.

Social Equity Considerations

The Amendment is largely policy neutral and there are no adverse social equity impacts.

Policy/Legal/Statutory Implications

The changes proposed by this Amendment are essentially of a minor administrative nature.

The Amendment will result in good planning outcomes by ensuring that the provisions of the Planning Scheme recognise existing land uses and ensure that inaccurate application of overlay provisions do not result in unnecessary requirements for planning permits.

Alignment to Council Plan

The Amendment supports the Sustainable Built and Natural Environment strategic direction of the Council Plan 2018-22 and is consistent with the strategic direction of community wellbeing and the priority of connected, creative and strong communities.

Conflict of Interest

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

Risk Assessment

No significant risks associated with implementing the recommendation contained in this report have been identified. Risk to places of heritage significance could potentially result from a failure to correct the identified errors to the Schedule to the Heritage Overlay in the manner recommended in this report.

Environmental Implications

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

Attachment 2

Summary of Submissions

No	Name	Address	Type	Summary of Submission	Officer Response
1	Environment Protection Authority	GPO Box 4395 Melbourne, Victoria 3001	Neutral	"The EPA has no objections"	No Response Required
2	Geelong and Region Branch National Trust of Australia (Victoria)	P O Box 1512 Geelong 3220	Supporting	"Supportive of most aspects outlined in Amendment C376." Requests investigation as to the following: 1/. Does HO1732 remain in the Planning scheme. 2/. Is HO1710 the property at 405 Bluestone Road?	1/. HO1732 is not part of or in any way affected by this Amendment 2/. HO1710 is listed in the Schedule to the heritage Overlay as 405 Bluestone Road, Connewarre, consistent with the Statement of Significance prepared for this property as part of the Greater Geelong Outer Areas heritage Study: Stage 2. As it is some years since the assessment was prepared, combined with the fact that the address is part of a larger property,, it will be necessary for the statement of significance to be reviewed and the extent of the proposed application of the overlay to be determined.
3	Novo Planning Pty Ltd On behalf of Curlewis Golf Club	No mailing address included	Supporting	"The amendment is strongly supported"	Relates to the alteration to Special Use Zone – Schedule 3 Private Golf Courses. No matters raised which require an officer response.
4	TGM Group Pty Ltd On behalf of Riverlee Heights Pty Ltd	P O Box 1137 Geelong 3222	Seeking to change the amendment	"If ... a representative section of the conveyor be retained, this should preferably be at ground level in an open space reserve or included in the existing Public Conservation and Resource Zoned land adjacent to the Moorabool River where the existing overlay is in place."	Relates to the proposed change to the extent of the proposed extension of HO 1740. The officer recommendation proposes deferral of this element of the amendment to allow further investigation, with a view to applying the changed extent of application of HO1740 consistent with the submission.

Attachment 3

Discussion

The decision to prepare and exhibit the Amendment was made by a delegated Council Officer on 2 March 2018. The Amendment is a 'bundled' Amendment, to both correct errors and introduce a number of minor changes to the Greater Geelong Planning Scheme ordinance and mapping.

Amendment C376 Part 1

The following elements of the exhibited Amendment were not the subject of submissions in opposition or seeking a change. Accordingly, the Amendment recommended to be adopted (as set out in **Attachment 4**) includes:

Land affected:

- 31 – 33 Cross Street, Batesford
- 33 Cross Street, Batesford
- 169 – 199 Cox Road, Corio
- New Station Estate, Corio
- 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

Detailed Changes

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

Planning Scheme Map Changes:

1. Delete HO1959 from the land at 35 Cross Street, Batesford and apply HO2019 to the land at 35 Cross Street, Batesford.
2. 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.
3. Delete HO1710 from the land at 502 Bluestone Creek, Connewarre.
4. Rezone part of the land at 36 – 79 Malpas Drive, Wallington PUZ1 to RLZ.

Planning Scheme Ordinance Changes

5. Replace Clause 21.14 with a new Clause 21.14
6. Replace Schedule 3 to Clause 37.01 with a new Schedule 3.
7. Introduce a new Schedule 16 to Clause 37.01
8. Amend the Schedule to Clause 43.01 to delete the entry for HO43.
9. 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.
10. Replace the Schedule to Clause 45.05 with a new Schedule.
11. Replace Clause 61.01 with a new Clause 61.01.

Amendment C376 Part 2

It is proposed that the following exhibited changes (**Attachment 5**) which formed part of the Amendment be deferred for further consideration.

Land affected:

- Batesford Quarry

Detailed Changes

Planning Scheme Map Changes:

12. Delete HO45 from the land at Batesford Quarry.
13. 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.

Planning Scheme Ordinance Changes

14. Amend the Schedule to Clause 43.01 to delete the entry for HO1710.

The reasons for the proposed deferment of consideration are to:

- discuss with Heritage Victoria the basis of the Victorian Heritage Register (VHR) listing of HO45, given that the Bachyrus Steam Shovel to which it applies has been removed from the site and has now been restored and is located at Lake Goldsmith; and
- discuss with the owner of the land on which part of the remnant cement conveyor is located the proposed extent of the revised application of HO1710.

240 Bacchus Marsh Road, Corio

One of the elements of the exhibited Amendment was to delete the Special Building Overlay (Planning Scheme Map 26SBO) from part of the land at 240 Bacchus Marsh Road. Subsequent to exhibition, Council drainage engineers advised that further assessments and discussions with the Flinders Park Estate developer concluded that site flood risk remains sufficient to warrant controls.

As a result, the proposed deletion of the SBO from part of 240 Bacchus Marsh Road no longer forms part of the Amendment and continues to be applied to the land.

Amendment to be Adopted Attachment 4

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C376

INSTRUCTION SHEET

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

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 7 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map Nos. 25 & 70 in the manner shown on the two attached maps marked "Greater Geelong Planning Scheme, Amendment C376".

Overlay Maps

2. Amend Planning Scheme Map Nos. 24, 72, and 79 HO in the manner shown on the eight attached maps marked "Greater Geelong Planning Scheme, Amendment C376".

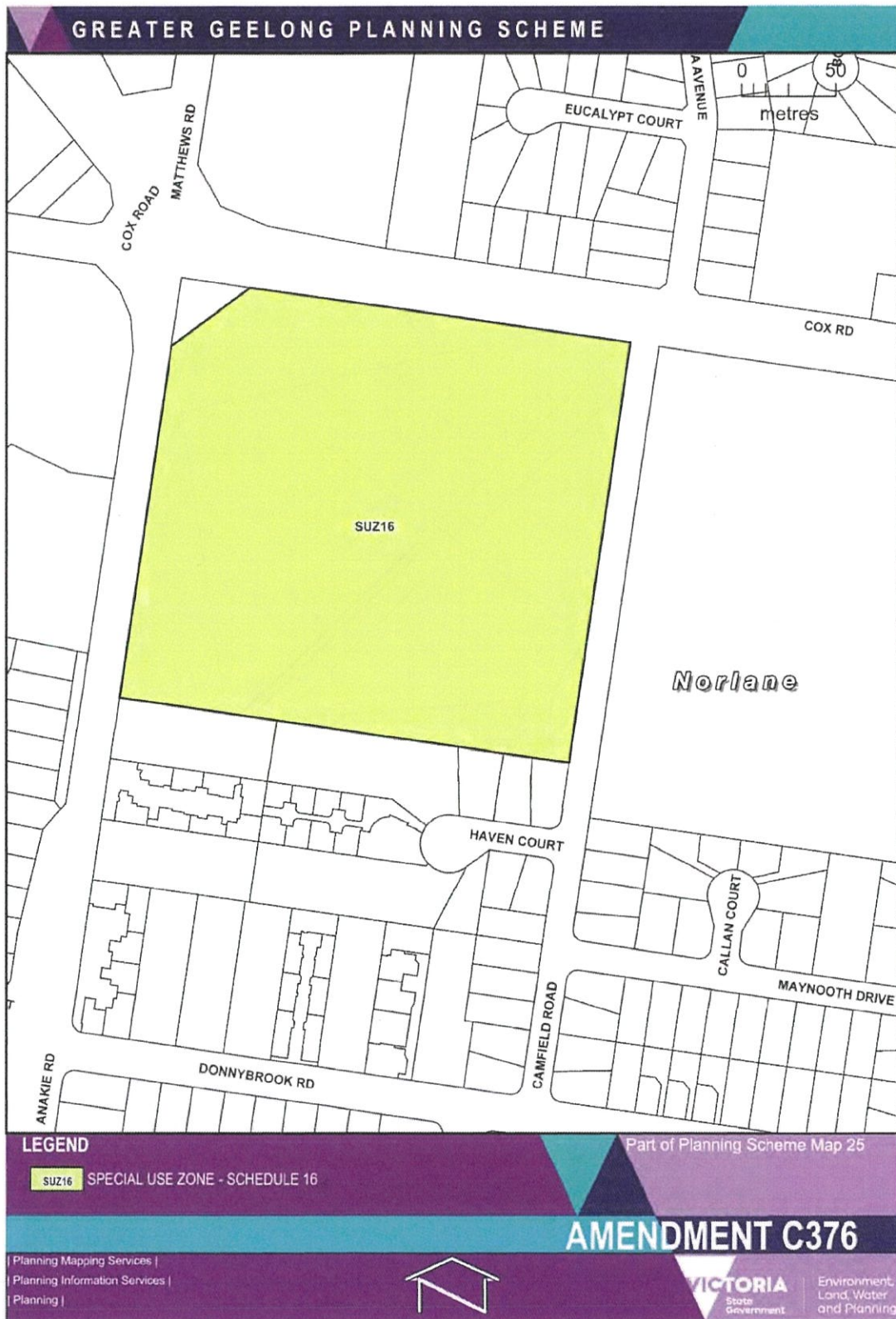
Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

3. In Local Planning Policy Framework – replace Clause 21.14 with a new Clause 21.14 in the form of the attached document.
4. In Zones – Clause 37.01, replace Schedule 3 with a new Schedule 3 in the form of the attached document.
5. In Zones – Clause 37.01, insert a new Schedule 16 in the form of the attached document.
6. In Overlays – Clause 43.01 replace the Schedule with a new Schedule in the form of the attached document.
7. In Operational Provisions – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

End of document

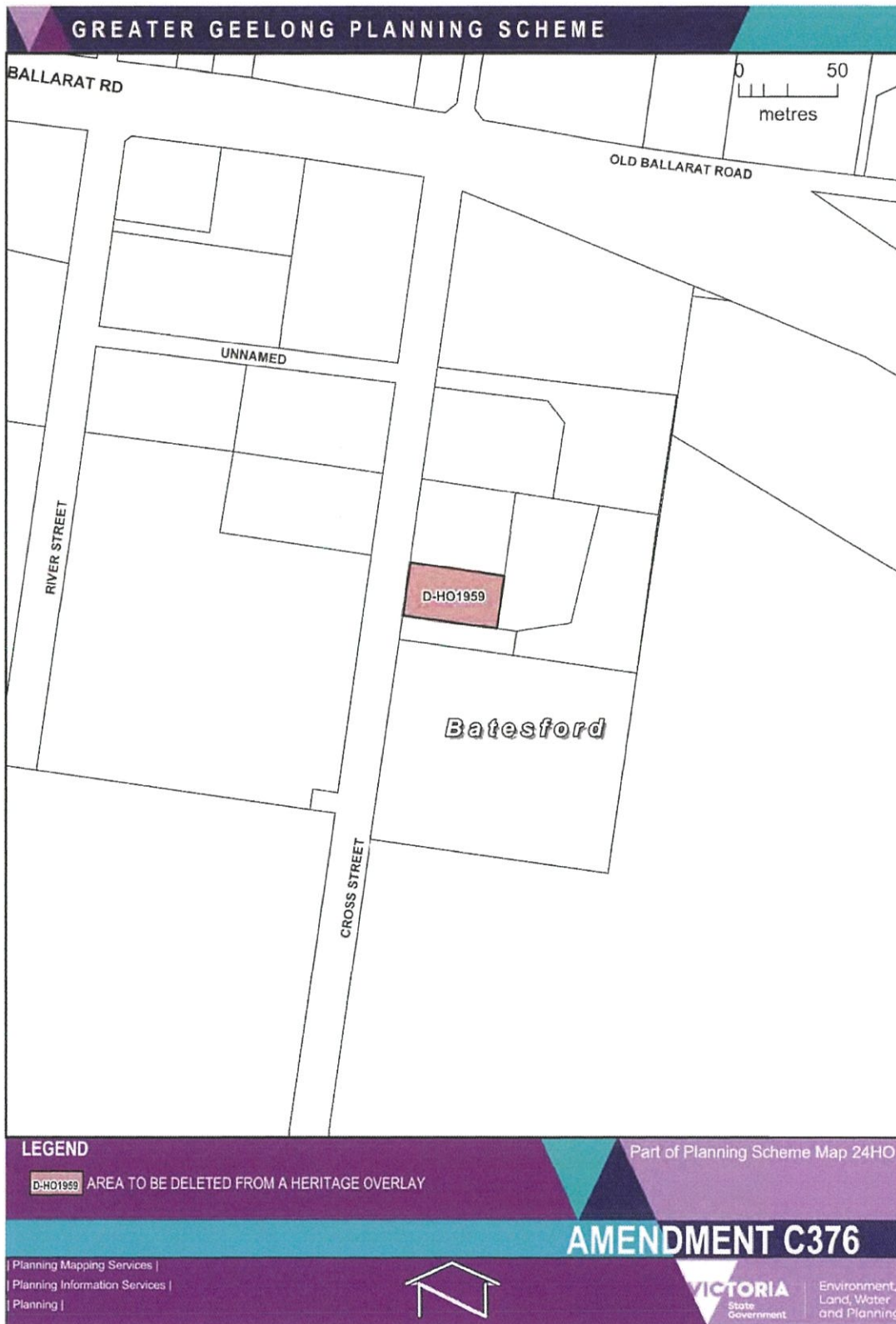
169-199 Cox Road, Norlane



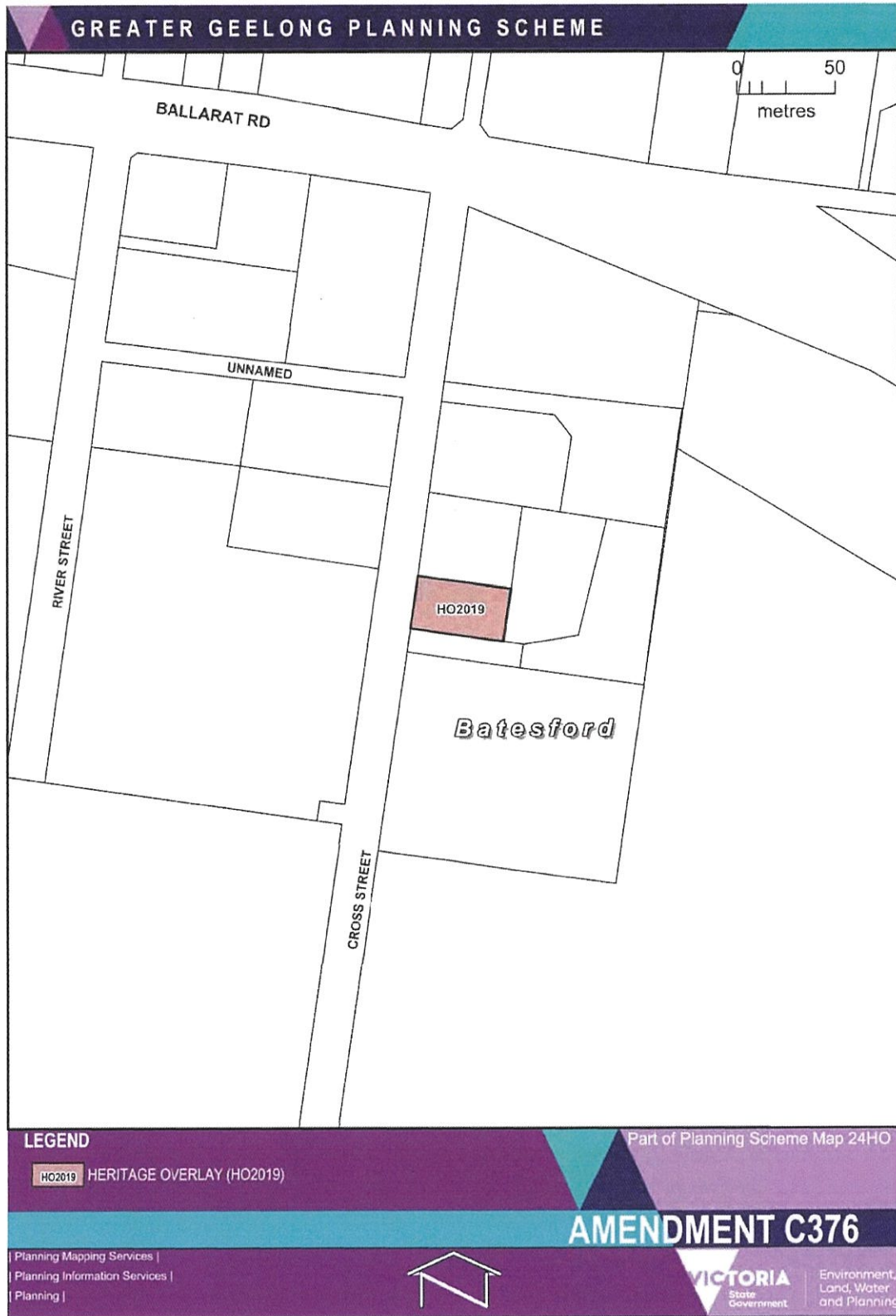
36 – 79 Malpas Drive, Wallington



33 Cross Street, Batesford - Deletion



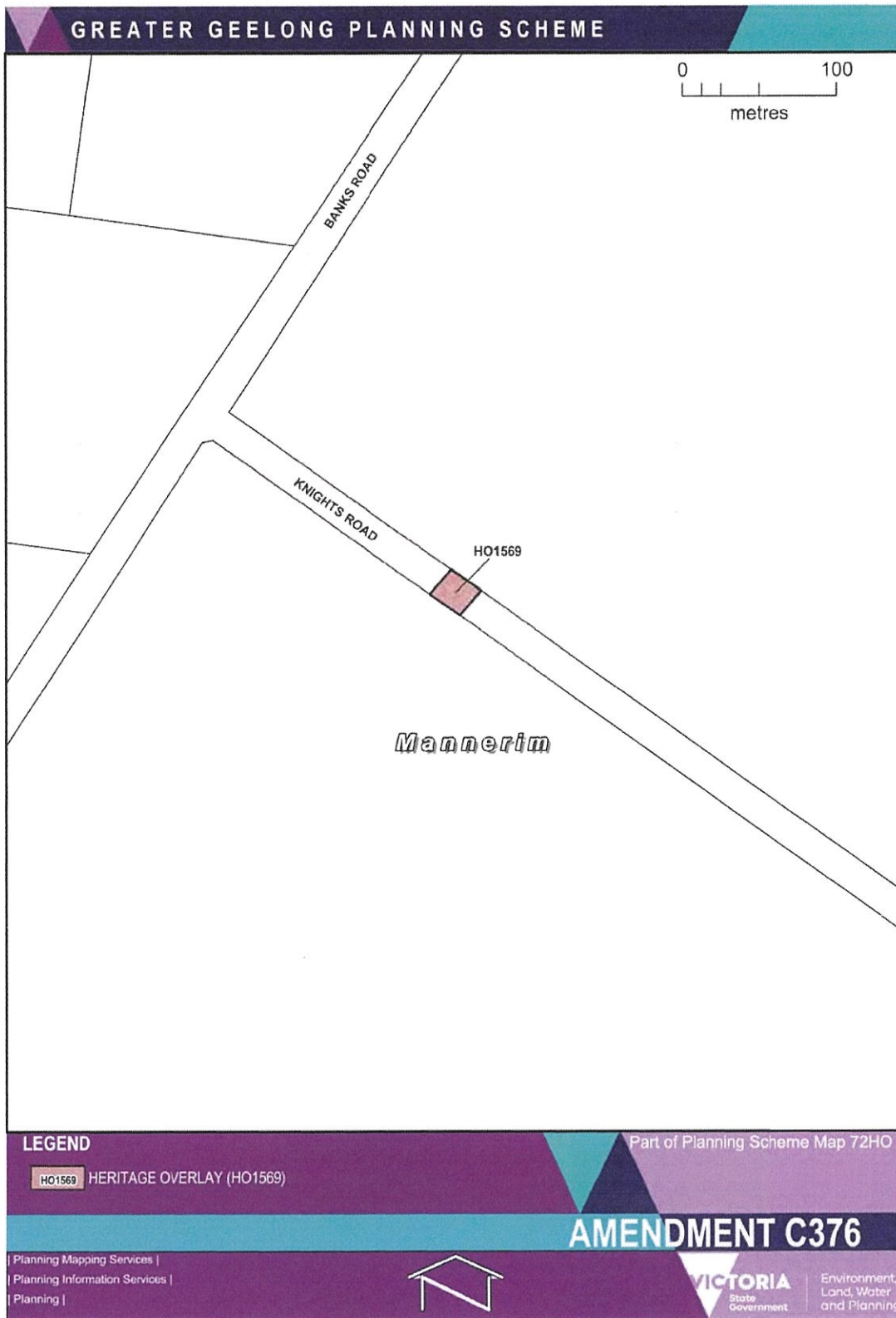
33 Cross Street, Batesford – Re-Number



712 – 824 Swan Bay Road, Mannerim - Deletion



Ford over Yarram Creek, Knights Road, Mannerim



502 Bluestone School Road, Connewarre - Deletion



Clause 21.14 (relevant pages only)

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 Murradoe Road
- Provide for the expansion of the Drysdale town centre to the east along Murradoe Road.
- Locate future development of a service business or industrial nature in the identified precinct along Murradoe 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 Murnaghurt 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

Clause 37.01 Special Use Zone Schedule 3 – Private Golf Courses

GREATER GEELONG PLANNING SCHEME

13/12/2012
201-
0258 C375

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

Table of uses

13/12/2012
201-
0258 C376

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
19/01/2005
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
19/01/2005
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.

Clause 37.01 Special Use Zone Schedule 16 - Privately Owned Utility Installation

GREATER GEELONG PLANNING SCHEME

--/20--
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

--/20--
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 Telecommunications facility	Must be in conjunction with a Section 1 use.
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

--/20--
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

--/20--
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

--/20--
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

~120~
C376

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

Clause 43.01 – Extract of changes to Heritage Overlay

GREATER GEELONG PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuilding s 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

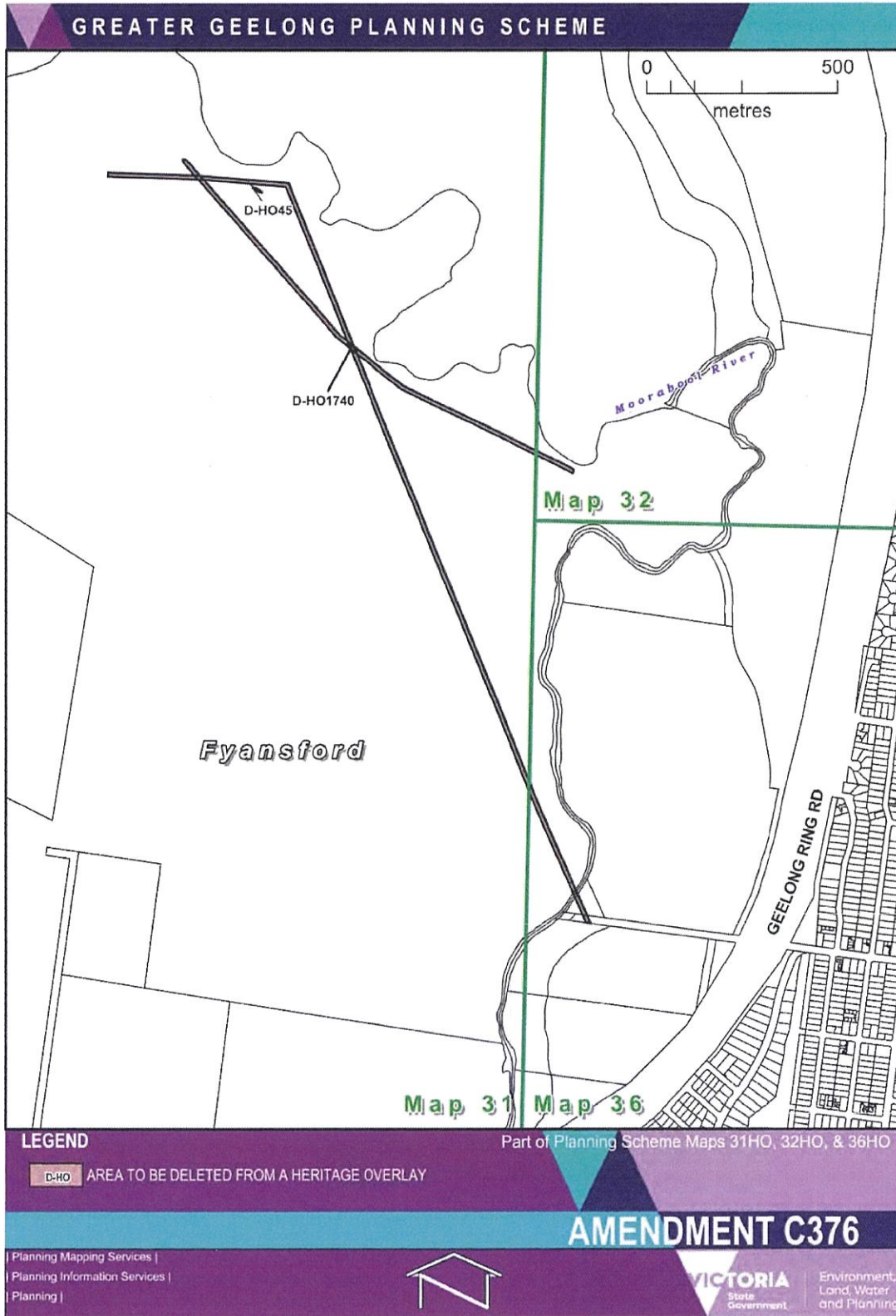
Schedule to Clause 72.04 Incorporated Documents (relevant page only)

GREATER GEELONG PLANNING SCHEME

Name of document	Introduced by:
Drysdale Bypass November 2017	C369
Environmental Weeds, City of Greater Geelong, September 2008	C129(Part 1)
Fibre Optic Project, Integrated Approval Requirements, December 2002	VC17
Geelong City Urban Conservation Study Vol. 1 Restoration and Infill Guidelines, Commercial and Civic Buildings, Graeme Butler for the City of Geelong, 1993	C258
Geelong Library and Heritage Centre Redevelopment, March 2013	C287
Geelong Ring Road – Section 4C Incorporated Document, June 2010	C232
Geelong TAC Office Development, October 2006	C142
Great Western Hotel Heritage Place 177-179 Aberdeen Street, Newtown Incorporated Plan December 2017	C365
Heritage and Design Guidelines, City of Greater Geelong, 1997	NPS1
Horseshoe Bend Precinct Development Contributions Plan, September 2014	C259
Jetty Road Urban Growth Area Development Contributions Plan, September 2011	C230
Lara West Development Contributions Plan, Final Version – C246/C285, March 2014	C285
Lara West Growth Area, Lara, Native Vegetation Precinct Plan, September 2013	C246
Lara West Precinct Structure Plan, Revision J, 25 September 2013	C246
Melbourne Geelong Interconnection Project, June 2010	C229
Manzeene Village, Lara, Native Vegetation Precinct Plan, June 2014	C285
Native Vegetation Precinct Plan, Geelong Ring Road Employment Precinct, March 2013	C243
Native Vegetation Precinct Plan, Horseshoe Bend Precinct, Armstrong Creek Urban Growth Area August 2014	C259
Newtown Heritage Study Review Report, Volume 3, City of Greater Geelong, 2008	C191
New Station Estate Restructure Plan, July 2010 (Amended December 2017)	C187 C376
Rail Gauge Standardisation Project, Integrated Approval Requirements, December 2002.	VC17
Regional Fast Rail Project, Integrated Approval Requirements, December 2002	VC17
Rail Upgrades at Geelong Port Project, May 2010	C211
Rippleside Comprehensive Development Plan, February 2000	C2
Rippleside Urban Design Guidelines, June 2000	C2
Small Lot Housing Code, December 2012	C267
Thirteenth Beach Golf Resort Barwon Heads, Barwon Heads Comprehensive Development Plan, Land Design Partnership, Anthony Cashmore & Associates and the Planning Group, May 2001 amended September 2006	C54
Waterfront Geelong Design and Development Code, Keys Young, July 1996	NPS1
West Fyans-Fyans Street Precinct Structure Plan, June 2009	C205

Attachment 5

Proposed Deletion of HO45 and current extent of HO1740



Proposed new extent of HO1740

