

**21.07**  
12/01/2017  
~~C347~~  
[Proposed C393](#)

## **ECONOMIC DEVELOPMENT AND EMPLOYMENT**

**21.07-1**  
14/10/2010  
~~C168~~  
[Proposed C393](#)

### **Key issues and influences**

#### **Economic Role and Function**

Geelong is the largest regional city in Victoria and the primary service and employment hub for the G21 Geelong Region Alliance.

The City's infrastructure base includes Avalon Airport, the Geelong Port and major road and rail connections to Metropolitan Melbourne and Victoria's western regions.

The provision of high quality living, working and recreational environments is critical to attracting and retaining highly skilled people and the businesses in which they work.

#### **Industry**

There is a need to provide support for ongoing employment and economic development in the Geelong region.

There is a need to provide a diverse range of appropriately located, well serviced industrial land which meets the needs of a range of industry types and minimises land use conflicts.

Traditional manufacturing industries will continue to be key economic and employment drivers in the municipality, however at the same time the City's economy will need to focus on emerging industry sectors that underpin economic development, prosperity and employment growth in the new economy.

The changing nature of industrial development means that most industrial development now requires high amenity land that offers a high quality environment for workers and visitors.

There is a need to support industry through the maintenance and improvement of infrastructure including the road, rail, Avalon Airport, deep water port and associated facilities.

The extractive industry operations in the municipality make a vital contribution to the building and construction industries and are of major economic importance to the Geelong region.

#### **Retail**

~~The City of Greater Geelong Retail Activity Centre Hierarchy has been established to articulate the role and function fulfilled by centres of different sizes.~~

~~The retail hierarchy supports the primacy of Central Geelong as the focus of retail activity in the region.~~

~~There is a need to ensure a mix of commercial uses in activity centres.~~

~~The retail hierarchy will be enhanced through high quality urban design and improved pedestrian and public transport accessibility.~~

~~There is increasing development pressure for sites located away from activity centres, particularly for bulky goods and other large format retail development types that seek large sites with the capacity for significant car parking.~~

~~Greater Geelong exhibits a number of factors that contribute to an increased vulnerability to problem gambling which requires sensitive consideration of their location.~~

## Rural

Agricultural production is modest, but locally important and economically significant for landowners.

There is potential for growth in agricultural production, particularly aquaculture.

Farming activity and the rural landscape are very significant elements to the identity, image and liveability of the City of Greater Geelong.

Farming and rural landscapes form non urban breaks and are a critical element to the settlement strategy, tourism function and lifestyle of the region.

Farming and agriculture are important and valued activities in the northern area of the municipality, particularly in the Anakie area.

Rural land in a number of urban fringe areas accommodates a range of uses and developments which require buffers from residential areas.

The City's rural areas contain important environmental assets.

## Tourism

Tourism is a key part of the economy of the Geelong region. The region includes major tourism destinations such as the Bellarine Peninsula and the coast.

Tourism activities in rural and coastal areas must be carefully managed so as not to compromise the natural environment and/or agricultural activities.

### 21.07-2

19/07/2012  
C487  
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## Industry

### Objectives

- To provide an adequate supply of appropriately located industrial land that meets the needs of different industries.
- To direct different types of industrial development to appropriate locations.
- To facilitate well designed and serviced industrial development that provides a high level of amenity for workers and visitors.
- To minimise land use conflicts.

### Strategies

- Focus new industrial development around major transport routes and infrastructure assets.
- Protect existing and designated future industrial areas from encroachment by incompatible land uses.
- Support the development of a technology/business park in the South Western Armstrong Creek Employment Area.
- Encourage regional and national scale industrial businesses to locate in the southern part of the Geelong Ring Road Employment Precinct, and in appropriate locations in the future South Western Armstrong Creek Employment Area.
- Direct industries which require substantial buffer zones from sensitive land uses to the core of the Industrial 2 Zone in the Geelong Ring Road Employment Precinct.

- Ensure all industrial development incorporates best practice water sensitive urban design and waste management practices.
- Ensure all industrial development is appropriately serviced by road, drainage, water, sewerage and telecommunications infrastructure.
- Ensure all industrial development provides high quality urban design and landscaping.
- Ensure new development in the Geelong Ring Road Employment Precinct is configured to minimise the individual and societal risk levels attached to the Shell LPG Storage Facility.
- Protect identified stone resources for future extraction and potential extraction industry operations from the encroachment of incompatible land uses.
- Direct materials recycling industries to locations that minimise land use conflicts and impacts on the amenity of surrounding areas.
- Support the establishment of infrastructure that reduces costs for business and industry.
- Support an integrated Geelong Transport Strategy, ensuring that industrial areas are well connected to each other and the rail/freeway network.
- Provide sufficient industrial land to meet a range of industrial needs in Geelong, including small to medium sized industry.
- Develop the North East Industrial Precinct as a vibrant, new generation, master planned industry and business park that will attract a wide range of users and respond to the changing needs of industry sectors over time, as a key business address in the region and Victoria.

### **21.07-3 Retail**

14/10/2010  
C168

#### **Objectives**

- ~~▪ To facilitate the development of vibrant and viable retail activity centres in accordance with the Geelong Retail Activity Centre Hierarchy included at Clause 21.07-8.~~
- ~~▪ To ensure all major retail developments, and out of centre developments, provide a clear net community benefit.~~
- ~~▪ To avoid the risk of exacerbating problem gambling.~~

#### **Strategies**

- ~~▪ Ensure that new retail development is directed to activity centres and is consistent with the role and function described in the Retail Activity Centre Hierarchy included at Clause 21.07-8.~~
- ~~▪ Ensure Central Geelong remains the primary retail activity centre in the G21 Region and the focus of retail activity in the G21 region.~~
- ~~▪ Direct restricted retail (bulky goods) use and development to Central Geelong, the nominated homemaker precinct at Waurin Ponds, the Corio homemaker precinct subject to appropriate re-zoning and other homemaker precincts and activity centres as detailed in Clause 21.07-8.~~
- ~~▪ Discourage restricted retail (bulky goods) development in industrial areas.~~
- ~~▪ Encourage a mix of retail, office, cafes, entertainment, housing, education and community facilities to locate within activity centres.~~
- ~~▪ Support accommodation uses above ground level floor space in activity centres subject to appropriate provision of parking and access requirements.~~

- ~~▪ Require that applications for new centres establish the retail need for such use and development and demonstrate that there are no adverse impacts on the operation of the retail activity centres hierarchy.~~
- ~~▪ Direct the location of gaming machines to venues that makes gaming accessible but not convenient as detailed in Clause 22.57.~~

**21.07-34**

28/01/2010  
C129(Part1)

**Economic growth sectors**

**Objective**

- To facilitate development in the City’s strategic economic growth sectors.

**Strategies**

- Support industry development in the following strategic growth sectors:
  - Knowledge, Innovation and Research.
  - Advanced Manufacturing.
  - Health.
  - Tourism.
  - Small, Micro and Home Based Business.
  - Food and Horticulture.
- Support the development of the Geelong Technology Precinct located at the Deakin University Waurn Ponds campus, particularly biotechnology industry.
- Support the development of seafood and aquaculture industries in appropriate locations, particularly in North Geelong, Portarlington and Avalon.
- Support the development of health and medical industries, particularly in the Medical Health Cluster in central Geelong (as identified on the Central Geelong Structure Plan Map at Clause 21.09), and around the Deakin University campus at Waurn Ponds.
- Support the development of food, horticulture and viticulture industries in appropriate locations, particularly on the Bellarine Peninsula.
- Support the development of aerospace industries within the confines of the Avalon Airport site.

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**Rural Areas**

**Objectives**

- To support the use of the northern, western and southern rural areas for productive agriculture.
- To ensure that rural areas provide an attractive setting through the preservation of the rural landscape character.
- To protect and enhance the Bellarine Peninsula as a productive rural area with highly significant landscapes based on farming and environmental features.

## Strategies

- Maintain rural land in large and productive parcels, in accordance with the schedules to the farming zones.
- Minimise non agricultural land uses in rural areas.
- Ensure that any non agricultural land uses will not compromise farming activity in the area.
- Ensure development in rural areas respects the rural landscape character, particularly significant landscapes identified through the Coastal Spaces Landscape Assessment Study.
- Ensure that new dwellings do not compromise the productive agricultural capacity of land and are associated with the productive agricultural use of the land.
- Encourage agricultural development with export potential and specifically encourage aquaculture and horticulture activities in the rural areas around Avalon Airport.

### 21.07-56 Tourism in rural areas

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C347

#### Objectives

- To support tourism development in rural areas that respects the open rural landscape character of the area, and contributes to the economy.

#### Strategies

- Within rural areas, support appropriately scaled, high quality, landscape responsive tourism uses that are complementary to their rural landscape character and environmental setting and are associated with agricultural activity on the land.
- Support a limited number of larger scale rural based tourism development within rural areas that require rezoning.
- Direct major accommodation facilities to urban areas.

### 21.07-67 Implementation

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These strategies will be implemented by:

#### Using policy and the exercise of discretion

Where appropriate, referring applications for the development of land in the Geelong Ring Road Employment Precinct to Worksafe.

Using the Discretionary Uses in Residential Areas Policy at Clause 22.01.

Using the Sexually Explicit Adult Entertainment Venues, Adult Sex Bookshops and Adult Cinemas Policy at Clause 22.02.

~~Using the Assessment Criteria for Retail Planning Applications Policy at Clause 22.03.~~

Using the Agriculture, Rural Dwellings and Subdivision Policy at Clause 22.05.

Using the Tourism, Accommodation and Function Centre Development in Rural Areas Policy at Clause 22.06.

Using the Racing Dog Keeping and Training Policy at Clause 22.07.

Using the Materials Recycling Policy at Clause 22.08.

~~Using the Gaming Policy at Clause 22.57.~~

### **Applying zones and overlays**

Applying the Rural Activity Zone to major tourism proposals in accordance with Clause 22.06 – Tourism Development in Rural Areas.

### **Further work**

Support the development of a masterplan for the Avalon Airport site.

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

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

### **References**

*Heales Road Industrial Estate Framework Plan*, MacroPlan Australia and the City of Greater Geelong, 2007.

*Armstrong Creek Urban Growth Plan*, City of Greater Geelong, 2006.

~~*City of Greater Geelong Retail Strategy, Essential Economics and Hansen Partnership, 2006.*~~

*City of Greater Geelong Economic Development Strategy*, City of Greater Geelong, 2005.

*Geelong Seafood Industry Strategy*, City of Greater Geelong, 2003.

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

*Coastal Spaces Landscape Assessment Study*, Department of Sustainability and Environment, 2006.

*North East Industrial Precinct, Precinct Structure Plan*, May 2010.

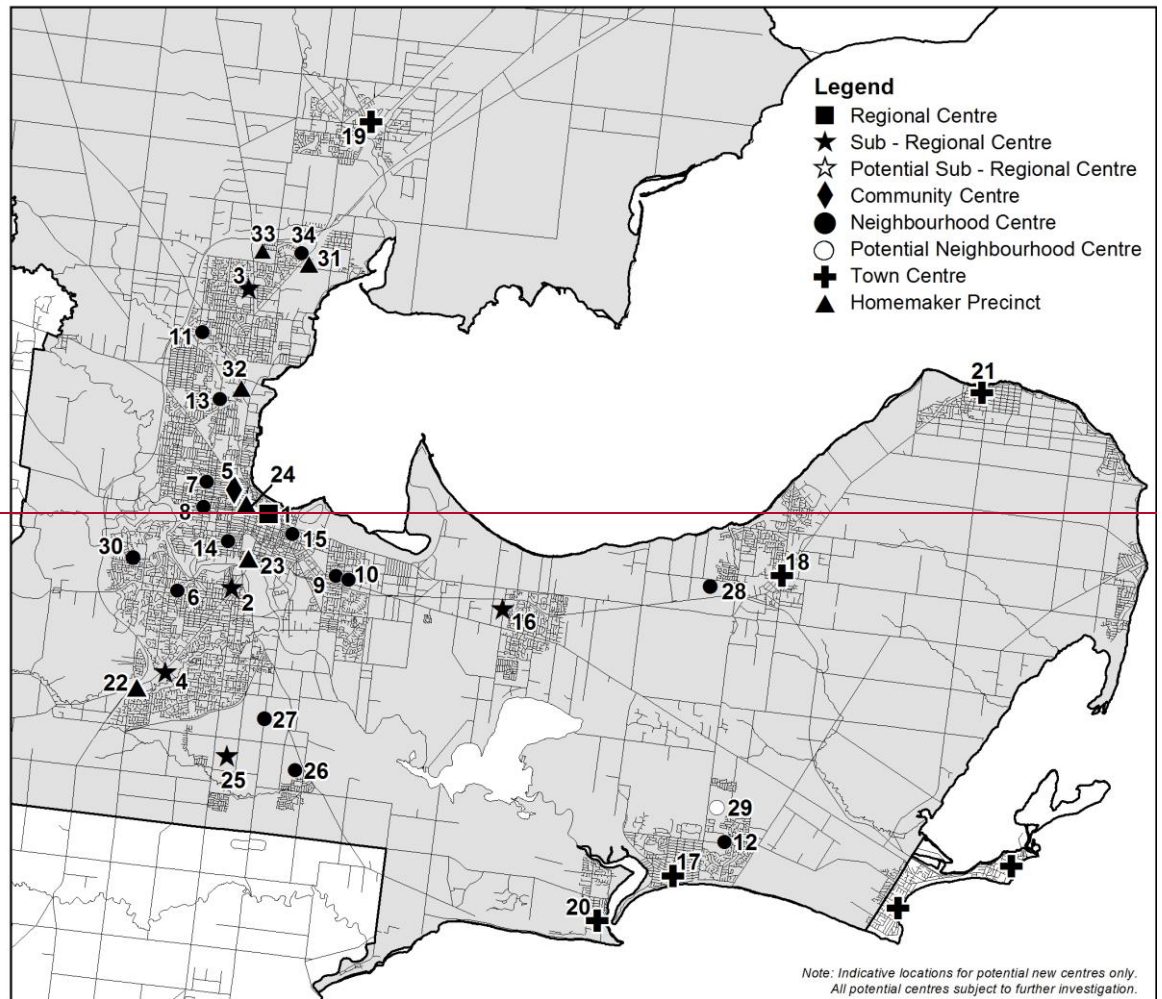
*North East Industrial Precinct, Development Contributions Plan*, May 2010

*Greater Geelong Gaming Policy Framework*, City of Greater Geelong, 2007.

*Armstrong Creek Town Centre, Precinct Structure Plan, March 2014*

21.07-8  
19/03/2015  
G323

**City of Greater Geelong Retail Activity Centre Hierarchy**



**City of Greater Geelong Retail Activity Centre Hierarchy**

<b>Level in Hierarchy</b>	<b>Identified Centres</b>	<b>Indicative floorspace and example key tenants</b>
<b>Regional Centre</b>	Central Geelong (1)	More than 100,000 sqm Department store, discount store(s), mini major(s), supermarkets(s) and extensive range of specialties
<b>Sub-regional Centres</b>	Belmont (2), Corio Village (3), Waurn Ponds (4) Loopold (16)	15,000 sqm to 35,000 sqm Discount department store(s), mini major(s) supermarket(s) and specialties
	Armstrong Creek Town Centre (25)	40,000 sqm Discount department store(s), mini major(s), supermarket(s) and specialties
<b>Community Centre</b>	Pakington Street (Geelong West) (5)	10,000 sqm to 25,000sqm Supermarket(s), mini major(s) and specialties
<b>Neighbourhood Centres</b>	Highton (6), Shannon Avenue (Geelong West) (7), Shannon Avenue (Newtown) (8), Bellarine Village (9), Newcomb Central (10), Bell Post (11), Ocean Grove marketplace (12), Separation Street (13), Pakington Street (Newtown) (14), Geelong East (15), Barrabool Hills Neighbourhood Shopping Centre (30), Rosewall (34), Armstrong Creek East (26), Armstrong Creek Horseshoe Bend Road (27), Jetty Road Growth Area (28)	2,500 sqm to 25,000 sqm Supermarket (small or full line), primarily convenience oriented specialties
<b>Town Centres</b>	Ocean Grove (Town Centre) (17), Drysdale (18), Lara (19), Barwon Heads (20), Portarlington (21)	1,500 sqm to 15,000 sqm Supermarket, mini major(s), specialties
<b>Homemaker Precincts</b>	Waurn Ponds (22), Moorabool/Fyans (23), Geelong West (24), Princes Highway (Corio) (31), North Geelong (32), Bacchus Marsh Road (Corio) (33)	5,000 sqm to 50,000 sqm Large restricted retail type tenants
<b>Potential Neighbourhood Centres</b>	Ocean Grove north east growth corridor (29)	

