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26 September 2019

Ms Andrea Harwood
Senior Project Manager
Planning Panels Victoria

Email: planning.panels@delwp.vic.gov.au

Dear Ms Harwood,

**Greater Geelong Planning Scheme Amendment C393
Response to Panel Direction 13**

We act for the City of Greater Geelong (**Council**) in this matter.

In response to Direction 13, please find a Dropbox [link](#) to the following documents:

In response to Direction 13a) and b):

1. Day 1 version of Schedule to Commercial 1 Zone marked-up with Council proposed changes in response to submissions;
2. Day 1 version of Clause 21.19 marked-up with Council proposed changes in response to submissions;
3. Day 1 version of Clause 22.03 marked-up with Council proposed changes in response to submissions;
4. Day 1 table of Council proposed changes to the City of Greater Geelong Retail Strategy 2016-36 in response to submissions;

In response to Direction 13c), documents relied upon by Julian Szafraniec in advising Council on the Retail Strategy prior to adoption:

5. Ocean Grove Economic Analysis, April 2015;
6. Greater Geelong Retail Strategy, June 2016 by SGS;
7. Greater Geelong Retail Strategy, Issues and Options Report (and Appendices), September 2016, SGS;
8. Draft Greater Geelong Gravity Model Update by SGS, 24 May 2018,;
9. Draft City of Greater Geelong Retail Strategy, 2017 by Council in association with SGS.
10. Northern and Western Geelong Growth Areas Draft Framework Plan Future Urban Structure Plan, 28 March 2018
11. Western Geelong Growth Area Draft Framework Plan Future Urban Structure Plan, March 2018
12. Lovely Banks Urban Form and Capacity Assessment by Essential Economics, July 2017
13. Non Technical Summary Activity Centres Northern Geelong Growth Area by Essential Economics, 30 August 20
14. Northern Geelong Growth Area Activity Centre Assessment by Essential Economics, August 2017
15. Western Geelong Growth Area - Retail and Activity Centre Technical Report by Urban Enterprises, July 2017

In response to Direction 13d):

16. Leopold Sub-regional Activity Centre Urban Design Framework, June 2011;
17. Leopold Sub-regional Activity Centre - Amended plans approved under PP-1469-2014 on 21 July 2016;

18. Leopold Sub-regional Activity Centre Development Plan approved 13 July 2015.

In response to Direction 13e):

19. City of Greater Geelong Settlement Strategy adopted by Council in October 2018.

In response to Direction 13f):

20. Ocean Grove Structure Plan, December 2015 (amended September 2016);

21. Zoning map identifying land in Ocean Grove Growth Area;

In response to Direction 13g):

22. Zoning map identifying land subject of the Kingston Neighbourhood Activity Centre and Industrial Estate Development Plan;

In response to Direction 13h):

23. Kingston Neighbourhood Activity Centre and Industrial Estate Development Plan approved on 7 October 2016;

24. Kingston Neighbourhood Activity Centre plans endorsed under PP233-2016 on 16 May 2016.

Please contact Kate Morris should you have any questions.

Yours faithfully,



Kate Morris
HARWOOD ANDREWS