

MINUTES

ORDINARY MEETING OF COUNCIL

TUESDAY 27 NOVEMBER 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 Murrphy (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, 27 NOVEMBER 2018
COMMENCING AT 7.00 PM**

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

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

OPENING: The 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.

BEREAVEMENT:

The Mayor acknowledged the passing of Mr Peter Linaker. Mr Linaker was a long time attendee at Council Meetings and was a constructive contributor at Council's question time. He will be remembered as a unique and respectful member of the public.

APOLOGIES: Nil.

LEAVE OF ABSENCE:

Cr Grzybek moved, Cr Mason seconded –

That Leave of Absence be granted to Cr Anthony Aitken from 28 November to 10 December, inclusive.

Carried.

LEAVE OF ABSENCE:

Cr Sullivan moved, Cr Kontelj seconded –

That Leave of Absence be granted to Cr Ron Nelson from 5 December to 15 December 2018, inclusive.

Carried.

CONFIRMATION OF MINUTES:

Cr Grzybek moved, Cr Mansfield seconded -

That the Minutes of the Ordinary Meeting held on 23 October be confirmed.

Carried.

Cr Nelson moved, Cr Mason seconded -

That the Minutes of the Special Meeting held on 7 November be confirmed.

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST: Nil.

QUESTION TIME:

Noel Thompson asked questions in relation to 17 Townsend Road, Whittington as follows:

Four years of waiting to see something useful for building and land to be utilised by the people of Geelong. Also, four years ago, we asked what happened to the photographs taken by Council workers, of the men, dedicated by their demise of war. We are still waiting?

Robyn Stevens, Acting Director Community Life, provided Mr Thompson with a verbal response prior to the meeting. Guy Wilson-Browne, Director City Services, added he would be in contact again with Mr Thompson when further investigations are complete.

John Irvine asked if it was necessary for the tip to remain open on Christmas Day. Christmas Day is a day of celebration with family and questioned why the workers are required to work?

Guy Wilson-Browne, Director City Services, said he would take the question back to staff for further discussion.

Jennifer Bantow referred her question to Agenda Item 2 – Submission Review Panel Report – Lease of 51 Swinburne Street, Rippleside:

Is there a clause in the lease which says anything about what happens at the end of three years?

Brett Luxford, Director Investment and Attraction, referred Ms Bantow to the information contained under the heading of Risk Assessment within the Council report, which outlines the limitations of the lease.

PETITIONS: Nil.

1. CITY OF GREATER GEELONG RETAIL STRATEGY 2016-2036

Source:	Planning and Development - Planning Strategy and Urban Growth
Director:	Gareth Smith
Portfolio	Sustainable Development

Purpose

To adopt the City of Greater Geelong Retail Strategy 2016-2036

Background

The City of Greater Geelong Retail Strategy 2016-2036 (Strategy) replaces the 2006 Retail Strategy. The Strategy addresses changes to the retail network, retail floor space demand and updates the content of planning policy framework. The Strategy has been prepared in partnership with SGS Economics and Planning.

The draft Strategy was placed on informal public exhibition in April 2017. A total of 12 submissions were received. The submissions relate to opportunities for new centres to develop or expand, clarification on floor space restrictions, requesting changes to planning policy and the need for a fresh food market in Central Geelong. A response to submissions has been provided in **Attachment 2**.

Key Issues

- Geelong has a well-established hierarchy of retail centres consisting of local, neighbourhood, town centre, specialised (Pakington Street), sub-regional and a regional centre. Each centre has a different role and function.
- A significant amount of retail floor space has been developed across Greater Geelong since 2006. The construction of new supermarkets and restricted retailing (large format stores such as furniture and homewares) have been the most dominant form of development.
- Growth in retail floor space is strongly aligned to population growth. Therefore the majority of new retail floor space growth occurs in locations such as Armstrong Creek, Lara, Drysdale and Wandana Heights/Highton.
- Additional retail floor space is needed to support future population growth. The strategy identifies when, where and how much additional floor space is needed. By 2036 Greater Geelong will need an additional 465,000 m² of floor space. The majority of this demand is identified in Geelong CBD, the Bellarine, Lara and Armstrong Creek (areas experiencing population growth).
- Generally, 126,400 m² of this growth is in restricted retailing centres, 206,000 m² within supermarket based centres and 132,000 m² within central Geelong.
- All residential development fronts in Greater Geelong are well planned for, with new retail centres to be developed in all locations as the population grows.
- Outside of these areas, there is only a small amount of demand for additional supermarket and discount department store floor space.
- An updated planning policy will reinforce the established hierarchy of retail centres, with support to expand existing centres over developing new ones, with the exception of new centres in growth locations.
- Other changes to planning policy include continued use of floor space caps, updated planning application requirements and decision making criteria.

Cr Mason moved, Cr Asher seconded -

That Council:

- 1) Adopt the City of Greater Geelong Retail Strategy 2016-2036;**
- 2) Resolve to prepare and exhibit a planning scheme amendment to include the necessary elements of the City of Greater Geelong Retail Strategy 2016-2036 within the Greater Geelong Planning Scheme, subject to authorisation by the Minister for Planning.**

Carried.

Attachment 1

Financial Implications

The Strategy recommends that Council develop Urban Design Frameworks (UDF) or Structure Plans for several existing retail centres in Greater Geelong. The costs associated with delivering these plans will need to be met through future budget bid processes and will likely be delivered over several budget cycles.

Community Engagement

The draft Strategy was placed on informal public consultation from 27 March to 28 April 2017. An information session was held on 11 April 2017. Twelve submissions to the Strategy were received. A response to each submission has been provided in the attachment.

Council officers provided a briefing on the Strategy to Central Geelong Marketing, the Geelong Authority and the Geelong Chamber of Commerce. An invitation to present the Strategy to the Committee for Geelong was also extended but not taken up.

SGS on behalf of Council also met with various stakeholders including representatives of Westfield, Market Square, Coles, Woolworths, Avalon Airport, Leopold, Waurin Ponds and Corio Shopping Centres.

Social Equity Considerations

The Strategy seeks to ensure all residents in Greater Geelong have access to a supermarket based retail centre capable of meeting their retail needs, within a 20 minute drive from home.

Policy/Legal/Statutory Implications

The Strategy will be implemented by a planning scheme amendment to introduce the necessary elements into the Greater Geelong Planning Scheme. This will involve further engagement with key stakeholders.

Alignment to City Plan

The Strategy supports the Council Plan by encouraging sustainable development and a sustainable economy through investment in existing retail centres which helps to promote infill residential development and improved retail services for the community.

Conflict of Interest

No conflict of interest was identified in the development of this Strategy.

Risk Assessment

The Strategy seeks to limit risk by protecting our established retail centres.

Environmental Implications

The Strategy supports the expansion of existing centres over the development of new centres. This will encourage the establishment of new shops and services, which will in turn, help to achieve urban consolidation objectives and improve walkability.

Attachment 2

Discussion and response to submissions

The City of Greater Geelong engaged SGS Economics and Planning (SGS) to develop a new Retail Strategy for Greater Geelong. The City of Greater Geelong Retail Strategy 2016-2036 replaces the previous 2006 Retail Strategy.

SGS were engaged by Council to undertake a technical analysis of Greater Geelong's retail network in the context of recent retailing trends, land use, population growth and planning policy. In developing the strategy, SGS consulted with major retailers, developers, centre managers, trader groups and Council officers to help gain an understanding of the current retail situation in Greater Geelong.

The Strategy:

- Documents, through a land audit, all retail uses across Greater Geelong. There are 120 retail centres within Greater Geelong, consisting of 109 existing and 11 planned (excluding NAWGAA)
- Defines the role and function of each retail centre in Greater Geelong using a hierarchical approach. The retail hierarchy acknowledges 7 different types of retail centres within Greater Geelong. They consists of regional, sub-regional, town centre, specialised, neighbourhood, local and restricted retail.
- Uses a 'gravity model' approach to forecast future floor space demand. A gravity model simulates the flows of shoppers to different retail centres taking into account ease of access and the attractiveness (retail turnover \$/m²) of various centres. Inputs into the development of the gravity model included population forecasts, the retail audit, the hierarchy, retail centre turn over, resident and escape expenditure and the catchment of each centre. The gravity model attributes floor space growth (m²) to all centres in the retail hierarchy. This growth is strongly linked to forecast population growth.
- The gravity model forecasts where, when and how much additional retail floor space is needed across Greater Geelong between 2016 and 2036.
- Discusses current retailing trends including fast (supermarkets), slow (cafes), cultural (arts and craft stalls) and restricted retailing (furniture).

A copy of the Strategy is at **Attachment 3**.

Findings and recommendations:

- The retail system in Greater Geelong is sufficient to meet the needs of the existing population but will need to grow to meet future demand for retail services by 2036.
- Most residents in Greater Geelong have convenient access to a retail centre capable of meeting daily retail needs (within a 20 minute drive from home).
- Supports the expansion or redevelopment of existing centres over developing new centres. However the strategy also acknowledges that there will still be demand for new centres for example, in instances where additional floor space cannot be accommodated in an existing centre or where demand is large enough to support a new centre. A new centre will only be supported where there is no impact on the retail hierarchy and where a net community benefit can be demonstrated.

- An additional 465,000 m² of additional floor space is required over the life of this Strategy to meet forecast population growth. This demand has been divided into:
 - Central Geelong: 132,000 m²;
 - Supermarket based centres: 206,000 m²;
 - Restricted retailing centres: 126,000 m².
- Whilst the gravity model suggests the future population of Greater Geelong could support this much additional floor space, it is not an indication that this floor space will actually be delivered by 2036. This will very much depend on market forces, Council's willingness to support new centres (in line with planning policy) and the ability of existing centres to 'find room' to develop additional floor space.
- To support Central Geelong as the premier retail destination within Greater Geelong, the current range of place making initiatives and slow/cultural retailing activities such as food truck Fridays, the waterfront market and the Melbourne cup day sidewalk sales, should continue to be supported.
- Demand for restricted retail floor space is high on the Bellarine Peninsula. There is sufficient land already zoned within the three designated restricted retail centres at Drysdale, Ocean Grove and Leopold to meet this demand.
- Areas experiencing high levels of residential growth such as Armstrong Creek, Ocean Grove and Lara have been intentionally planned to allow for new retail centres to establish as the population grows. Additional retail centres are not required in these locations.
- The Strategy identifies the need to develop UDFs or Structure Plans for several retail centres across Greater Geelong. The purpose of undertaking these plans would be to identify growth opportunities, built form outcomes, streetscape upgrades, housing opportunities, zone and overlay changes. The centres that have been identified include:
 - Belmont sub-regional centre;
 - Waurin Ponds sub-regional and restricted retail centre;
 - Separation Street neighbourhood centre;
 - Pakington Street (Geelong West), including the Gordon Avenue dispersed restricted retail centre;
 - Shannon Avenue (Geelong West).
- Online retailing combined with a store based presence, is now regarded as the best way for businesses to maximise potential revenue sources.

The Strategy recommends a number of changes be made to the Planning Policy Framework (PPF) in the Greater Geelong Planning Scheme to support the Strategy findings. These changes include:

- Updating the PPF in the Greater Geelong Planning Scheme to strengthen the role of the retail hierarchy and update planning policy objectives and decision guidelines for planning permit applications and requests to rezone land for retail uses. Underpinning the revised PPF are objectives which encourage retail development to be convenient, accessible, competitive, vibrant and inviting.

- The introduction of an amended net community benefit test which will require developers to quantify and monetise the costs and benefits of a proposal. This will generally be required for all new retail centres.
- The continued use of floor space caps, which restrict the size of a centre. It is recommended these be applied in a more consistent manner than the current arrangement. The strategy recommends the removal of floor space caps from smaller and neighbourhood centres, but applies them to sub regional centres and centres in growth area locations. The caps, also known as soft caps, create a planning permit requirement to expand a centre beyond the size of the cap. This gives Council the opportunity to review the overall size, timing and economic impact of the proposed development on existing centres and the established retail hierarchy.
- Recommends that a revised PPF identify the additional demand for floor space, for each centre in the retail hierarchy to help identify the preferred location for new retail floor space.
- The strategy becomes a background document within the Greater Geelong Planning Scheme, replacing the 2006 strategy.

Community Consultation

The draft Strategy was placed on informal public consultation from 27 March to 28 April 2017. Council officers provided a briefing on the Strategy to Central Geelong Marketing, the Geelong Authority and the Geelong Chamber of Commerce. An invitation to present the Strategy to the Committee for Geelong was also extended but not taken up. An information session was held on 11 April 2017, with only one representative from Avalon Airport attending. Twelve submissions to the strategy were received.

The submissions relate to opportunities for new centres to develop or expand, clarification on floor space restrictions and population figures, requesting changes to local planning policy and the suggestion of a need for a fresh food market in Central Geelong. Several submissions generally supported the strategy. A response to individual submissions has been provided below:

Submission Number	Comment	Officer Response
1	<p>Believes the city centre needs to do things to attract visitors.</p> <p>Suggests we need a permanent fresh food market (similar to South Melbourne market).</p> <p>Housing needs to be provided in the city to encourage city living and the flow on effect to retail.</p> <p>Wishes Council would do something about all the empty shops by encouraging the owners to sell up or develop.</p>	<p>Whilst the Retail Strategy does not specifically identify a need for a market in central Geelong, it does not prevent one from developing. The purpose of the Retail Strategy is to provide guidance around broad land use outcomes for Greater Geelong through an updated planning policy context. The strategy is not intended to provide direction around specific/individual land uses.</p> <p>Council in partnership with the State Government are working together on a number of initiatives to revitalise Central Geelong. A number of actions have been identified to promote investment over the short and long term.</p>

Submission Number	Comment	Officer Response
2	<p>The population growth numbers cited in this draft report are incorrect. Geelong is growing at not less than 2.5% per annum.</p>	<p>Since the strategy was placed on public exhibition, Council has reviewed its population forecasts based on a higher residential growth rate using ABS data from 2016.</p> <p>In this instance a 2% growth rate was used. This is the 5 year average rate of growth for Greater Geelong. This is considered to be a conservative approach to using the current 2.6% growth rate which occurred in 2016-2017.</p> <p>In reality, the population forecast used in this strategy are a guide only, to determine what additional retail floor space could be supported over the life of the strategy. If growth rates increase or decline, the market will respond according by either supplying or not supplying more retail floor space.</p> <p>The PPF is designed to be flexible to accommodate such a scenario. If there is demand for additional retail floor space due to population growth, this can be demonstrated through a planning application or an amendment process.</p>
3	<p>Coles supports the Retail Hierarchy that designates Armstrong Creek as a 'Sub-Regional' Centre. This designation is consistent with the Armstrong Creek Town Centre Precinct Structure Plan</p> <p>Coles supports the proposed Retail Strategy and strongly opposes any submissions that seek to undermine the Retail Hierarchy.</p>	<p>Armstrong Creek will remain a sub-regional centre in the retail hierarchy.</p>

Submission Number	Comment	Officer Response
4	<p>Generally supports the strategy particularly the role of Central Geelong within the retail hierarchy. Recommends changes to the draft PPF. Seeks clarification on the removal of some existing centres from the schedule to the Commercial 1 Zone (floor space caps)</p>	<p>Officers will review the draft PPF to re-consider wording around when the policy applies.</p> <p>The strategy seeks to remove floor space caps from most neighbourhood centres across Greater Geelong. This has been done to encourage the development of these existing centres. Council in the past, had not applied floor space caps in a consistent way. The proposed changes seek to make it more transparent about why floor space caps have been applied.</p>
5	<p>Waurm Ponds has a strategic and unique role in the region given its proximity to other land uses including homemaker, leisure and recreation, main roads and residential. The area is considered unique and has an ability to realise employment, specialise accommodation and leisure and entertainment activities.</p> <p>It is recommended that the following changes be made:</p> <ul style="list-style-type: none"> • Update the 'Key Characteristic' section to better identify Waurm Ponds as an activity cluster. • Restructure 'Future Role and Opportunities' section by identifying the centre as a leisure and entertainment facility and remove a future rezoning opportunity for 135-177 Colac Road. • Develop an UDF for the centre and surrounding area. 	<p>The strategy recommends the preparation of a structure plan for the Waurm Ponds sub-regional and adjacent restricted retail centre. The structure plan will give Council the ability to review the role of the key development site, the growth potential of the retail area and connectivity with surrounding uses. This will ensure that there is a much more cohesive development along this corridor in the future.</p> <p>Existing policy identifies an important role for the centre in providing additional housing.</p> <p>Council officers do not support Waurm Ponds being identified as an 'activity cluster' or as a 'leisure and entertainment facility.'</p> <p>A Structure Plan for the surrounding area is the appropriate tool to identify the current and future potential of the broader area.</p>

Submission Number	Comment	Officer Response
6	Request further strategic work to be undertaken with respect to the future expansion of the Leopold sub-regional shopping centre, based on key findings of the Draft Strategy as well as recent material changes in circumstances and recommends retaining the 30,000 'as of right' floor space cap for the Leopold sub-regional centre.	<p>There is an existing UDF for the Leopold sub-regional centre. The framework guides the future development of the centre. Current circumstances have not changed to such an extent to warrant a review of the UDF. Council officers support the continuing expansion of the sub-regional centre in a northerly direction, along Melaluka Road. This position was support by the planning panel considering Amendment C277 which rezoned the site from farming to commercial 1 zone.</p> <p>The Leopold Sub Regional Centre is clearly visible from the Bellarine Highway due to its location on the edge of the township. Council continues to support a settlement break between Leopold and urban Geelong/Moolap and it is unlikely that the centre will be hidden from view. The new Bunnings development has already created a perception that there is a restricted retail component to this sub regional centre. The UDF also identifies ways to integrate future uses to the north with the existing shopping centre to ensure it is seen as one centre with a mix of uses. Melaluka Road is also a significant and busy link road between Portarlinton Road and the Bellarine Highway connecting the townships on the northern Bellarine to the sub regional centre.</p> <p>The floor space cap will remain at 30,000 m² and not be reduced to 23,000 m² as the draft strategy proposed. However the recent development of the Bunnings store at 641 Bellarine Hwy, may make it difficult to achieve 30,000 m² of shop floor space on this site. It may be that this additional floor space is developed at 92 Melaluka Road subject to rezoning and a planning permit.</p>

Submission Number	Comment	Officer Response
7	<p>Concerned with the downsizing of the retail floor space for Fyansford and the potential for a floor space cap to be applied. Population forecasts not consistent with Victoria In Futures 2016 figures and therefore underestimates the floor space figures. The use of a 10 minute drive assessment would be more appropriate.</p>	<p>As discussed in submission 2 above, the population figures have been updated based on ABS data from 2016 and are now considered to better reflect the long term retail floor space demand for Greater Geelong.</p> <p>The Retail Strategy model has been updated to include 11,800 m² of existing and planned floor space for the Fyansford Neighbourhood Centre. This figure is consistent with current and future floor space demand detailed in planning scheme amendment C199.</p> <p>Council officers support the use of floor space caps in areas experiencing growth to ensure retail development keeps in line with population growth and does not impact on nearby centres. The gravity model has indicated that a floor space cap of 4,800 m² would be acceptable for this future centre. As floor space caps only relate to shop uses, it is likely that the centre would consist of shop, hospitality and a mix of other uses. As such, the centre in the long term, would be closer in size to the 11,800 m² supported in C199.</p> <p>The retail gravity model used by SGS applied a 20 min travel time for consumers to reach a retail centre. This time frame is consistent with more broader planning policy about access to services but also holds relevance to Greater Geelong given the size of the municipality and the isolated nature of townships on the Bellarine.</p>
8	<p>Various issues around the development and design proposals for the Highton UDF.</p>	<p>Council is currently developing an UDF for Highton Village. The issues raised in this submission are not able to be addressed by the Retail Strategy as they relate to specific design and development issues that are being considered as part of the Highton Village UDF. A copy of this submission has been forwarded to the officer involved in the Highton UDF project.</p>

Submission Number	Comment	Officer Response
9	<p>Generally supports the strategy and the use of a retail hierarchy.</p> <p>Supports Central Geelong as a regional centre at the top of the hierarchy and the use of floor space caps.</p> <p>Ensure the use of the term "Central Geelong" is used consistently within the report.</p> <p>Would like to see reference being made to the role of management programs which was part of the 2006 strategy.</p>	<p>Noted, changes will be made to the strategy to make reference to the role of Central Geelong and the management programs.</p>

<p>10</p>	<p>Would like to open an Aldi supermarket in Lara.</p> <p>Council has directed Aldi to the Lara Town Centre and future Neighbourhood centre in Lara West. These locations either don't have a suitable site or will not be developed for some time.</p> <p>Requests the out of centre test be altered for smaller supermarkets to include a sequential test to enable them to establish in areas outside of existing centres such as Lara if no suitable zoned sites become available</p>	<p>The Retail Strategy reinforces a hierarchy of retail centres in Greater Geelong, and discourages out of centre development where there are opportunities to develop within or adjacent to an existing centre. The objectives of the strategy support retail development which will result in fewer trips for the community to access every day essentials, improved walkability and co-location of services.</p> <p>Council officers have directed Aldi to investigate options within the Town Centre, the future Lara West Neighbourhood Centre or the local centre on the corner of Patullos Road and Forest Road North/South.</p> <p>A land assembly exercise would need to be undertaken to find a site suitable for a supermarket in the town centre or local centre. Whilst this may be challenging, Council is committed to strengthening the role and offerings in our existing centres over the development of new centres and strongly supports Aldi continuing to investigate options in these locations.</p> <p>Whilst the exact timing for the Lara West centre is unknown, planning for the area has been completed and suitable planning controls are in place to facilitate development. Council is currently considering two planning applications for subdivision in this area. It is highly likely that once development of this area commences it will promote development of the neighbourhood centre.</p> <p>The existing and planned centres within Lara are capable of meeting the retail needs of the local community. In total, the centres will contain between 3 and 4 large supermarkets and a range of speciality stores, servicing a population of approximately 23,000 people by 2036.</p> <p>The Retail Strategy supports the growth of existing centres over the development of new ones. This supports a number of broader planning</p>
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Submission Number	Comment	Officer Response
		<p>policy objectives such urban consolidation, reduced travel times and multiple trips, encourages people to walk to a centre and improves the viability of existing centres.</p> <p>Council officers consider the additional scope provided in VC100 to develop small supermarkets in commercial 2 and industrial 3 zones goes some way to providing flexibility in the market for stores such as Aldi.</p> <p>For reasons discussed above the development of a 4th retail centre in Lara is not supported and Aldi should continue to investigate options to locate within or adjacent to one of the identified centres.</p>
11	<p>Requests that the site at 137 Cox Road Norlane (former Norlane High School site) be identified as a future local commercial centre.</p>	<p>This is not supported. Insufficient evidence has been submitted to support the need for 5,000 m² of retail floor space in this location.</p> <p>The site is currently zoned General Residential schedule 1. A shop which includes a supermarket, is a prohibited use within this zone. Part of the site would need to be rezoned to accommodate retail development.</p>
12	<p>Barwon Water own a site close to the South Geelong Railway Station and are seeking to redevelop their site. (40 Lonsdale Street, 51 Carr Street and 146 Swanston Street)</p> <p>They have requested that Council consider allowing some retail uses to occur on this site.</p>	<p>The redevelopment of this site, given its proximity to the train station, may have the potential to provide retail floor space as part of the development.</p> <p>However any such application would need to be considered against planning policy including an assessment against the retail hierarchy and the net community benefit test.</p>