

Greater Geelong Amendment C393

Part C version CoGG response to expert evidence

Proposed changes to the *City of Greater Geelong Retail Strategy 2016-36* Adopted November 2018

PAGE/S	ACTION	REASON
1-6	No change	
7	Under the heading <i>Statutory Recommendations</i> delete last bullet point: "Use of floor space guidelines, contained within policy, to help direct development to locations where there is demand for more retail floor space".	Ensure consistency with Council Delegated Authority Report p. 11 further consideration of Clause 21.19 drafting
8	No change	
9	Amend Figure 1: Study Areas and Location Map in the Retail Strategy to more clearly identify the sub-regions consistent with those identified in Figure 14.	Response to expert witness report of Julian Szafraniec, [97] bullet point 3.
10-11	No change	
12	Replace Table 1 in the Retail Strategy with Table 3 from page 12 of Julian Szafraniec's expert witness report.	Response to expert witness report of Julian Szafraniec, [97] bullet point 2.
13	Figure 2 in the Retail Strategy should be amended to include the assumed population growth to 2036 in the NGGA and WGGA. Full build out capacity of growth areas could potentially also be plotted on the map or in a footnote to highlight the need to consider additional growth beyond the strategy planning horizon of 2036.	Response to expert witness report of Julian Szafraniec, [97], bullet point 3.
14-21	No change	
22	Under the heading <i>Northern and Western Growth Areas</i> update the second paragraph to make clear that a framework plan for these Growth Areas was adopted by Council on 26 March 2019. However, Precinct Structure Plans must be completed before development can begin in these areas.	Ensure the Strategy is up to date.
23-24	No change	
25	Replace Figure 6 <i>Location of Retail Centre</i> with a new Figure 6 as shown in Appendix 1	Response to submissions to correct the location of retail centres in the NWGGA and to designate NWGGA centres as 'indicative' not 'future'
26-27	No change	
28	Under the heading <i>Future Retail Centres in the Northern and Western Geelong Growth Areas</i> : <ul style="list-style-type: none"> ▪ Second paragraph last sentence: replace the word "six" with "seven". ▪ Amend second last paragraph to read: <i>The PSPs will consider the timing, location and scale of the proposed retail centres, particularly the sub regional centres, and any potential impacts on the existing centre network and will consider applying floor space caps.</i> 	Correct error and response to Submission no. 8

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PAGE/S	ACTION	REASON
	<p>Under the heading <i>Definition of a Retail Centre</i>, replace this section with a new section as follows:</p> <p>“Greater Geelong has a number of retail centres, but not all of these centres will form part of the identified retail hierarchy. A retail centre is:</p> <p><i>Any place where retail transactions take place for household goods and services, and where one or more of the following conditions apply:</i></p> <p><i>The retail activity is lawful under all relevant statutes, including the Planning and Environment Act 1987.</i></p> <p><i>The location accommodates at least one shop, and the total floor space of the shop(s) exceeds 500 square metres (this is a nominal limit to signify a significant concentration of shops or sales activity).</i></p> <p><i>The boundary of any such all retail centres identified in will be determined by Figure 6 of this Strategy is as delineated in Appendix 1. The boundary of all other retail centres will be determined by those contiguous land parcels which may lawfully be used for the purpose of a ‘shop’ without the need for a planning scheme amendment.</i></p> <p><i>‘Edge of centre retailing’ means a proposal to use land for a ‘shop/s’ directly adjoining a centre boundary.</i></p> <p><i>‘Out-of-centre retailing’ is defined as means a proposals to use land for a ‘shop/s’ which are not consistent with the planned hierarchy of retail centres and which are not permissible ‘as of right’ where the land is neither in nor adjoining a retail centre and the use of the land for a “shop/s” is not as-of-right.</i></p> <p>Based on the above definition, planning policy will primarily direct retail development to existing centres identified in the retail hierarchy in Table 2.”</p>	<p>Improve the definition of a retail centre by clarifying the boundary of a retail centre and including a definition for ‘edge of centre retailing’. This change is not the result of a submission or raised in the Delegated Authority Report</p>
29	<p>At the end of paragraph 3 in “A Gravity Model for Greater Geelong” include a cross-reference to a more detailed explanation of the retail gravity model in an Appendix to the Retail Strategy.</p>	<p>In response to expert witness report of Julian Szafraniec [116].</p>
30-31	<p>In Table 3 <i>Retail Floor Space Audit 2018</i>, in the ‘Restricted Retail’ section:</p> <ul style="list-style-type: none"> ▪ Under the ‘Supermarket’ column, replace ‘2,156’ with zero. ▪ The ‘Waurm Ponds’ row has been repeated therefore remove one ‘Waurm Ponds’ row. 	<p>Correct errors including in response to expert witness report of Julian Szafraniec [97], bullet point 4.</p>

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PAGE/S	ACTION	REASON
	<ul style="list-style-type: none"> Change 'Restricted Retail' in 'Dispersed Restricted Retail' from 187,825 to 174,501, consistent with total existing floor space identified in Table 5, page 59. 	
32-39	No change	
40	<p>Update Replace Figure 12 in the Retail Strategy with data from Table 19 in the expert witness report of Julian Szafraniec.</p> <p>Correct the text preceding Figure 12 to refer to:</p> <ul style="list-style-type: none"> 2016 (current) – 106,180 square metres oversupply 2026 – 89,904 square metres undersupply 2036 – 418,186 square metres undersupply 	In response to expert witness report of Julian Szafraniec [97], bullet point 5 and 175.
41	Remove Figure 13 because it replicates Figure 1.	In response to expert witness report of Julian Szafraniec [97], bullet point 5.
42-43	Update Figure 14 in the Retail Strategy with data from Table 18 in the expert witness report of Julian Szafraniec.	In response to expert witness report of Julian Szafraniec [97], bullet point 5.
44-53	No change	
54-56	Figure 17C to be corrected by officers as per Council Delegated Authority Report p.7	Response to Submission no. 2
55	Correct Figure 17c, page 56 of the Retail Strategy as red bubble is missing for Drysdale.	Response to expert evidence of Julian Szafraniec [97], bullet point 7.
57	Replace Table 5 on page 57 of the Retail Strategy with Table 20 in expert witness report of Julian Szafraniec.	Response to expert evidence of Julian Szafraniec [97], bullet point 7.
57-59	Replace page 57 and Table 5 Supportable Floor Space 201-2036 with a new page 57 and Table 5 as shown in Appendix 2	Response to submissions and correct errors and inconsistencies
60-64	No change	
65	Under criteria number 3a. replace "page 17" with "page 62".	Correct error also in response to expert evidence of Julian Szafraniec, [97], bullet point 8.
66-69	No change	
70	Under the heading <i>Waurrn Ponds sub-regional centre</i> replace 'Recommendation: 35,000' with 'Recommendation: 38,300' and re-word the paragraph as follows:	Correct inconsistencies following response to Submission no. 7

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PAGE/S	ACTION	REASON
	<p>“This centre has expanded in recent years to the current floor space of 41,800 square metres. The centre currently exceeds or is close to the current maximum floor space cap at 35,000 square metres. It is proposed to retain adjust the existing floor space cap at 35,00 to 38,300 square metres. By maintaining the cap at the current shop floor space, Proposals to increase the size of the centre will require a planning permit enabling Council to consider the timing and impact of new development on the retail hierarchy.”</p>	
71	<p>Replace the heading <i>Neighbourhood Centres</i> with <i>Neighbourhood Centres (in existing urban areas)</i>.</p> <p>Replace the heading <i>Areas Experiencing Growth</i> with <i>Neighbourhood Centres (in areas experiencing greenfield growth)</i>.</p> <p>Under the heading <i>Areas Experiencing Growth</i>, sub-heading <i>General</i>: in the recommendation replace “7,650 square metres” with “7,700 square metres”.</p>	<p>Clarify ‘Neighbourhood Centre’ headings. These changes are not the result of a submission or raised in the Council Delegated Authority Report</p> <p>Correct inconsistencies</p>
72-73	Under the heading <i>Kingston Downs Neighbourhood Activity Centre, Grubb Road, Ocean Grove</i> , replace this section with a new section as shown in Appendix 3	Response to submissions (no’s 7, 9 and 11)
74	Under the heading <i>Warrally Neighbourhood Activity Centre – Armstrong Creek East Precinct</i> , replace the recommendation with: “Adjust floor space cap from 6,000 to 7,700 square metres” and remove the last sentence of the last paragraph.	Response to submissions (no’s 1 and 3)
75	No change	
76	Replace Table 7 <i>Proposed Floor Space Caps</i> with a new Table 7 as shown in Appendix 4	Response to submissions and correction of inconsistencies also in response to expert evidence of Julian Szafraniec, [97], bullet point 9.
77	<p>Replace the first paragraph with a new first paragraph as follows:</p> <p>“Even though floor space caps have not been proposed for all centres, floor space guidelines for all centres within the retail hierarchy should be included within the municipal strategic statement, as shown in Table 8 have been provided in Table 8.”</p>	Council Delegated Authority Report p. 11 further consideration of clause drafting
78	Removing Table 8 from the Retail Strategy as it presents the same information as in Table 20 of Mr Szafraniec’s evidence which is to be included on page 40 of the Retail Strategy albeit in a slightly different form.	

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PAGE/S	ACTION	REASON
78-79	Replace Table 8 Supportable Retail Floor Space Guidelines to 2036 with a new Table 8 as shown in Appendix 5	Response to submissions and correct errors and inconsistencies
80	Remove the last bullet point.	Council Delegated Authority Report p. 11 further consideration of clause drafting
81-97	No change	
98-99	Page 99: Replace the maps with the correct maps for the Lara Town Centre.	Correct error
100-117	No change	
118-119	In the table <i>Zoning (sqm)</i> row, remove "158,470" from the C2Z column and insert "40,000" under the C1Z column. In the table <i>Growth opportunities</i> row, replace the figure "-900" with "1,400".	Response to Submission no. 2 and correction of error
120-141	No change	
142-143	To be updated	Correct inconsistencies
144-157	No change	
158-9	Remove pages	NWGGA centres are not 'planned centres' such as centres in the Armstrong Creek Growth Area. Premature to be included in Appendix 1
160	No change	
161	To be updated	Correct inconsistencies
162	No change	
163-168	Remove pages	NWGGA centres are not 'planned centres' such as centres in the Armstrong Creek Growth Area. Premature to be included in Appendix 1
169-194	No change	
Appendix 3	Changes to the boundaries of the Kingston Downs NAC, Leopold Sub-regional centre and Waurn Ponds Sub-regional centre	

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APPENDIX 1

FIGURE 6: LOCATION OF RETAIL CENTRE

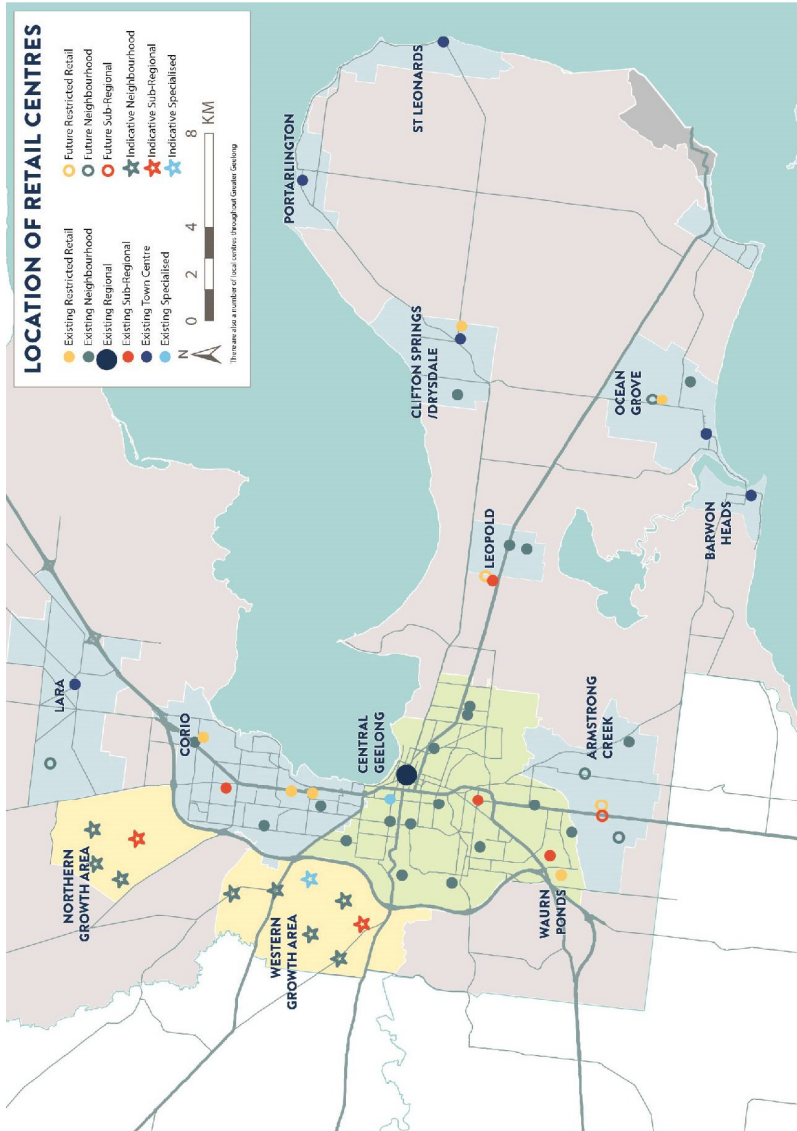
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There are also a number of local centres throughout Greater Geelong

APPENDIX 2

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SUPPORTABLE FLOOR SPACE 2016–2036

Table 5 further distils this analysis by focusing on the commercially-supportable floor space at each centre as at 2036, taking into account projected population growth. Population growth increases the demand for additional retail floor space. By 2036 most centres in Greater Geelong are able to expand. Existing and approved floor space in some centres, is already in excess of what is expected to be supportable in 2036.

The calculations provided here are not intended to limit the growth of a centre beyond what has been indicated in this table. Indeed, some centres may never achieve the supportable floor space identified for a range of reasons, such as land constraints. This demand may then be taken up by a nearby centre or new centre. Planning policy contained in the Greater Geelong Planning Scheme should be used to determine whether growth of a centre should occur.

The time scale provided in the table is not intended to prevent centres expanding earlier than identified. If population growth rates were to increase above the projected 2% average annual growth rate, then it is likely that planning policy would support more retail floor space sooner.

Floor space has not been attributed to indicative centres in the Northern and Western Geelong Growth Areas. Detailed floor space assessments will be undertaken as part of the preparation of Precinct Structure Plans.

TABLE 5: SUPPORTABLE FLOORSAPCE – ALL RETAIL

Precinct	Floorspace supply				Projected Floorspace Demand				Total supply less demand		
	Existing Floorspace in 2016	Vacant Floorspace	Planned new/add floorspace	Total	2016	2026	2036	2016-36	2016	2026	2036
Regional	187,300	26,000	0	213,300	189,100	253,700	345,800	156,700	24,200	-40,400	-132,500
Central Geelong	187,300	26,000	0	213,300	189,100	253,700	345,800	156,700	24,200	-40,400	-132,500
Sub-Regional	132,500	1,400	40,000	173,900	125,800	180,600	259,400	133,600	48,100	-6,700	-85,500
Belmont	42,600	1,400	0	44,000	40,200	51,600	64,800	24,600	3,800	-7,600	-20,800
Waurm Ponds	41,800	0	0	41,800	39,600	51,500	64,500	24,900	2,200	-9,700	-22,700
Corio SC	27,500	0	0	27,500	26,100	33,000	44,100	18,000	1,400	-5,500	-16,600
Leopold Gateway Plaza	20,600	0	0	20,600	19,900	26,900	36,400	16,500	700	-6,300	-15,800
Armstrong Creek Town Centre	0	0	40,000	40,000	0	17,600	49,600	49,600	40,000	22,400	-9,600
Sub-regional Centre - WGGA	0	0	0	0	0	0	0	0	0	0	0
Sub-regional Centre - NGGA	0	0	0	0	0	0	0	0	0	0	0
Specialised	38,100	5,000	0	43,100	38,200	47,300	61,100	22,900	4,900	-4,200	-18,000
Pakington Street (Geelong West)	38,100	5,000	0	43,100	38,200	47,300	61,100	22,900	4,900	-4,200	-18,000
Specialised Centre - WGGA	0	0	0	0	0	0	0	0	0	0	0
Town	64,500	2,700	500	67,700	61,100	74,700	94,200	30,100	6,600	-7,000	-26,500
Ocean Grove	16,300	400	0	16,700	16,100	17,800	20,200	4,100	600	-1,100	-3,500
Drysdale	14,900	200	0	15,100	13,400	18,000	23,200	9,800	1,700	-2,900	-8,100
Lara	15,000	100	0	15,100	13,200	16,400	20,800	7,600	1,900	-1,300	-5,700
Barwon Heads	8,700	1,100	500	10,300	9,100	10,400	11,900	2,800	1,200	-100	-1,600
Portarlinton	6,400	800	0	7,200	6,200	7,800	9,700	3,500	1,000	-600	-2,500
St Leonards (Murradoc Road)	3,200	100	0	3,300	3,100	4,300	5,400	2,300	200	-1,000	-2,100

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Neighbourhood	101,400	3,000	37,300	141,700	93,800	134,300	176,400	80,300	47,900	7,400	-34,700
Shannon Avenue (Geelong West)	12,900	0	0	12,900	12,200	14,600	18,100	5,900	700	-1,700	-5,200
Separation St	5,600	400	0	6,000	5,800	7,100	9,500	3,700	200	-1,100	-3,500
Pakington Street (Newtown)	9,200	300	0	9,500	9,700	12,000	14,800	5,100	-200	-2,500	-5,300
Highton	7,000	100	0	7,100	6,500	8,000	9,900	3,400	600	-900	-2,800
Newcomb Central	7,400	0	0	7,400	6,200	7,700	9,900	3,700	1,200	-300	-2,500
East Geelong	5,900	200	0	6,100	6,000	7,600	9,600	3,600	100	-1,500	-3,500
Bellarine Village	6,900	0	0	6,900	6,000	7,400	9,500	3,500	900	-500	-2,600
Bell Post SC	5,600	0	0	5,600	4,800	5,800	8,300	3,500	800	-200	-2,700
Barrabool Hills Neighbourhood Shopping Centre	4,200	0	0	4,200	3,500	4,500	5,600	2,100	700	-300	-1,400
Shannon Avenue (Newtown)	4,500	400	0	4,900	4,200	5,100	6,300	2,100	700	-200	-1,400
Ocean Grove (Marketplace)	5,700	100	0	5,800	5,000	5,800	6,900	1,900	800	0	-1,100
Vines Road	3,100	100	0	3,200	3,000	3,600	4,900	1,900	200	-400	-1,700
Fyansford	2,300	0	9,500	11,800	2,400	7,900	11,300	8,900	9,400	3,900	500
Grovedale Central	2,500	200	0	2,700	2,300	2,800	3,400	1,100	400	-100	-700
Dorothy Street	1,800	0	0	1,800	1,700	2,200	2,900	1,200	100	-400	-1,100
Ash Road	1,600	200	0	1,800	1,600	2,400	3,200	1,600	200	-600	-1,400
Rosewall	1,700	0	0	1,700	1,300	1,700	2,200	900	400	0	-500
Jetty Road	4,100	100	0	4,200	3,400	4,100	5,600	-100	800	100	-1,400
The Village Warrailly	6,000	900	1,900	8,800	5,200	11,100	16,600	11,400	3,600	-2,300	-7,800
Surf Coast Highway NAC	3,400	0	0	3,400	3,000	3,900	4,800	1,800	400	-500	-1,400
Kingston Downs	0	0	11,200	11,200	0	4,400	6,300	6,300	11,200	6,800	4,900
Lara West NAC	0	0	4,700	4,700	0	600	800	800	4,700	4,100	3,900
Armstrong Creek West NAC	0	0	3,000	3,000	0	1,100	1,600	1,600	3,000	1,900	1,400
Armstrong Creek Horseshoe Bend Precinct	0	0	7,000	7,000	0	2,900	4,400	4,400	7,000	4,100	2,600
North East NAC	0	0	0	0	0	0	0	0	0	0	0
Echo Rd East - NGGA	0	0	0	0	0	0	0	0	0	0	0
Echo Rd West - NGGA	0	0	0	0	0	0	0	0	0	0	0
Heales Rd West - NGGA	0	0	0	0	0	0	0	0	0	0	0
Northern Centre - WGGGA	0	0	0	0	0	0	0	0	0	0	0
Midland Hwy - WGGGA	0	0	0	0	0	0	0	0	0	0	0
Lakeside West - WGGGA	0	0	0	0	0	0	0	0	0	0	0
Lakeside South - WGGGA	0	0	0	0	0	0	0	0	0	0	0
Western Centre - WGGGA	0	0	0	0	0	0	0	0	0	0	0
Locals	69,500	5,900	11,800	87,200	19,000	23,700	31,900	12,900	0	-4,700	-12,900
Restricted Retail	136,100	2,900	25,000	164,000	121,500	189,700	290,400	168,900	42,500	-25,700	-126,400
Geelong Gateway Homemaker precinct	31,500	2,100	0	33,600	27,300	40,000	59,700	32,400	6,300	-6,400	-26,100
Wairn Ponds Homemaker Retail	47,000	300	0	47,300	42,900	64,600	90,900	48,000	4,400	-17,300	-43,600
Melbourne Road (Norlane)	23,700	100	0	23,800	20,600	29,800	43,500	22,900	3,200	-6,000	-19,700
Melbourne Road (North Geelong)	14,300	0	0	14,300	13,200	18,400	26,100	12,900	1,100	-4,100	-11,800
Sinclair Street	4,100	0	0	4,100	4,200	6,100	8,900	4,700	-100	-2,000	-4,800
Drysdale Homemaker	3,200	400	0	3,600	2,900	4,300	5,600	2,700	700	-700	-2,000
Leopold Homemaker	12,300	0	0	12,300	10,400	16,400	24,500	14,100	1,900	-4,100	-12,200
Armstrong Creek	0	0	25,000	25,000	0	10,100	31,200	31,200	25,000	14,900	-6,200
Central Restricted Retail Centre - WGGGA	0	0	0	0	0	0	0	0	0	0	0
Dispersed Restricted Retail*	174,500	9,100	0	183,600	154,800	154,800	154,800	0	28,800	28,800	28,800
Bellarine Highway (Newcomb)	19,200	1,300	0	20,500	17,700	17,700	17,700	0	2,800	2,800	2,800
Settlement and Breakwater Road Belmont - Spotlight centre	33,000	200	0	33,200	28,200	28,200	28,200	0	5,000	5,000	5,000
Smithton Grove	4,300	0	0	4,300	4,000	4,000	4,000	0	300	300	300
North Geelong - Mackey Street	11,200	0	0	11,200	9,400	9,400	9,400	0	1,800	1,800	1,800
Sharon Court	10,500	0	0	10,500	8,800	8,800	8,800	0	1,700	1,700	1,700
Princess Hwy Auto Centre	300	0	0	300	200	200	200	0	100	100	100
Gordon Avenue Precinct (Geelong West)	20,300	1,800	0	22,100	17,900	17,900	17,900	0	4,200	4,200	4,200
Moorabool-Fyans Dispersed	42,500	3,100	0	45,600	38,100	38,100	38,100	0	7,500	7,500	7,500
Anakie Road	3,900	300	0	4,200	3,700	3,700	3,700	0	500	500	500
Gregory Avenue	2,500	0	0	2,500	2,300	2,300	2,300	0	200	200	200
West Fyans Street	13,300	400	0	13,700	12,400	12,400	12,400	0	1,300	1,300	1,300
Surf Coast Highway	13,500	2,000	0	15,500	12,100	12,100	12,100	0	3,400	3,400	3,400
Bacchus Marsh Road (Corio)	0	0	0	0	0	0	0	0	0	0	0

Legend

Planned or indicative centre

Total

*Future floor space growth of dispersed centres has been restricted. Growth will be directed to centres identified in the retail hierarchy at table 2

#Supportable floorspace was not calculated for local centres individually

NGGA - Northern Geelong Growth Area

WGGGA - Western Geelong Growth Area

Red bold indicates where change has been made

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APPENDIX 3

Kingston Downs Neighbourhood Activity Centre, Grubb Road, Ocean Grove

Planned retail floor space total: 10,935 square metres

Planned shop floor space: 8,707 square metres

Current floor space cap: No

Recommendation: Floor space cap of 7,650 square metres.

The Ocean Grove Structure Plan 2007, and subsequent Amendment C60, rezoned:

- 9.7 hectares of land to Commercial 1 Zone (previously Business 1) and
- 14.5 hectare to the Commercial 2 Zone (previously Business 4).

Recent planning scheme reform allows for supermarket and shop uses to establish, as of right, within the Commercial 2 Zone land. This means a significant amount of retail floor space could be established, without the need for a planning permit. This is of concern, given the potential trade impacts on the Ocean Grove Town Centre, Ocean Grove Market Place, Leopold sub-regional centre and the established retail hierarchy.

There is an approved development plan for the Kingston Neighbourhood Activity Centre and Industrial Estate which shows the location of future land uses, road network and other details (see Figure 18). A planning application (PP233/2016) has been approved to develop stage 1 of the Kingston Neighbourhood Centre. Separate permits have been granted for Convenience restaurant and Service station. The Centre is under construction.

The proposed neighbourhood centre will contain:

A total of 10,935 square metres of retail floor space, comprising:

- 6,877 square metres of floor space to the north of Coastal Boulevard (Commercial 1 Zone); and
- 1,830 square metres of floor space to the south (Commercial 2 Zone);
- key centre anchors including Woolworths and Aldi supermarkets, a Dan Murphy's liquor store and McDonalds.

The northern side of the centre (Commercial 1 Zone) will consist of:

- a 3,895 square metre Woolworths;
- a 1,376 square metre Dan Murphy's;
- 3,212 square metres of floor space dedicated to speciality retail tenancies, which will comprise a variety of uses including shops, cafes, takeaway food premises and other retail uses; and
- 2,053 square metres dedicated to non-retail uses, such as office spaces and gym.

Assuming 50 per cent of the speciality retail stores are not used for shop uses, the north of Coastal Boulevard is expected to consist of approximately 6,877 square metres of shop uses.

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Taking into consideration the existing planning permit and that floor space caps do not apply to Commercial 2 Zone land, a floor space cap of 7,650 square metres should be applied to the Kingston Downs Neighbourhood Centre.

This is consistent with the planning permit on Commercial 1 Zone land (conservatively allowing for higher than 50% shop floor space). Under this cap, further development will then trigger an economic impact assessment and provide an opportunity to review the impact of further development on the retail hierarchy particularly the Ocean Grove Town Centre and Leopold Sub-regional Centre.

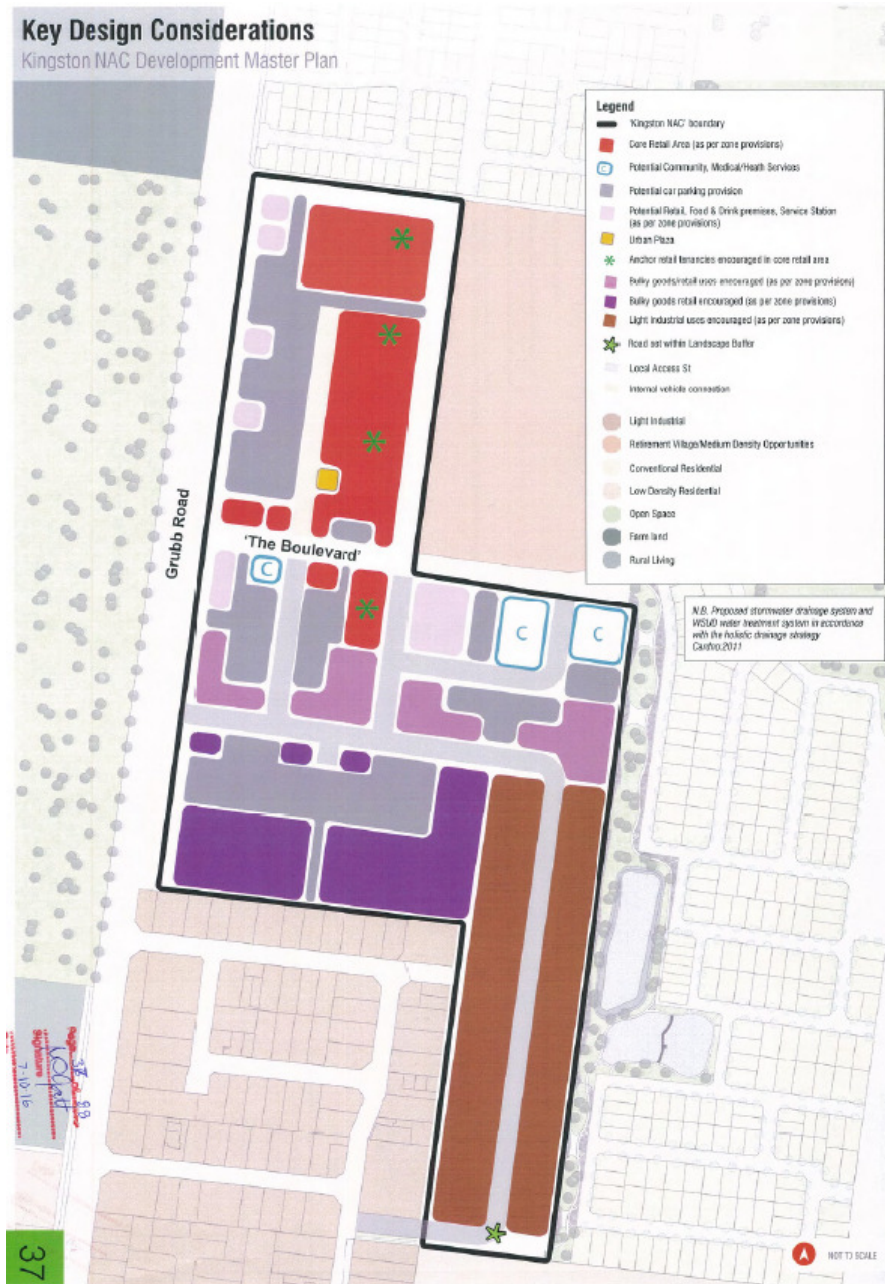
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FIGURE 18: KINGSTON NEIGHBOURHOOD ACTIVITY CENTRE AND INDUSTRIAL ESTATE DEVELOPMENT PLAN, APPROVED OCTOBER 2016



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APPENDIX 4

TABLE 7: PROPOSED FLOOR SPACE CAPS

NAME OF CENTRE	SIZE IN SQUARE METRES IN 2016 (SHOP)	OVERALL SQUARE METRES SUPPORTABLE FLOOR SPACE BY 2036 (SHOP) ^a	EXISTING FLOOR SPACE CAP IN SCHEME 2016	PROPOSED FLOOR SPACE CAP SQUARE METRES (SHOP ONLY)
Sub-regional centres				
Corio	26,400	42,400	-	27,400
Leopold	18,000	31,500	30,000	30,000
Waurin Ponds	38,300	59,200	35,000	38,300
Growth Areas				
Armstrong Creek Town Centre	0	42,700	40,000	40,000
Fyansford	0	4,800	-	4,800
Horseshoe Bend North East	0	3,600	7,000	7,000
Jetty Road	4,100	5,400	6,000	6,000
Warrailly	7,700	13,000	6,000	7,700
Kingston Downs	0	5,300	-	7,650
Armstrong Creek West	0	1,600	3,000	3,000
Lara West	0	800	-	5,000
Armstrong Creek East Precinct Local Activity Centre ^a	0	N/A	1,000	1,000
Armstrong Creek West Precinct Whites Road Local Activity Centre ^a	0	N/A	1,000	1,000
Armstrong Creek West Precinct Boundary Road Local Activity Centre ^a	0	N/A	1,000	1,000
West Precinct Train Station Local Activity Centre ^a	0	N/A	1,000	1,000
Armstrong Creek Horseshoe Bend Precinct Southern Local Activity Centre ^a	0	N/A	1,000	1,000
Armstrong Creek Horseshoe Bend Precinct Western Local Activity Centre ^a	0	N/A	1,000	1,000
Yellow highlight indicates where change has been made				

Note: In some instances shop floor space already exceed existing caps. In most instances this occurs in an existing centre where changes of land use occur frequently but the overall floor space of the centre does not e.g. Waurin Ponds sub-regional centre.

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APPENDIX 5

TABLE 8: SUPPORTABLE RETAIL FLOOR SPACE GUIDELINES TO 2036*

Centre Name	Total floor space including existing, vacant and planned floor space sqm 2016	Total floor space demand sqm 2036	Amount of supportable floor space sqm 2036 ²
Regional Centre			
Central Geelong	213,300	345,800	+132,500
Sub-regional Centre			
Belmont	44,000	64,800	+20,800
Waurin Ponds	41,800	64,500	+22,700
Corio SC	27,500	44,100	+16,600
Leopold	20,600	36,400	+15,800
Armstrong Creek	40,000	49,600	+9,600
Specialised Centre			
Pakington St	43,100	61,100	+18,000
Town Centre			
Ocean Grove	16,700	20,200	+3,500
Drysdale	15,100	23,200	+8,100
Lara	15,100	20,800	+5,700
Barwon Heads	10,300	11,900	+1,600
Portarlington	7,200	9,700	+2,500
St Leonards	3,300	5,400	+2,100
Neighbourhood Centres			
Shannon Ave (Geelong West)	12,900	18,100	+5,200
Separation Street	6,000	9,500	+3,500
Pakington Street (Newtown)	9,500	14,800	+5,300
Highton	7,100	9,900	+2,800
Newcomb Central	7,400	9,900	+2,500
Geelong East	6,100	9,600	+3,500
Bellarine Village	6,900	9,500	+2,600
Bell Post SC	5,600	8,300	+2,700
Barrabool Hills Shopping Centre	4,200	5,600	+1,400
Shannon Ave (Newtown)	4,900	6,300	+1,400
Ocean Grove (Marketplace)	5,800	6,900	+1,100
Vines Road	3,200	4,900	+1,700
Fyansford	11,800	11,300	-500
Grovedale Central	2,700	3,400	+700
Dorothy Street	1,800	2,900	+1,100
Ash Road	1,800	3,200	+1,400
Rosewall	1,700	2,200	+500
Jetty Road	4,200	5,600	+1,400
Warralily	8,800	16,600	+7,800
Surf Coast Hwy	3,400	4,800	+1,400
Kingston Downs	7,000	6,300	-700
Lara West	3,400	800	-2,600

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Armstrong Creek West	4,700	1,600	-1,400
Horseshoe Bend North East	3,000	4,400	-2,600
Restricted Retail Centre[^]			
Drysdale	3,600	5,600	+2000
Geelong Gateway	33,600	59,7600	+26,100
Waurm Ponds	47,300	90,900	+43,600
Melbourne Rd (Norlane)	23,600	43,500	+19,700
Melbourne Rd (North Geelong)	14,300	26,100	+11,800
Sinclair St	4,100	8,900	+4,800
Leopold Central	12,300	24,500	+12,200
Armstrong Creek	25,000	31,200	+6,200

* Supportable floor space is defined as all retail uses.

Where the amount of supportable floor space includes a 'minus', the size of this centre already exceeds retail demand.

[^] Excludes dispersed Restricted Retail Centres.

Yellow highlight indicates where change has been made