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14 January 2019

The Chair of the Planning Panel  
Greater Geelong Planning Scheme Amendment C393  
c/- Planning Panels Victoria

**Email: [planning.panels@delwp.vic.gov.au](mailto:planning.panels@delwp.vic.gov.au)**

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Dear Chair

**Greater Geelong Planning Scheme Amendment C393  
Response to Further Panel Direction of 23 December 2019**

In relation to the Panel's further direction issued on 23 December 2019 and the Minter Ellison letter dated 20 December 2019 we are instructed to respond as follows:

1. The chapter in the exhibited version of the City of Greater Geelong Retail Strategy entitled 'Assessing Retail Developments' (i.e. on pages 65 and 66), has been removed in Council's Part D version of the Retail Strategy (Document No.'s 86 and 94 on the Panel's List of Documents) and replaced with a new chapter entitled 'Recommended Changes to Policy'. This is explained in row 14 of Council's ['Summary of changes to Retail Strategy 6.12.2019'](#) (Document 91 on the Panel's List of Documents). Given the nature and extent of Council's proposed changes to the Retail Strategy, parties should still read Document No.'s 86 and 94 together with Document No. 91.
2. In relation to Figure 30 'Kingston Downs Approved Development Plan on page 74 of the track-changes version of the Retail Strategy (Document No. 94), this is an extract from page 37 of the approved Kingston Neighbourhood Activity Centre and Industrial Estate Development Plan (October 2016). A higher resolution copy of Development Plan map can be viewed [here](#);
3. The actual proposed boundary of the Kingston Downs Neighbourhood Activity Centre (for the purpose of the Schedule to the Commercial 1 Zone) is mapped at page 139 of the Part D version of the Retail Strategy (Document No. 86). In relation to this map and legend, we are instructed that:
  - a. The amended boundary for the Kingston Downs Neighbourhood Activity Centre has now been confined to include only:
    - i. The Commercial 1 Zoned land east of Grubb Road, south of the General Residential Zoned land fronting Lady Earl Court, west of Cheviot Terrace, and north of Coastal Boulevard; and
    - ii. The Commercial 2 Zoned land east of Grubb Road and west of Hartwell Street which has a frontage to Coastal Boulevard.
  - b. The amended map and legend also reflects the "Retail Activity Area" as identified and delineated on page 17 of 88 of the Kingston Neighbourhood Activity Centre and Industrial Estate Development Plan (October 2016) except that the amended

boundary does not extend to the "Retail Activity Area" east of Harwell Street. A high resolution copy of the Development Plan is available [here](#);

- c. Council currently has insufficient information to plot the existing floor space uses at the Centre on page 139 of the Part D version of the Retail Strategy (Document No.89) and page 149 of the tracked-changes version of the Retail Strategy (Document No.91). Accordingly, the legend on the same page serves no useful purpose at this time.

Should you have any queries, please contact Kate Morris on 03 9611 0142.

Yours faithfully,



**Kate Morris**  
**HARWOOD ANDREWS**