

MINUTES

ORDINARY MEETING OF COUNCIL

TUESDAY, 25 AUGUST 2020

7.00PM

HELD VIRTUALLY BY ZOOM AND BROADCAST
ON THE CITY'S WEBSITE

COUNCIL:

Cr S Asher (Bellarine Ward)

Mayor

Cr K Grzybek (Windermere Ward)

Deputy Mayor

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 B Harwood (Kardinia Ward)

Cr P Murnane (Kardinia Ward)

Cr R Nelson (Kardinia Ward)

Cr A Aitken (Windermere Ward)

SECTION A - PROCEDURAL MATTERS

Acknowledgements 1

Confirmation of Minutes 1

Declarations of Conflicts of Interest 2

Public Question and Submission Time 2-4

Petitions 4

SECTION B – REPORTS

1. Amendment C395GGEE – Settlement Strategy and Northern and Western Geelong Growth Areas Framework Plan – Adoption..... 5-97

2. Amendment C393GGEE Retail Strategy – Consideration of Panel Report and Adoption of Amendment and Strategy 98-134

3. Endorsement of City Hall Conservation Management Plan..... 135

4. Endorsement of Colac Otway Shire Joining Geelong Regional Library Corporation..... 136-141

5. 2020-21 Loan Borrowing Provision of \$45m 142-145

6. Regional Renewable Organics Network..... 146-150

7. Household Waste Service Reforms 151-154

8. Proposed Sale of Part 11 McHarry Court, Corio 155-156

9. Transformation Program 2.0 Update..... 157-159

10. Contractual Matter (*Confidential*) 160

11. Contractual Matter (*Confidential*) 161

SECTION C – NOTICE OF MOTION BY CR KONTELJ:

- Proposed COVID-19 Free Parking in all On and Off-Street Casual Car Parking Places in CBD Geelong.

SECTION D - ASSEMBLY OF COUNCIL

SECTION E - PLANNING DELEGATIONS

SECTION F - CONFIDENTIAL

**MINUTES OF THE ORDINARY MEETING
OF THE GREATER GEELONG CITY COUNCIL
HELD VIRTUALLY BY ZOOM AND BROADCAST ON THE CITY'S WEBSITE
ON TUESDAY, 25 AUGUST 2020
COMMENCING AT 7.00 PM**

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

Also present: M Cutter (Chief Executive Officer), R Leonard (Director Governance, Strategy and Performance), G Smith (Director Planning, Design and Development), P Smith (Co Ordinator Strategic Implementation), J Hurse (Manager Planning and Growth)

OPENING: The Mayor declared the meeting open at 7.00pm

ACKNOWLEDGEMENTS:

Council acknowledges Wadawurrung Traditional Owners of this land and pays its respects to all Elders past and present and to all Aboriginal and Torres Strait Islander People who are part of the Greater Geelong community today.

REMEMBRANCE:

The Mayor, Councillors and staff of the City of Greater Geelong offered their sincere condolences on the passing of Geelong restaurateur and tourism figure Graeme Goldsworthy. Mr Goldsworthy was also the inaugural chair and driving force behind the creation of Geelong's Regional Tourism Board, previously known as Geelong Otway Tourism. In recognition of his service to the tourism industry, numerous boards and enterprises, Mr Goldsworthy was awarded an AM in the Australia Honour System.

APOLOGIES: Nil.

LEAVE OF ABSENCE: Nil.

CONFIRMATION OF MINUTES:

Cr Grzybek moved, Cr Mason seconded -

That the Minutes of the Ordinary Meeting held on 28 July 2020 be confirmed.

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST:

Cr Kontelj declared a Conflict of Interest in Agenda Item 1 Amendment C395 – Settlement Strategy and Northern and Western Growth Area Framework Plan – Adoption.

Cr Murnane declared a Conflict of Interest in Agenda Item 11 – Contractual Matter.

PUBLIC QUESTION AND SUBMISSION TIME:

The following questions were submitted prior to the Council meeting from Jacqueline Edge, Carolyn Bird, David Le Lievre and Cameron Steele. Responses addressing their concerns have been provided via email.

Jacqueline Edge submitted:

- 1) The property situated at 120 Elizabeth Street is derelict, unsightly, and full of asbestos and other material that blows on neighbouring properties. It houses stray cats and at times homeless people. The house now is surrounded by young families and a raft of individuals who are investing in the improvement of their properties and the local region at large. I understand the Council have made some efforts to have the structure (you could hardly call it a 'house'), demolished without success. We appreciate the effort to improve the unsightly graffiti and make 'safe' with a large temporary fence, however the unsightly derelict structure remains our focal. It has been at least 10 years we have endured this sight and social risk (30 years for others). What progress has Council made/planned to alleviate the social and environmental hazard of 120 Elizabeth Street Geelong West?

Thank you for your questions Jacqueline :

The property at 120 Elizabeth Street has been under investigation and action from Council's Building Services Team and Local Laws Team over a long period of time. Council does not have the authority to require demolition of the building due to it being unsightly. Council can only require that the building is safe in regard to community access. The site is fenced to ensure there is no community access and safety is maintained.

The Urban Forest Strategy 2015-2025 will provide a world class and signature experience to visitors and residents of Geelong. It is contemporary, forward thinking and clever. Realising this vision will differentiate Geelong from other regional destinations. The streets of Geelong will:

- *Reflect our cultural identity (e.g. Melbourne links its identity to Plane trees);*
- *Be cooler;*
- *Encourage calmer behaviour; and*
- *Foster a strong sense of community, custodianship, and connection to country.*

These are the foundation building blocks of a flourishing culture.

- 2) Is Council on track to realize the Urban Forest Strategy 2015-2025?

Yes, we are on track in terms of implementing the Urban Forest Strategy 2015-2025. Since the Strategy was adopted, we have planted over 10,000 advanced street and park trees across the City including 3255 trees that have been planted this year. Thank you for your interest and support for this important work.

Carolyn Bird submitted :

For some time the residents of Elizabeth Street Geelong West have been petitioning Council for the improvement of safety and amenity along Elizabeth Street and adjoining cross roads. Recently we welcomed the attention of Eddy Kontelj to join Sarah Mansfield and Peter Murrhiy in our efforts. What united and comprehensive approach is Council planning to alleviate the very busy, high risk residential zone? I'm looking forward to hearing the progress on these matters.

Thank you for your question Carolyn :

The City are aware of the previous correspondence regarding Elizabeth Street. Traffic speed and volume counts undertaken in October 2018 shows that drivers are behaving safely and driving below the posted speed limit of 50km/hr.

There have been no changes in the area that suggest traffic patterns have changed, however the City will undertake additional traffic speed and volume counts as part of their commitment to monitoring the matter.

COVID-19 has seen changes to typical movement patterns and this data collection will occur post COVID-restrictions as movements return to normal.

David Le Lievre submitted :

The Reserve Bank Governor Philip Lowe asked Premiers to commit another \$40 billion to major projects. In Geelong we should be asking for funds to develop the Aqueduct park and turn our iconic ovoid aqueduct into a major tourist attraction. The beautiful "Firth of Forth look-a like" should be the feature attraction.

- 1) Why does not COGG put a proposal to the Premier to ask for funds to take over the Aqueduct from Barwon Water and develop the Aqueduct Park that Barwon Water first proposed in 2017. Various people have been talking about it for years, let's do it now. Barwon Water in their submission to Heritage Victoria said they are looking for someone to take control of the heritage listed aqueduct?
- 2) What projects are COGG seeking funds from the state to help the State spend part of its \$40 billion that Philip Lowe suggested it should spend in the next two years?

Thank you for your questions David :

The City regularly advocates for state and federal government funding for major projects and programs in Geelong. A recent example is the City's participation in a Geelong COVID Recovery Collective which collaborated to advocate for a range of projects to create economic stimulus.

As well as advocacy efforts, the City regularly applies for government grant funding for eligible projects.

With regards to the Aqueduct and adjacent lands managed by Barwon Water, the City does not propose to take over the responsibilities associated with these Barwon Water assets.

The City would support any future Barwon Water funding submissions that endeavours to develop this particular Barwon Water land for the benefit of the community.

Cameron Steele submitted :

The CCMA has recently released a study into the water losses from the Moorabool River into the Fyansford Quarry.

It found the losses to be order of 5.14 million litres per day, or over 1800 million litres annually. This is orders of magnitude higher than the 102ML per year which was put by experts to the Panel assessing Amendment C395.

Simply switching the pumps off when the quarry ceases operation will have a devastating impact. This water has been pivotal in maintaining some linkage between the Moorabool and Barwon Rivers to on the estuarine environment of the RAMSAR wetlands, vital to important but declining migratory species within the Moorabool system.

The study also found that even when full the quarry will continue to draw water from the Moorabool River due in part to the serious disrepair of the 1930s concrete recourse north of the quarry.

Will Council show environmental stewardship by supporting the following?

- 1) A modified pumping regime continuing after the quarry is decommissioned designed to match the current losses from the river.
- 2) No net water from the Moorabool River, the most flow stressed in Victoria, be used to fill the quarry.
- 3) The 1930s diversion is replaced with an impervious structure capable of preventing further losses of river flows to the underlying substrates.
- 4) The outlet of the pumped water from the quarry be moved from its current position to a site upstream of the first recourse.

Thank you for your questions Cameron on water management for the Moorabool River.

It is premature for Council to commit to these specific outcomes at the moment and there is further strategic planning and state-wide strategy to be resolved.

The framework plan and amendment C395 provide the high-level land use direction for the area and confirms the further work that is necessary for the planning of the area. Key aspects of this further work are the Integrated Water Management Strategy (IWM) and the more detailed Precinct Structure Plans.

There will be further opportunities for People for a Living Moorabool to continue to participate in the IWM process for the Western Geelong Growth Area, managed by Barwon Water. The IWM strategy is nearing completion. It would be premature to pre-empt the outcomes of the IWM plan at this stage.

While the IWM plan has options to consider pumping regimes, the overall amount of water released from the top of the Moorabool catchment is outside of the scope of the study but rather a state level project. A larger project underway called Central Regions Sustainable Water Strategy will consider this on a more appropriate scale. The IWM plan will inform detailed master planning of the Moorabool River corridor that will occur as part of the preparation of the Batesford South Precinct Structure Plan.

PETITIONS: Nil.

Cr Kontelj declared a Conflict of Interest in Agenda Item 1 Amendment C395GGEE – Settlement Strategy and Northern and Western Growth Areas Framework Plan – Adoption, and left the meeting room at 7.05 prior to discussion.

1. AMENDMENT C395GGEE – SETTLEMENT STRATEGY AND NORTHERN & WESTERN GEELONG GROWTH AREAS FRAMEWORK PLAN – ADOPTION

Source: Planning, Design & Development – Strategic Implementation
Director: Gareth Smith
Portfolio: Planning

Purpose

1. To consider the Panel report on Amendment C395ggee and adopt the Amendment.

Background

2. C395ggee (the Amendment) is primarily a policy-based amendment that implements the municipal wide Settlement Strategy and the Northern and Western Geelong Growth Areas Framework Plan (the Framework Plan) into the planning scheme.
3. The Amendment was exhibited in June 2019 with a total of 102 submissions received. On 24 September 2019 Council resolved to refer the submissions to an independent Panel appointed by the Minister under the Planning and Environment Act (the Act) (Panel).
4. The 3-member Panel held a hearing in Geelong and Melbourne over 28 days between November 2019 to March 2020. Many submitters were landowners represented by legal advocates and more than 50 pieces of expert evidence were called. The Panel provided its report to Council in mid May 2020 and it was publicly released in late May.

Key Matters

5. The Panel has strongly supported Council's strategic work and concludes: *"Geelong has undergone a sustained period of high population growth which is predicted to continue. The Amendment is a well thought out and visionary response to logically cater for this predicted growth... there is a high level of support for the overall direction of the Amendment, and particularly the Framework Plan.*
6. *The refocusing of long-term growth away from the Bellarine Peninsula is a conscious policy decision of Council and the State Government; implementation of this policy requires some further consideration of long term or permanent settlement boundaries. Subject to addressing some issues of principle and detail, the Panel strongly supports the Amendment."* (see Executive Summary in Attachment 5).
7. The Panel recommends adoption of the Amendment generally with changes outlined in its 13 recommendations which must be considered by Council as the Planning Authority.
8. It is recommended that Council accept all the Panel recommendations, adopt the Amendment and updated versions of the Settlement Strategy and Framework Plan and forward the Amendment to the Minister for Planning for final approval.

Cr Aitken moved, Cr Grzybek seconded -

9. That Council:

- 9.1 Adopt Amendment C395ggee in the form outlined in Attachment 8 of this report;**
- 9.2 Submit the adopted Amendment C395ggee together with the prescribed information to the Minister for Planning requesting approval; and**
- 9.3 Adopt the *City of Greater Geelong Settlement Strategy (August 2020)* and the *Northern and Western Geelong Growth Areas Framework Plan (August 2020)*.**

Carried.

Attachment 1

Financial Implications

1. Adoption of the Amendment will not have any significant financial implications to Council. The Amendment has incurred significant costs in the order of \$0.5M associated with the lengthy panel hearing including the Planning Panels Victoria fees, legal advocate fees and engagement of expert witnesses to support Council's case.

Community Engagement

2. Both the Settlement Strategy and the Framework Plan were based on extensive community engagement and the Amendment was exhibited in accordance with the requirements of the Planning and Environment Act 1987.
3. All 102 submitters had an opportunity to be heard before an Independent Panel appointed by the Minister for Planning.
4. The Independent Panel report has been publicly released and all submitters notified of its availability on the City's [C395 webpage](#).

Social Equity Considerations

5. A component of the Settlement Strategy considers the need to increase the level of affordable and social housing within the municipality. This is reflected in the policy changes proposed by the amendment.
6. The Framework Plan contains significant social equity considerations, responding to Greater Geelong's significant growth rate by planning for the future provision of affordable housing and employment opportunities to meet the needs of the community.

Policy/Legal/Statutory Implications

7. The Amendment is broad ranging and supports and implements numerous state policies. The most relevant policies are listed below:
 - 7.1 Clause 11.01-1S Settlement;
 - 7.2 Clause 11.01-1R Settlement Geelong G21;
 - 7.3 Clause 11.02-1S Supply of urban land;
 - 7.4 Clause 11.02-2S Structure Planning;
 - 7.5 Clause 11.02-3S Sequencing of development;
 - 7.6 Clause 11.03-4S Coastal settlement;
 - 7.7 Clause 11.03-5S Distinctive areas and landscapes;
 - 7.8 Clause 13.03-1S Floodplain management; and
 - 7.9 Clause 14.03-1S Resource exploration and extraction.
8. The Amendment supports and implements the following policies from the Local Planning Policy Framework:
 - 8.1 Clause 21.02 City of Greater Geelong Sustainable Growth Framework;
 - 8.2 Clause 21.04 Municipal Framework Plan;
 - 8.3 Clause 21.05-7 Flooding;

- 8.4 Clause 21.06 Settlement and Housing;
- 8.5 Clause 21.08 Development and Community Infrastructure; and
- 8.6 Clause 21.14 Bellarine Peninsula.

Alignment to Council Plan

- 9. The Amendment, Settlement Strategy and Framework Plan align with the Planned Sustainable Development strategic priority of the Council Plan. They will deliver the following key priorities identified in the Council Plan: ensuring housing supply, diversity and affordability can meet the needs of our growing community; facilitating opportunities for infill residential development; continuing to develop urban growth areas across the region; improving the environmental performance of new developments; and managing the impact of development on the unique character of our townships.

Conflict of Interest

- 10. No Council officers involved in the preparation of this report have any direct or indirect interest.

Risk Assessment

- 11. Adopting the Amendment and implementing the new strategic planning work into the Planning Scheme reduces risk by providing certainty for the future development of the municipality.
- 12. Adopting the Panel recommendations reduces the risk of the Minister for Planning changing the amendment at the approval stage.

Environmental Implications

- 13. The Settlement Strategy has a number of environmental implications including the need to take into account environmental risks and values when considering the spatial distribution of housing, looking at how development can be more sustainable into the future, increasing the share of housing provided by urban consolidation and thus reducing pressure for outward expansion, increasing housing diversity and implementing the One Planet Living principles.
- 14. Environmental implications were considered in the preparation of the Framework Plan. Technical studies relating to land capability including assessments of native flora and fauna, geotechnical, hydrogeological and environmental constraints, stormwater drainage and land use buffers were undertaken.
- 15. An overarching Biodiversity Conservation Strategy will be prepared prior to the finalisation of any Precinct Structure Plans (PSP).
- 16. The Framework Plan identifies actions to prepare an environmentally sustainable design (ESD) action plan for each PSP demonstrating the actions that urban development will take to contribute net zero carbon to the City.

Attachment 2

Background

The Settlement Strategy

1. The Settlement Strategy provides a planning framework to ensure the municipality can meet the region's housing needs to 2036. The Strategy was adopted by Council in October 2018.
2. The Settlement Strategy reviews the city's demographics, analysing current and anticipated future population and housing needs. The Strategy includes directions for both urban consolidation and greenfield development.
3. The Amendment includes the Settlement Strategy as a Background Document to the Planning Scheme. It amends Local Planning Policies in the Scheme to implement key recommendations of the Strategy including:
 - 3.1 Directing the majority of future housing needs to urban Geelong (urban infill, Armstrong Creek and the Northern and Western Geelong Growth Areas);
 - 3.2 Reducing the share of new housing development on the Bellarine Peninsula;
 - 3.3 Ensuring residential development occurs within designated settlement boundaries; and
 - 3.4 Facilitating infill development to increase its contribution to housing supply.
4. The Department of Environment, Land, Water and Planning (DELWP) has declared the Bellarine Peninsula a Distinctive Area and Landscape (DAL) under the Planning and Environment Act 1987. This process will introduce a Statement of Planning Policy (SPP) and set long-term settlement boundaries and review height controls within townships on the Bellarine. Outcomes in relation to the Amendment will inform and contribute to the DAL process.
5. The exhibited version of the Housing and Settlement Framework Plan from the Settlement Strategy is in **Attachment 3**.

Northern and Western Geelong Growth Areas Framework Plan

6. The Northern and Western Geelong Growth Areas (NWGGA) are the largest greenfield urban development project in regional Victoria with the capacity to accommodate around 110,000 residents. The NWGGA Framework Plan was adopted by Council in March 2019.
7. The Framework Plan outlines principles and actions to achieve the community's Clever and Creative vision in the development of the growth areas. The Framework Plans set out these principles and actions for each of six themes: Clever and Creative, Environment, Neighbourhood, Economy, Movement and Delivery.
8. The Amendment includes the Framework Plan as a Background Document to the Planning Scheme. It introduces a new Local Planning Policy (Northern and Western Geelong Growth Areas) into the Scheme to implement key recommendations of the Strategy including:
 - 8.1 Developing Precinct Structure Plans in an orderly sequence within each growth area;
 - 8.2 A Clever and Creative Corridor as a focal point for design of sustainable, interconnected neighbourhoods;
 - 8.3 Ensuring a network of activity centres provide for the needs of local residents;

- 8.4 Locating high and medium density housing near activity centres and key transport routes;
 - 8.5 Identifying an employment precinct in each growth area;
 - 8.6 Prioritising active and public transport over private vehicles in neighbourhood and transport network design;
 - 8.7 Establishing a buffer of lower density residential development north and east of the Batesford township;
 - 8.8 Completing rehabilitation of the Batesford Quarry and master planning for its transformation to a recreational lake; and
 - 8.9 Undertaking an overarching biodiversity conservation strategy for each growth area.
9. The exhibited version of the NWGGA Framework Plan Map is in **Attachment 4**.
10. The Amendment also rezones to the Urban Growth Zone most land in the growth areas identified for short or medium term urban development that has not already been included in that zone.

What the Amendment does

11. As discussed above, the Amendment implements the Settlement Strategy and Framework Plan into the planning scheme. The Amendment includes policy changes to the Municipal Strategic Statement (MSS) and rezones land in the NWGGA to the Urban Growth Zone. Specifically, the Amendment seeks to:
- 11.1 Amend Clause 21.03 Objectives - Strategies – Implementation to include reference to 21.18 Corio Norlane and 21.20 Northern and Western Geelong Growth Areas;
 - 11.2 Replace Clause 21.04 Municipal Framework Plan with a new Clause 21.04 to implement the Settlement Strategy through a new Municipal Framework Plan;
 - 11.3 Replace Clause 21.06 Settlement and Housing with a new clause including objectives, strategies and references to implement the Settlement Strategy;
 - 11.4 Amend Clause 21.08 Development and Community Infrastructure to update strategies on Transport and Development Contributions to implement the Settlement Strategy;
 - 11.5 Amend Clause 21.11 Armstrong Creek Urban Growth Area to reflect the role of the Northern and Western Geelong Growth Areas;
 - 11.6 Amend Clause 21.14 The Bellarine Peninsula to update objectives, strategies, further work and references to implement the Settlement Strategy;
 - 11.7 Amend Clause 21.16 Anakie to implement the Settlement Strategy by amending objectives and strategies, deleting reference to the *Anakie Structure Plan 1996*;
 - 11.8 Insert a new Clause 21.20 Northern and Western Geelong Growth Areas including new objectives, strategies and plans to implement the Framework Plan; and
 - 11.9 Replace the Schedule to Clause 72.08 Background Documents with a new Schedule that includes the Settlement Strategy and Framework Plan.

Public Exhibition and Panel Hearing

12. The Amendment was exhibited in accordance with the requirements of the Planning and Environment Act 1987 from 21 June to 29 July 2019.

13. Notices were placed in five separate newspapers. Around 1450 affected or nearby landowners and residents were notified by mail, while around 500 email notifications were sent to stakeholders and interested parties. Open House information sessions on the Framework Plan component of the Amendment were held at the Batesford Hall on 17 July and the Corio Library on 18 July.
14. As a result of exhibition, a total of 102 submissions were received.
15. Council considered a report on the submissions on 24 September 2019 and resolved to refer the submissions to an independent Panel appointed by the State Government under the Act.
16. A 3-member Panel of Nick Wimbush (Chair), John Hartigan and Deanne Smith held a lengthy hearing in Geelong and Melbourne between November 2019 to March 2020. A total of 37 different parties appeared at the hearing. They included the City, state government agencies, developers, landowners, community groups and individuals.
17. The City was represented throughout the Panel hearing by Greg Tobin of Harwood Andrews Lawyers and instructed and advised by officers from the City's Strategic Implementation and Planning Strategy units.
18. The City called the following six experts in planning, lot supply, demographics and transport planning:
 - 18.1 Michael Barlow (Urbis) – strategic planning;
 - 18.2 John Collins (Spatial Economics) – strategic planning;
 - 18.3 Mark Woodland (Echelon Planning) – strategic/growth area planning;
 - 18.4 Reece Humphries (GTA) – transport planning and engineering;
 - 18.5 Dale Stokes (Spatial Economics) – lot supply and economics; and
 - 18.6 Jeremy Reynolds (Spatial Economics) – demography.
19. The Panel provided its [Panel Report](#) to Council in mid May 2020 and it was publicly released in late May.

Panel Report Executive Summary and City Response

20. The following section of this Council report discusses and responds to the Panel's Executive Summary including its findings on the key issues, conclusions and recommendations. The Executive Summary is in **Attachment 5**. Where necessary references are also made to Panel commentary from the main Panel report.
21. Further discussion and response to all the sub issues covered in the Panel report is not provided in this Council report. This would duplicate information which is already comprehensively covered by the Panel in its report which includes quotes and accurate descriptions of the submissions made by the parties including the City.
22. The Panel Report (Appendix D) includes a list of detailed changes to the Amendment, Settlement Strategy and Framework which the Panel recommends and which is derived from a document that Council submitted to the Panel during the hearing. This list is reproduced in **Attachment 6** to this Council report.
23. The Panel's recommendations and the City's responses are listed in **Appendix 7**.

COVID-19

24. The Panel refers to the hearing being in its final stages as the COVID-19 virus started to send the Victorian, national and global community into lockdown in early 2020.

25. In relation to potential changes that COVID-19 could bring to society the Panel says it *“has no more insight than anyone into what Victoria and the Geelong community will be like in a post COVID-19 world, or even when that will occur. The Panel has based its considerations, as it must, on the pre-COVID-19 world and matters brought before it at that time.”*
26. The Panel provides positive commentary on the strategic work undertaken saying: *“Whatever the future implications for Geelong, the Panel is satisfied that the enormous work done to date leading to this Amendment will form a critical and well-founded platform for Geelong’s future.”*

The Amendment

27. The Panel describes the Amendment as having two major components; to implement the Geelong-wide Settlement Strategy and the Northern and Western Geelong Growth Areas Framework Plan into the planning scheme.
28. The Panel describes the Amendment as implementing *“a 20-year plan for Geelong to cater for a very significant population increase. The Panel commends Councils for taking a visionary approach to growth area and settlement planning to accommodate the growth in a logical planned manner.”*

Submissions

29. In the main body of its report the Panel says it considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. The Panel explains it reviewed a large volume of material and has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.
30. The Panel observes that a *“significant number of submissions on the Settlement Strategy were concerned with the ‘pivot’ in policy of some Bellarine settlements from growth centres to more limited development opportunities and the setting of ‘permanent’ town boundaries”*. While it found that submissions supported this approach it also found that *“Other major landowners saw the Strategy as an avenue to press their claims for inclusion of land parcels within the short to medium term growth picture for Geelong.”*
31. The Panel found that the Framework Plan generally received strong high-level support in submissions and says *“Many submitters...were landowners interested in the development of the growth areas, either via expedited timing for their holdings, or raising issues around the planning for development such as infrastructure funding and development sequencing.”*
32. The Panel found that *“Very few submissions if any called for the abandonment of the Amendment as a whole, testament to the strategic planning work that Council has put into the Amendment over the past several years.”*

The Panel Hearing

33. The Panel held 28 days of Hearing in Geelong and Melbourne and undertook two accompanied site inspections and numerous unaccompanied inspections.
34. The Panel describes the hearing as follows: *“Because of the scale of the Amendment the Hearings were complex and many of the submitters were landowners represented by legal advocates and calling expert evidence.”*

More than 50 pieces of expert evidence were called in traffic engineering, planning, infrastructure planning, stormwater management, ecology, noise, dust, economics and land supply. In addition, a small number of concerned individual submitters expressed their views in support of, or opposition to, particular parts of the Amendment.”

35. The City and its legal advocate were present throughout the Panel hearing and found the Panel conducted a very professional and fair process affording all parties the opportunity to have their say, make submissions and cross examine witnesses. Some of the major developer submitters took several days to present their cases with multiple experts. Where possible the City tried to resolve and come to agreement on matters with the other parties in order to reduce the number of issues at stake.

Panel findings - Settlement Strategy

Policy ‘pivot’ and the DAL process

36. The Panel describes the Settlement Strategy as including a “*policy ‘pivot’ from providing growth areas in some Bellarine Peninsula towns (primarily Ocean Grove and Leopold) and directing this growth to the Northern and Western Geelong Growth Areas (NWGGA) and the continuing development of Armstrong Creek.*”
37. It says “*In addition to this significant policy change from Council, the State Government has declared the Bellarine and Surf Coast Distinctive Areas and Landscapes (DAL) under the Planning and Environment Act 1987 (Part 3AAB). The declarations occurred in mid-late 2019 and a State policy development process is underway.*”
38. The Panel “*considers that the conscious policy change away from further significant urban growth on the Peninsula is a choice Council has made; it is not for the Panel to interrogate this choice in principle. The change, in conjunction with the provision of significant new growth areas in the west and north, makes a powerful case for Council having an overall plan to accommodate growth.*”
39. The Panel makes it clear that its role is not to challenge or question the DAL declaration and planning process which has been developed and implemented by the State Government.
40. The City sees the Panel’s findings as an endorsement of the logical, long term approach to municipal settlement planning provided in the Settlement Strategy. The City believes the directions of the Settlement Strategy and the new high-level policy being introduced by the Amendment are consistent with and complement the DAL process.

Bellarine Peninsula Settlement Boundaries

41. The Panel describes the big area of contention behind the Council policy ‘pivot’ and the DAL process as “*not so much the question of whether there should be eventual township boundaries to limit growth on the Bellarine, but rather where those boundaries should be*”.
42. The Panel says one school of thought in submissions suggests township boundaries should be closely tied to existing residential zoned land or land already identified in the planning scheme as suitable for rezoning.
43. It describes the other school of thought in submissions (often advanced by landholders with existing development interests on the edge of Bellarine towns), is that if an eventual town boundary is proposed, there should be an opportunity to bring in additional land on the edges of existing towns into the ‘final’ town boundary.

44. In describing the significant pressure it was under due to multiple submitters (many being developers represented by lawyers and with planning experts) seeking to promote land being included in town boundaries, the Panel says: *"For an Amendment that does not set any town boundaries, the Panel has felt significant pressure to make findings on the issue in principle and even on particular landholdings as to whether they should be 'in' or 'out' of eventual town boundaries. This of course it has not been tempted to do; that would be straying far outside of its remit."*
45. The City agrees with the above comment. Although the Settlement Strategy provides policy direction towards permanent settlement boundaries, it was not the intent of the Amendment to lock the boundaries in now. That would be done by the DAL for the Bellarine and a logical inclusion process for urban Geelong.
46. The City's central position was that this Amendment was not the correct process to facilitate changes to settlement boundaries that will be considered as part of the Bellarine and Surf Coast DALs. It submitted to the Panel that the DAL process must be undertaken before more detailed review of existing structure plans occur, and that it would be poor planning to pre-empt the DAL outcome.
47. On the issue of whether more land should be included within town boundaries the Panel comments *"that at the planning principles level, and this is explicit in some parts of the planning scheme such as for Ocean Grove, that this further review prior to the 'locking down' of town boundaries should be considered. This is not an explicit or implicit endorsement of any particular submission requesting inclusion in a Bellarine township boundary."*
48. The Panel says it is *"neither fair, nor sound planning, to 'shut the gate' at a particular point of time without a logical review of what is inside or outside the paddock at the point in time when the gate shuts."*
49. The Panel in its report makes it clear that it considers that a future process for refining township boundaries is necessary (see p.29 of the Panel report).
50. The Panel makes a recommendation (No.2) to revise the Settlement Strategy to clearly articulate that for the Bellarine Peninsula, the process to finalise an enduring boundary for Geelong will be: secured by the DAL program; and, if not addressed by the DAL, through the proposed review of structure plans; or where no Structure Plan review is proposed in the near future, then the logical inclusions process as described in the Settlement Strategy.
51. The City advised the Panel of additional wording to be included in the Settlement Strategy to clarify this issue. The full wording is in the table is in the **Appendix 7** response to recommendation no.2 and includes: *"The City considers the Distinctive Areas and Landscapes the most appropriate process to determine long term boundaries for the Bellarine. If long term boundaries are not resolved, the City will need to determine long term boundaries via a separate consultative process for the district towns with regard to Statement of Planning Policy"*.

Logical inclusions process

52. For the other parts of Geelong addressed in the Settlement Strategy, the Panel considers these can be broken down into a 'logical inclusions' process and a 'strategic landholdings' group.
53. Several parties submitted to the Panel that certain parcels of land along the southern edge of Armstrong Creek Growth Area should be included in the urban growth boundary of Geelong.

54. The Panel considers there are several parcels that have been identified in submissions, and probably others, that could be included in the urban area in the Settlement Strategy. The Panel says it does not try to pick 'winners and losers' but supports a process being undertaken.
55. The City submitted that a planning scheme amendment to determine the long-term boundary for urban Geelong through a logical inclusions process will occur upon the implementation of Amendment C395ggee. A draft 'long term' or 'permanent boundary' to replace the 'indicative' boundary exhibited through this Amendment will be prepared and will include the final methodology and criteria used to come to Council's preferred position.
56. The revised Clause 21.06 for adoption includes the strategy: "*Deliver defensible long-term settlement boundaries via a consultative boundary review process*".

Strategic landholdings

57. The 'strategic landholdings group' as termed by the Panel includes the Western Industrial Precinct (WIP) within the Armstrong Creek Growth Area and the Boral landholding further west at Waurn Ponds. The Panel has dealt with these separately to other areas that it heard submissions on as it considers them to be "*very significant landholdings which will have an important part to play in the future growth and development of Geelong.*"

Strategic landholdings - Western Industrial Precinct

58. The Panel considers the WIP needs to be considered within the broader picture of Armstrong Creek and Geelong's growth. It says a large portion of the WIP is in a single ownership, and the owners expressed a strong desire to consider an urban residential, rather than industrial, future. The Panel "*notes the submissions on this land but considers it is in no stronger a position than to note the submission for future consideration. Changing the future land use for such a major parcel of land will require a specific investigation.*"

Strategic landholdings - Boral Waurn Ponds

59. Boral and Blue Circle Southern Cement own a 1,020 hectare area of land at Waurn Ponds. Boral submitted that the land should be rezoned Urban Growth Zone and included within the urban growth boundary. The Victorian Planning Authority submitted that the Boral land should at least be considered a 'Long Term Investigation Area' in Figure 1 of the Settlement Strategy.
60. The Panel states the "*significant land holdings owned by Boral in Waurn Ponds appear to the Panel to be a strategic land resource for the future of Geelong that will require careful planning, and perhaps in conjunction with the future land use in the WIP. The Panel is satisfied that the medium to long term future of the land is not in the quarry resource, but rather as an alternative, higher economic value land use, probably including urban uses*".
61. The Panel considers that "*such future land use planning is in its infancy and given Council's measured strategic approach to growth area planning, the 'bringing on' of this land should be undertaken carefully and strategically. The Panel has thus recommended that the Boral land be identified at a high level for potential future urban growth, but no more strongly than this, and with no great imperative to bring the land forward for development with a sense of urgency*".
62. In its closing submission, the City acknowledged the future potential of the Boral land. It proposed changes to the Settlement Strategy to specifically recognise that at the end of its extractive use and resolution of the DAL process it is one of several sites for investigation to meet the municipality's future housing needs.

63. The specific wording the City advised the Panel it would insert into the Settlement Strategy and which has subsequently been inserted into the August 2020 version of the Settlement Strategy is in **Appendix 7** in response to recommendation 3.

Panel findings - Northern and Western Geelong Growth Areas Framework Plan

Overall Panel comments and recommendations on the Framework Plan

64. In relation to the Framework Plan, the Panel found there was strong support for the work Council has undertaken in bringing the NWGGA forward for planning and development. Later in its report (p.48) the Panel says *“There was overall support for the Framework Plan as an important strategic document to guide the development of the two growth areas. No parties questioned whether it should be listed in the Greater Geelong Planning Scheme as a background document”*.
65. In the Executive Summary the Panel makes several recommendations relating to the NWGGA including recommendation no.4 to add a preamble to the Framework Plan to: clearly state its purpose; provide flexibility in its interpretation in the next stages of the planning process; and confirm that the PSPs included in the Framework Plan are concept plans only.
66. The City supports the addition of such a preamble as this properly reflects the intent of the Framework Plan document. The exact wording is in **Appendix 7** in response to Panel recommendation no.4.
67. The Amendment includes a new Clause 21.20 which is a stand-alone planning policy for the NWGGA and includes the Framework Plan map. The Panel in its recommendation no.5 recommends amending the *“exhibited Clause 21.20 by adopting the changes proposed by Council as set out in Document 245 to the Hearing with the deletion of the last dot point under Clause 21.20-3 Strategies.”*
68. In a separate recommendation (no.9.) the Panel also recommends an additional strategy be added to Clause 21.20 requiring a detailed biodiversity assessment prior to any Precinct Structure Plan (PSP) being approved.
69. The City agrees that at a broad level there was strong support for the Framework Plan. The two changes to Clause 21.20 recommended by the Panel are supported and have been made to the document for adoption in **Attachment 8**.

Level of detail in the Framework Plan

70. In its main report (p.49) the Panel says there were several submitters who questioned some aspects of the Framework Plan, in particular that it was too detailed for a strategic document. The Panel says it also shares the concerns of some submitters that the Plan is very detailed and if narrowly interpreted could diminish flexibility in the development of the Precinct Structure Plans in the two growth areas. The Panel goes on to say that it *“accepts however that the included PSPs are intended to be no more than concepts at this stage and much more detailed analysis will be needed to determine PSPs to guide future land use development and infrastructure provision”*.
71. The Panel also says that a number of submitters made strong representations to the Panel about development sequencing and timing and infrastructure funding amongst others
72. In the Executive Summary the Panel states that *“many of these issues are appropriately addressed at the Precinct Structure Plan (PSP) stage and the detail of infrastructure provision, road alignments and so on will be debated and finalised through those processes.*

Whilst the Framework Plan does provide a higher level of apparent detailed design, including 'draft' PSPs, the Panel considers that provided the reference to the Framework Plan allows appropriate flexibility to make changes where it is warranted in PSPs then this should not be a major impediment to growth area planning and development."

73. The City appreciates that the Framework Plan does have some detail that would not normally be found in a plan at this level of the planning hierarchy. However, it agrees with the Panel that much of the detail is conceptual only. The preamble being inserted at the front of the Plan to describe its role and other changes recommended by the panel will ensure flexibility as the plan is implemented.
74. The City agrees with the Panel that many of the detailed issues raised in the Panel hearing in relation to the NWGGA can be addressed, debated and finalised at the PSP stage.

PSP sequencing and boundaries

75. The Panel heard submissions from several of the NWGGA landowners seeking land to be included in PSP precincts earmarked for the initial first stage of PSP preparation.
76. The Panel found that it understands the sequencing of PSPs that has been proposed in the Framework Plan by Council and notes *"it is based on a logical, ordered process for providing growth areas, and one that can be accelerated if growth occurs faster than planned. The Panel considers however that while the sequencing proposed may be a good starting point, there should be flexibility in PSP preparation and implementation to allow different arrangements to come forward when it is shown there is potential for a superior outcome."*
77. The Panel says it has *"not attempted to devise its own sequencing scheme based on submissions, as that would merely be a different approach, and not necessarily superior. The Panel has however based on submissions, attempted to recommend a more flexible approach to determine the final precincts and PSP sequencing"*.
78. Later in its report the Panel (in reference to the submissions and evidence put to it over several days by developers seeking to have PSP boundaries amended) says *"In short, with one exception the Panel is not convinced on the evidence presented to it that any of the requested changes to the PSP boundaries should be made at this time"*.
79. The exception the Panel provides is the small area of land in the southeast corner of the Batesford South precinct that Council has already agreed to move into the McCanns Lane PSP at the request of the McCann Family. The Panel endorses this change.
80. The Panel goes on to say that it *"does not conclude that there is no merit in any of the requested changes. Rather more analysis and assessment is needed and that this is best done through the detailed PSP planning development and review process."* (p.49)
81. As mentioned earlier, the Panel recommends that a preamble be added in the Framework Plan background document to clarify its purpose and provide flexibility in its interpretation in the next stages of the planning process.
82. The City notes the Panel commentary on this issue and accepts the relevant recommendations to the Framework Plan and Clause 21.20.

Infrastructure funding

83. Several submissions were made regarding development contributions to fund infrastructure in the growth areas. Several parties requested that the Panel determine that a global (or universal) Infrastructure Contributions Plan (ICP) or Development Contributions Plan (DCP) should be prepared for the Western Growth Area.

84. The Panel found that *“a major issue that will be critical for the success of the growth areas is infrastructure funding and apportionment of large-scale infrastructure projects across many PSP areas within the two growth areas”*.
85. The Panel believes there is merit in a layered scheme to fund large scale (expensive) projects across a whole growth area, possibly including state funding, and then having a more traditional precinct scale DCP or ICP to fund the precinct specific infrastructure.
86. The Panel has *“not strongly concluded that there is one perfect answer but after considering submissions does conclude that it is vital that flexibility is retained to enable further consideration of options for funding infrastructure”*.
87. In the Panel’s view, *“the proposed planning scheme ordinance (at Clause 21-08) does provide sufficient flexibility and does not, for example, preclude the adoption of a global ICP/DCP for the growth areas should further work in progress demonstrate that such an approach is the best way to fund and deliver key infrastructure.”*
88. The City accepts the Panel’s findings and conclusions on infrastructure funding and notes that no amendments to Clauses 21.08 or 21.20 are required.

Clever and Creative Corridor

89. The Panel found the Clever and Creative Corridor (CCC) concept was generally supported by submitter landowners with some reservations as to detail. In the Western Geelong Growth Area (WGGA) it was suggested that the CCC should be placed west of the Batesford Quarry. The Panel has not accepted that submission.
90. The City described the CCC in its Part B statement as a tree-lined boulevard style transit corridor with priority for active and public transport between key destinations within the growth areas. The City did not object to removal of the detail on pages 45-51 of the Framework Plan to take out references to carriageway width of standard road features, parking bays and other features.
91. The Panel’s recommendation no.6 (see **Appendix 7**) includes its changes to the detail of the CCC in the Framework Plan. The City accepts these recommendations and has changed the document accordingly.

Activity centres

92. The Panel found that activity centre locations attracted numerous submissions. In response to these, Council has agreed to some changes to activity centre number and location in the Northern Geelong Growth Area (NGGA) which the Panel supports.
93. The City has subsequently updated the Framework Plan and Clause 21.20 to reflect the new activity centre arrangements. The same changes are also proposed to Amendment C393ggee which implements a new Retail Strategy and is being considered as a separate agenda item.

The Settlement Strategy and Framework Plan documents

94. In relation to the two background documents that underpin the Amendment, the Panel found that *“Many submitters to the Strategy and Framework Plan sought to have the Panel redraft the documents or at the least recommend the inclusion of specific wording. The Panel has generally avoided this approach. Rather it provides recommendations that should help Council redrafting.”*
95. The Panel says it *“is aware that the documents have been drafted over many years by teams of Council staff and consultants and trying to ‘remake them in our own image’ would be a difficult task within the timeframes expected of a Panel to report... where the Panel considers critical changes to the documents need to be made, recommendations have been made, even if the detailed drafting is not included”*.

96. The City has made all the changes to the Settlement Strategy and Framework Plan generally as recommended by the Panel (as described in **Attachments 6 and 7**) along with some other minor changes and corrections. A small number of changes in **Attachment 6** have not been made as they have been superseded by changes agreed by the City later in the hearing or by Panel recommendations.
97. The revised "August 2020" versions of the Settlement Strategy and Framework Plan are recommended for re-adoption alongside the Amendment. They are too lengthy to attach to this Council report but can be viewed on the [C395 webpage](#).

Panel overall conclusions

98. The Panel's overall conclusions are:

"The Panel concludes:

- *Geelong has undergone a sustained period of high population growth which is predicted to continue;*
- *The Amendment is a well thought out and visionary response to logically cater for this predicted growth;*
- *Whilst there were some outright objections and many requests for changes, the Panel considers there is a high level of support for the overall direction of the Amendment, and particularly the Framework Plan;*
- *The refocusing of long-term growth away from the Bellarine Peninsula is a conscious policy decision of Council and the State Government; implementation of this policy requires some further consideration of long term or permanent settlement boundaries;*
- *Subject to addressing some issues of principle and detail, the Panel strongly supports the Amendment."*

99. The City considers the Panel's overall conclusions are a very strong endorsement of the strategic planning work that has been undertaken over several years to plan for Geelong's future growth through the preparation of the Settlement Strategy, Framework Plan and the Amendment.

Panel recommendations

100. The Panel recommendations are the most critical part of a Panel report and the Act requires that Council as the Planning Authority must consider the recommendations as part of adoption of an amendment. A full list of the thirteen recommendations is provided and responded to in **Attachment 7**.
101. The first recommendation represents the Panel's overall stance on the amendment:
- "1. Adopt Greater Geelong Planning Scheme Amendment C395ggee as exhibited subject to the changes recommended in this report."***
102. The remaining twelve recommendations (see **Attachment 7**) describe the Panel's recommended changes to the Settlement Strategy, Framework Plan and the Amendment i.e. the planning scheme ordinance (local policy clauses) and zone maps.
103. The City's position is that all the Panel recommendations should be accepted.
104. The City is supportive of the Panel's recommended changes as they generally reflect the City's position on the key issues as resolved at the 24 September 2019 Council meeting and the subsequent changes that were agreed to (under delegation) in the submissions and responses provided to the Panel during the lengthy hearing.

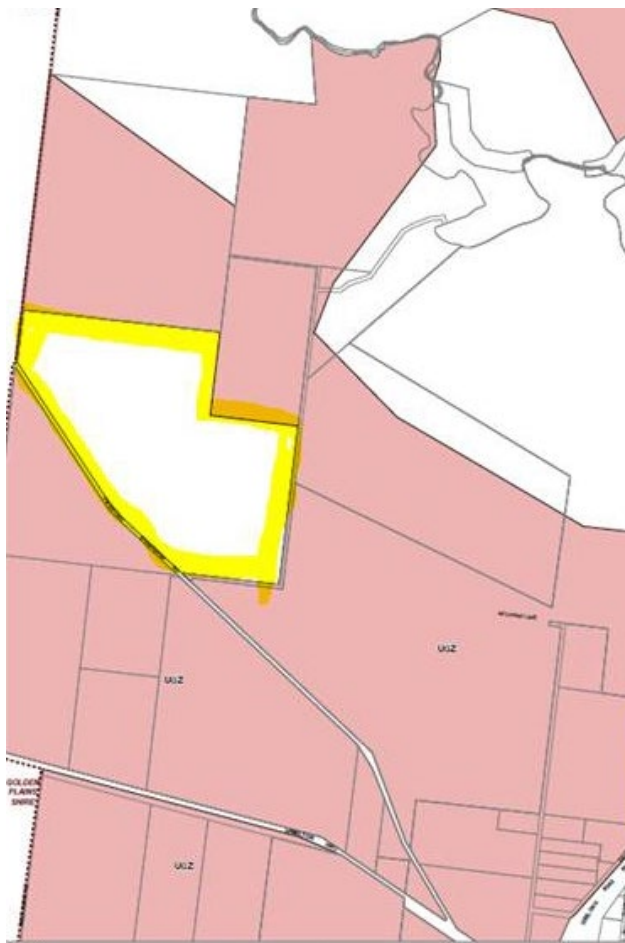
Amendment for Adoption

105. The Amendment (i.e. local policy and zone maps) has been updated generally in accordance with the Panel recommendations. The documents recommended for adoption are in **Attachment 8**. There are two changes/variations to the previous Council positions which are worth noting and these are described below:

Zone map change

106. An additional change has also been made to zone map 31. The exhibited zone maps for the Western Geelong Growth Area showed the Urban Growth Zone (UGZ) being applied to several properties but any that were in the quarry Works Authority No.3 (WA3) were to remain in the Special Use Zone.
107. During the hearing the City agreed to a request by Adelaide Brighton Cement Limited (ABCL) to include additional properties into the UGZ if they were excised from WA3 prior to adoption of the Amendment.
108. ABCL subsequently obtained approval from Earth Resources Division to vary WA3 and excised the land. As a result, additional land has been included in the UGZ including two of ABCL's Farming Zone properties that would have been an "island" of FZ surrounded by UGZ. The areas highlighted below are now to be included in UGZ on Map 31 in **Appendix 8**.

Map showing additional UGZ land

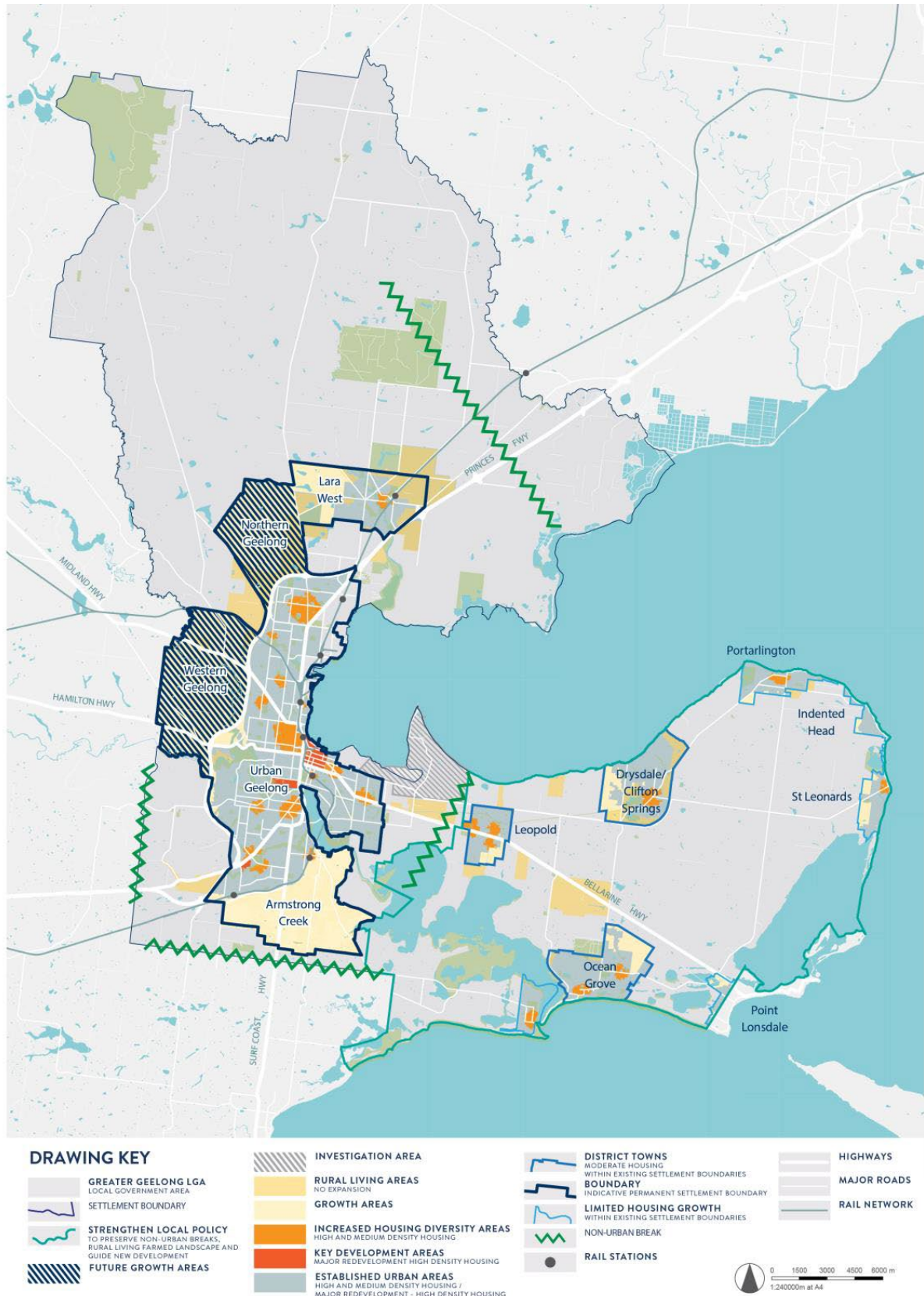


Clause 21.06 Housing and Settlement Framework Map

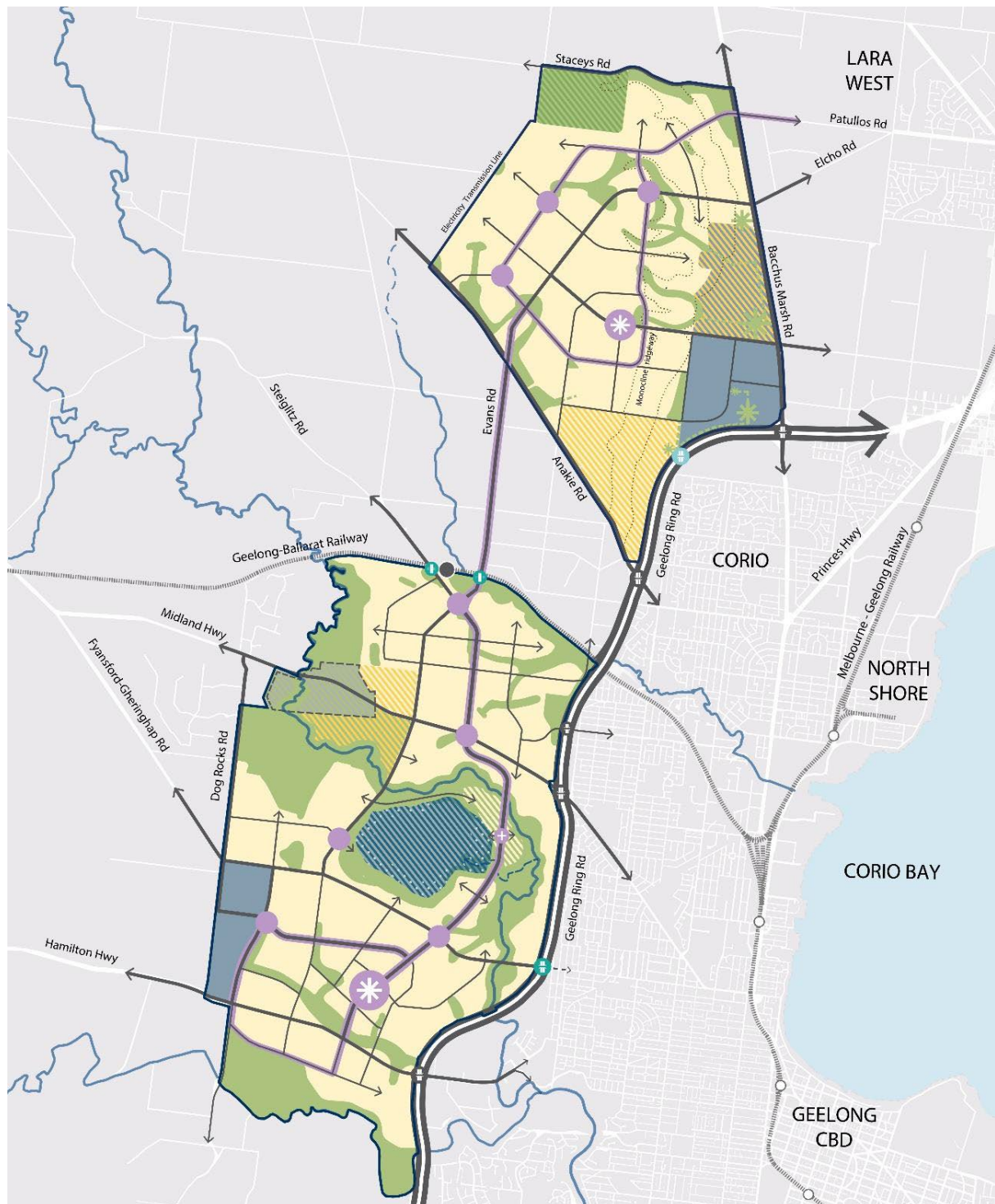
109. As discussed earlier, a small number of changes in **Attachment 6** have not been made as they have been superseded by changes agreed by the City later in the hearing or by Panel recommendations. In addition, the City has decided not to include smaller segment versions of the Housing and Settlement Framework Plan map in Clause 21.06 (as listed in **Attachment 6** line item 2). The additional “zoomed in” segment maps will be added to the Settlement Strategy but not Clause 21.06.
110. The City considers the plan is legible at the municipal scale and will consider breaking it into segments in Clause 21.06 after long term settlement boundaries are resolved through the DAL process (for the Bellarine) and the settlement boundary review/logical inclusions process (for urban Geelong).

Attachment 3

Housing & Settlement Framework Plan Exhibited Version (Clause 21.06)

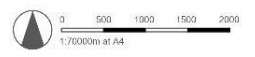


Attachment 4 – NWGGA Framework Plan Map Exhibited version (Clause 21.20)



DRAWING KEY

	STUDY AREA		RESIDENTIAL		BATESFORD TOWNSHIP		RAILWAY CROSSING GRADE SEPARATION
	GEELOG RING ROAD		RURAL LIVING FUTURE INVESTIGATION OF RESIDENTIAL		LAKE WATERBODY		WATERWAYS
	ARTERIAL ROAD		RURAL LIVING FUTURE INVESTIGATION OF EMPLOYMENT		CLEVER AND CREATIVE CORRIDOR		MAJOR WATERCOURSE
	CONNECTOR STREET		EMPLOYMENT		ACTIVITY CENTRE SUB-REGIONAL / SPECIALIZED NEIGHBOURHOOD		POTENTIAL WATERWAYS
	FUTURE RAILWAY STATION		AGRICULTURE FUTURE INVESTIGATION OF CONSERVATION		GEELOG RING ROAD PEDESTRIAN CONNECTION		MONOCLINE ESCARPMENT
	PUBLIC TRANSPORT POTENTIAL CONNECTION		AGRICULTURE FUTURE INVESTIGATION OF RURAL LIVING		GEELOG RING ROAD NEW CONNECTION		
			LAKESIDE RESIDENTIAL FUTURE INVESTIGATION OF CONSERVATION		GEELOG RING ROAD UPGRADE CONNECTION		



Attachment 5 – Panel Report Executive Summary

Greater Geelong Planning Scheme Amendment C395ggee | Panel Report | 14 May 2020

Executive summary

(i) COVID-19

The COVID-19 virus sent the Victorian, national and global community into lockdown in early 2020. The last Hearing day for this Amendment, Day 28, was held in an environment where a limited number of advocates, an expert and the Panel socially distanced in Hearing Room 1 at Planning Panels Victoria while another advocate already locked down participated by video link.

The Panel has no more insight than anyone into what Victoria and the Geelong community will be like in a post COVID-19 world, or even when that will occur. The Panel has based its considerations, as it must, on the pre-COVID-19 world and matters brought before it at that time.

Whatever the future implications for Geelong, the Panel is satisfied that the enormous work done to date leading to this Amendment will form a critical and well-founded platform for Geelong's future.

(ii) The Amendment

Greater Geelong Planning Scheme Amendment C395ggee (the Amendment) has two major components; to implement the Geelong-wide Settlement Strategy (the Strategy) and the Northern and Western Geelong Growth Areas Framework Plan (the Framework Plan) into the planning scheme.

The Amendment implements a 20 year plan for Geelong to cater for a very significant population increase. The Panel commends Councils for taking a visionary approach to growth area and settlement planning to accommodate the growth in a logical planned manner.

(iii) Submissions

The Amendment was exhibited in mid-2019 and attracted 102 submissions. A significant number of submissions on the Strategy were concerned with the 'pivot' in policy of some Bellarine settlements from growth centres to more limited development opportunities and the setting of 'permanent' town boundaries. Other submissions supported this approach.

Other major landowners saw the Strategy as an avenue to press their claims for inclusion of land parcels within the short to medium term growth picture for Geelong.

The Framework Plan generally received strong high-level support in submissions, with the provision of two large growth areas that will provide the bulk of Geelong's medium-long term growth, and with infill development taking over the housing provision load from Armstrong Creek. A small number of submitters objected to the growth areas.

Many submitters on the Framework Plan were landowners interested in the development of the growth areas, either via expedited timing for their holdings, or raising issues around the planning for development such as infrastructure funding and development sequencing.

Nearly all if not all of these submitters were strongly in support of the Amendment but have sought through the Panel process to make significant 'tweaks' to the Amendment via changes to wording in the Framework Plan or its translation into the planning scheme.

Very few submissions if any called for the abandonment of the Amendment as a whole, testament to the strategic planning work that Council has put into the Amendment over the past several years.

(iv) The Panel Hearing

The Panel held 28 days of Hearing in Geelong and Melbourne and undertook two accompanied site inspections and numerous unaccompanied inspections. Because of the scale of the Amendment the Hearings were complex and many of the submitters were landowners represented by legal advocates and calling expert evidence. More than 50 pieces of expert evidence were called in traffic engineering, planning, infrastructure planning, stormwater management, ecology, noise, dust, economics and land supply.

In addition, a small number of concerned individual submitters expressed their views in support of, or opposition to, particular parts of the Amendment.

(v) Panel findings - Settlement Strategy

The Strategy is aimed at looking at the totality of Geelong and directing at a strategic level where future growth will occur. This includes a policy 'pivot' from providing growth areas in some Bellarine Peninsula towns (primarily Ocean Grove and Leopold) and directing this growth to the Northern and Western Geelong Growth Areas (NWGGA) and the continuing development of Armstrong Creek.

In addition to this significant policy change from Council, the State Government has declared the Bellarine and Surf Coast Distinctive Areas and Landscapes (DAL) under the *Planning and Environment Act 1987* (Part 3AAB). The declarations occurred in mid-late 2019 and a State policy development process is underway.

The Panel considers that the conscious policy change away from further significant urban growth on the Peninsula is a choice Council has made; it is not for the Panel to interrogate this choice in principle. The change, in conjunction with the provision of significant new growth areas in the west and north, makes a powerful case for Council having an overall plan to accommodate growth.

The DAL declaration and planning process has been developed and implemented by the State Government. It is not for the Panel to challenge or question this process.

The big area of contention behind the Council policy 'pivot' and the DAL process is not so much the question in principle of whether there should be eventual township boundaries to limit growth on the Bellarine, but rather where those boundaries should be. One school of thought in submissions suggests township boundaries should be closely tied to existing residential zoned land or land already identified in the planning scheme as suitable for rezoning. The other school of thought in submissions, unsurprisingly often advanced by landholders with existing development interests on the edge of Bellarine towns, is that if an eventual town boundary is proposed, the identification of such boundaries should provide the opportunity to bring in additional land on the edges of existing towns for inclusion in the 'final' town boundary.

For an Amendment that does not set any town boundaries, the Panel has felt significant pressure to make findings on the issue in principle and even on particular landholdings as to

whether they should be 'in' or 'out' of eventual town boundaries. This of course it has not been tempted to do; that would be straying far outside of its remit.

The Panel does however consider that at the planning principles level, and this is explicit in some parts of the planning scheme such as for Ocean Grove, that this further review prior to the 'locking down' of town boundaries should be considered. This is not an explicit or implicit endorsement of any particular submission requesting inclusion in a Bellarine township boundary.

Rather it is expressing the view that some form of review should be undertaken for Bellarine townships, whether through the DAL process or structure plans as envisaged in the planning scheme.

It is neither fair, nor sound planning, to 'shut the gate' at a particular point of time without a logical review of what is inside or outside the paddock at the point in time when the gate shuts.

For other parts of Geelong addressed in the Strategy, the Panel considers these can be broken down into a 'logical inclusions' process and a 'strategic landholdings' group. In the former the Panel considers there are a number of parcels that have been identified in submissions, and probably others, that could be included in the urban area in the Strategy, and there are a number of examples discussed later in the report where it would seem to make sense and be sound planning to include them within the urban area. Again, the Panel does not try to pick 'winners and losers' but supports such a process being undertaken.

The 'strategic landholdings group' as termed by the Panel includes the Western Industrial Precinct (WIP) within Armstrong Creek and the Boral landholding further west. These are very significant landholdings which the Panel considers will have an important part to play in the future growth and development of Geelong.

The WIP clearly needs to be considered within the broader picture of Armstrong Creek and Geelong's growth. A large portion of the WIP is in a single ownership, and the owners expressed a strong desire to consider an urban residential, rather than industrial, future. The Panel notes the submissions on this land but considers it is in no stronger a position than to note the submission for future consideration. Changing the future land use for such a major parcel of land will require a specific investigation.

The significant land holdings owned by Boral in Waurin Ponds appear to the Panel to be a strategic land resource for the future of Geelong that will require careful planning, and perhaps in conjunction with the future land use in the WIP. The Panel is satisfied that the medium to long term future of the land is not in the quarry resource, but rather as an alternative, higher economic value land use, probably including urban uses.

The Panel considers that such future land use planning is in its infancy and given Council's measured strategic approach to growth area planning, the 'bringing on' of this land should be undertaken carefully and strategically. The Panel has thus recommended that the Boral land be identified at a high level for potential future urban growth, but no more strongly than this, and with no great imperative to bring the land forward for development with a sense of urgency.

(vi) Panel findings - Northern and Western Geelong Growth Areas Framework Plan

There was strong support for the work Council has undertaken in bringing the NWGGA forward for planning and development. As discussed above a number of submitters made strong representations to the Panel about development sequencing and timing and infrastructure funding amongst others.

Many of these issues are appropriately addressed at the Precinct Structure Plan (PSP) stage and the detail of infrastructure provision, road alignments and so on will be debated and finalised through those processes. Whilst the Framework Plan does provide a higher level of apparent detailed design, including 'draft' PSPs, the Panel considers that provided the reference to the Framework Plan allows appropriate flexibility to make changes where it is warranted in PSPs then this should not be a major impediment to growth area planning and development.

The Panel understands the sequencing of PSPs that has been proposed in the Framework Plan by Council and notes it is based on a logical, ordered process for providing growth areas, and one that can be accelerated if growth occurs faster than planned. The Panel considers however that while the sequencing proposed may be a good starting point, there should be flexibility in PSP preparation and implementation to allow different arrangements to come forward when it is shown there is potential for a superior outcome.

The Panel has not attempted to devise its own sequencing scheme based on submissions, as that would merely be a different approach, and not necessarily superior. The Panel has however based on submissions, attempted to recommend a more flexible approach to determine the final precincts and PSP sequencing.

A major issue that will be critical for the success of the growth areas is infrastructure funding and apportionment of large-scale infrastructure projects across many PSP areas within the two growth areas. It would seem to the Panel that there is merit in a layered scheme to fund large scale (expensive) projects across a whole growth area, possibly including state funding, and then having a more traditional precinct scale DCP or ICP to fund the precinct specific infrastructure.

The Panel has not strongly concluded that there is one perfect answer but after considering submissions does conclude that it is vital that flexibility is retained to enable further consideration of options for funding infrastructure. In its view, the proposed planning scheme ordinance (at Clause 21-08) does provide sufficient flexibility and does not, for example, preclude the adoption of a global ICP/DCP for the growth areas should further work in progress demonstrate that such an approach is the best way to fund and deliver key infrastructure.

The Clever and Creative Corridor (CCC) concept was generally supported by submitter landowners with some reservations as to detail. In the Western Geelong Growth Area (WGGA) it was suggested that the CCC should be placed west of the Batesford Quarry. The Panel has not accepted that submission.

Activity centre locations attracted numerous submissions. In response to these Council has agreed to some changes to activity centre number and location in the Northern Geelong Growth Area (NGGA) which the Panel supports.

(vii) The Settlement Strategy and Framework Plan documents

Many submitters to the Strategy and Framework Plan sought to have the Panel redraft the documents or at the least recommend the inclusion of specific wording. The Panel has generally avoided this approach. Rather it provides recommendations that should help Council redrafting.

The Panel is aware that the documents have been drafted over many years by teams of Council staff and consultants and trying to 'remake them in our own image' would be a difficult task within the timeframes expected of a Panel to report. More than this for every specific change made or recommended, there would be many others missed and it would, the Panel believes, be a most unsatisfactory exercise for all concerned.

Where the Panel considers critical changes to the documents need to be made, recommendations have been made, even if the detailed drafting is not included.

(viii) Overall conclusions

The Panel concludes:

- Geelong has undergone a sustained period of high population growth which is predicted to continue
- The Amendment is a well thought out and visionary response to logically cater for this predicted growth
- Whilst there were some outright objections and many requests for changes, the Panel considers there is a high level of support for the overall direction of the Amendment, and particularly the Framework Plan
- The refocusing of long-term growth away from the Bellarine Peninsula is a conscious policy decision of Council and the State Government; implementation of this policy requires some further consideration of long term or permanent settlement boundaries
- Subject to addressing some issues of principle and detail, the Panel strongly supports the Amendment.

Recommendations

Based on the reasons set out in this Report, the Panel recommends:

1. **Adopt Greater Geelong Planning Scheme Amendment C395ggee as exhibited subject to the changes recommended in this report.**

Settlement Strategy

2. **Revise the Settlement Strategy to clearly articulate that for the Bellarine Peninsula, the process to finalise an enduring boundary for Geelong will be:**
 - **Secured by the Distinctive Areas and Landscapes program; and**
 - **If not addressed by the Distinctive Areas and Landscapes, through the proposed review of structure plans; or**
 - **Where no Structure Plan review is proposed in the near future, then the logical inclusions process as described in the Settlement Strategy.**
3. **Council consider revising the Settlement Strategy to identify the Boral land as an 'Investigation Area' for future urban development.**

North and Western Geelong Growth Areas Framework Plan

4. **Add a preamble to the North and Western Geelong Growth Areas Framework Plan (March 2019) to:**
 - clearly state its purpose
 - provide flexibility in its interpretation in the next stages of the planning process
 - confirm that the Precinct Structure Plans included in the Framework Plan are concept plans only that will be subject to change through the process of preparing Precinct Structure Plans for the precincts in the Northern and Western Geelong Growth Areas.
5. **Amend the exhibited Clause 21.20 by adopting the changes proposed by Council as set out in Document 245 to the Hearing with the deletion of the last dot point under Clause 21.20-3 Strategies.**
6. **In relation to the transport network:**
 - a) **Retain the 14 metre wide reservation for the Clever and Creative Corridor in the North and Western Geelong Growth Areas Framework Plan**
 - b) **Remove the measurement details for the Clever and Creative Corridor from the North and Western Geelong Growth Areas Framework Plan**
 - c) **Add a description to the Clever and Creative Corridor section in the North and Western Geelong Growth Areas Framework Plan to make it clear that the interim and ultimate configurations of the Clever and Creative Corridor as described and depicted in the North and Western Geelong Growth Areas Framework Plan are conceptual only and there will be variability in the abutting land uses and development as determined through the preparation of the Precinct Structure Plans**
 - d) **Add an annotation to the Framework Plan map to state that the alignments shown for the road network are indicative and may be subject to change following further analysis and assessment at the Precinct Structure Plan preparation stage, or words to that affect**
 - e) **Amend the description of the symbol shown on the North and Western Geelong Growth Areas Framework Plan map with respect to the Creamery Road upgrade to clarify that the upgrade will not include an interchange with the Geelong Ring Road**
 - f) **Retain the classification of Evans Road as an arterial road between the two growth areas on the North and Western Geelong Growth Areas Framework Plan**
 - g) **Review the references to Evans Road in the North and Western Geelong Growth Areas Framework Plan to clarify which parts of Evans Road will be duplicated rather than just upgraded.**
7. **Amend the North and Western Geelong Growth Areas Framework Plan in the Northern Geelong Growth Area to change the location of the subregional activity centre and split the neighbourhood centre into two centres as proposed by the Lovely Banks Development Group.**

- 8.** Make any subsequent necessary changes to North and Western Geelong Growth Areas Framework Plan background document arising from Recommendation 7.
- 9.** Add the following strategy to Clause 21.20-3:
 - *Undertake a detailed biodiversity assessment prior to any Precinct Structure Plan being approved, that ensures that Commonwealth, State and local protection of high value biodiversity assets is reflected in strategic and statutory planning.*
- 10.** Revise the text on Plan 12 to say:
 - *LEMMP (1,000 metre default buffer, subject to technical confirmation).*
- 11.** Revise the first bullet point under Action N.1.7.7 to say:
 - *A default buffer of 1,000 metres to the Lara Energetic Material Manufacturing Plant, subject to technical confirmation.*
- 12.** Revise the text under the Action N.1.7.7 to say:
 - *No additional sensitive land uses, including residential development and community facilities, will be permitted within these buffers. At the time of the preparation of the PSP the buffers should be reviewed to determine accurate, evidence-based buffers.*

Amendment documentation

- 13.** Revise the Northern and Western Geelong Growth Area Framework Plan, Settlement Strategy and Amendment documentation as relevant in accordance with:
 - a) The City of Greater Geelong changes as shown in Appendix D to this report; and
 - b) The revised planning scheme ordinance shown in documents 238 - 246 of the Hearing tabled documents; but
 - c) 13a) and 13b) above modified as relevant by the recommendations in this report.

Attachment 6 – List of post exhibition changes to Amendment, Settlement Strategy & Framework Plan

(Hearing Document 205 / Panel Report Appendix D)

No.	Modification to	Source	Date	Clause/ map/ page	Change
1	ordinance	Identified by Council officers	24 Sep 2019 - Council	21.06	On the drawing key on Housing and Settlement Framework Plan proposed in Clause 21.06, change “ BOUNDARY – INDICATIVE PERMANENT SETTLEMENT BOUNDARY ” to “ SETTLEMENT BOUNDARY – INDICATIVE LONG TERM BOUNDARY ”
2	ordinance	Identified by Council officers	24 Sep 2019 - Council	21.06	In addition to the single Housing and Settlement Framework Plan for the whole municipality, include several segment maps covering smaller areas for clearer interpretation
3	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.06-1	Under the heading Key issues and influences, change “Geelon’s” to “Geelong’s”.
4	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.06-1	In the first sentence under the heading Demographics, change “annual growth” to “average annual growth”.
5	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.06-1	In the first paragraph under the heading Housing, change “Inceasing” to “Increasing” and change “maintainence” to “maintenance”.
6	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.06-1	In the last paragraph under the heading “Settlement”, change “settlement” to “settlement”.
7	ordinance	Identified by Council officers	24 Sep 2019 - Council	21.06-2	Change the heading of proposed 21.06-2 from Spatial Distribution of Growth and Land Supply to Spatial distribution of growth and land supply
8	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.06-2	Replace the fourth strategy (commencing with “Confirm enduring ...”) with the following: “Deliver defensible long-term settlement boundaries via a consultative boundary review process”.
9	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.06-3	Delete the third strategy relating to One Planet Living principles.

No.	Modification to	Source	Date	Clause/ map/ page	Change
10	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.06-4	In the last strategy, change “facilities” to “facilities”.
11	ordinance	Submission 26	24 Sep 2019 - Council	21.06-8	In proposed 21.06-9 (Implementation), modify the proposed third Further Work item by changing the words “special local environmental or landscape values” to “environmental or landscape values of local, state or national importance”
12	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.06-8	Replace the fourth point under the heading Further work (commencing with “Establish a ...”) with the following: “Undertake a consultative settlement boundary review process.”
13	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.06-8	In the fifth point under the heading Further work, change “opportunities” to “opportunities”.
14	ordinance	Submission 14	24 Sep 2019 - Council	21.06-8	In proposed 21.06-8 (Implementation), modify the proposed fifth Further Work item by adding the words “and mixed use development” after “train station environs to future housing needs”
15	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.06-8	In the final paragraph under the heading Further work, change “residential” to “residential”.
16	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.06-8	In the References, replace the date for the Settlement Strategy with “(XX, YY)”.
17	ordinance	Submission 25	24 Sep 2019 - Council	21.06 Housing and Framework Plan map	On the drawing key on Housing and Settlement Framework Plan proposed in Clause 21.06, change “SETTLEMENT BOUNDARY” to “ MUNICIPAL BOUNDARY ”
18	ordinance	Identified by Council officers	24 Sep 2019 - Council	21.06 Housing and Framework Plan map	Housing and Settlement Framework Plan: on the map, show the future growth areas as growth areas and delete “ FUTURE GROWTH AREAS ” from the drawing key
19	ordinance	Mark Woodland evidence	18 Nov 2019 - Part B	21.06 Housing and Framework	Modify the Housing and Settlement Framework Plan map at Clause 21.06-8 to remove the word 'permanent' from 'indicative permanent settlement boundary'

No.	Modification to	Source	Date	Clause/ map/ page	Change
			submission	work Plan map	
20	ordinance	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	21.06 Housing and Frame work Plan map	In the Drawing Key for the Housing and Settlement Framework Plan map, change "INDICATIVE PERMANENT SETTLEMENT BOUNDARY" to "SETTLEMENT BOUNDARY".
21	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.06 Housing and Frame work Plan map	In the Drawing Key for the Housing and Settlement Framework Plan map, under DISTRICT TOWNS, change "EXISTING SETTLEMENT BOUNDARIES" to "SETTLEMENT BOUNDARIES".
22	ordinance	Submission 55	28 Oct 2019 - Part A submission	21.08-3	In 21.08-3 (Strategies), modify the first proposed strategy by adding "expected" before "metropolitan-equivalent"
23	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.08-6	In the References, replace the date for the Settlement Strategy with "(XX, YY)".
24	ordinance	Submission 25	24 Sep 2019 - Council	21.11-1	1 st paragraph: change "54,000 persons and 22,000 dwellings" to "approximately 55,000 to 65,000 persons"
25	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.11-3	Add the following point under the heading Further Work: Implement any relevant findings of the logical inclusions process undertaken pursuant to Clause 21.06".
26	ordinance	Michael Barlow evidence	18 Nov 2019 - Part B submission	21.14-4	Update the proposed Further Work task "Work with the state government on the designation of the Bellarine Peninsula under the Distinctive Area and Landscapes Act 2018" to reflect the fact the declaration has been made and the next step is to finalise a Statement of Planning Policy
27	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.14-4	In the References, replace the date for the Settlement Strategy with "(XX, YY)".
28	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.16-3	In the References, replace the date for the Settlement Strategy with "(XX, YY)".

No.	Modification to	Source	Date	Clause/ map/ page	Change
29	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.20-2	In the second last objective, change “in the short to medium term” to “while it remains operational” and delate “in the long term”.
30	ordinance	Submission 26	24 Sep 2019 - Council	21.20-2	Add the following objective: “To retain and protect or appropriately offset valuable biodiversity assets, including grassland areas”
31	ordinance	Mark Woodland evidence Jason Black evidence	18 Nov 2019 - Part B submission 6 Feb 2020 - Gareth Smith approved	21.20-3	<p>Replace the first strategy with the following: “Prepare Precinct Structure Plans that:</p> <p>§ Are generally in accordance with the Northern and Western Geelong Growth Areas Framework Plan map at clause 21.20-5. § Consider, as relevant, the Northern and Western Geelong Growth Areas Framework Plan (City of Greater Geelong, XX, YY).”</p> <p>[“have regard to” is an alternative to “consider, as relevant”]</p>
32	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.20-3	<p>Replace the second strategy with the following: “Prior to resolving to commence a Precinct Structure Plan, consider, as relevant:</p> <p>§ The City of Greater Geelong Settlement Strategy (XX, YY). § Development sequencing set out in the Northern and Western Geelong Growth Areas Framework Plan (City of Greater Geelong, XX, YY). § The need to maintain an adequate supply of urban land. § Third party funding agreements with land developers to undertake technical studies. § Whether the precinct will enable the staged extension of infrastructure networks in a way that minimises the real cost of infrastructure provision. § Whether or not a precinct is subject to major constraints or uncertainties that is likely to delay development. § Whether or not the precinct is of a size that is likely to result in a substantial and predictable development yield. § The pattern of land ownership and the potential for multiple landowners to co-ordinate the planning and development of the precinct. § Whether a precinct’s development will support the effective and early development of public transport infrastructure, town centre and employment precincts.”</p> <p>[“have regard to” is an alternative to “consider, as relevant”]</p>

No.	Modification to	Source	Date	Clause/ map/ page	Change
33	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.20-3	In the fifth strategy, replace "effeicient" with "efficient".
34	ordinance	Mark Woodland evidence	18 Nov 2019 - Part B submission	21.20-3	Include an additional strategy in Clause 21.20-3: "Land use and development should have regard to the Northern and Western Geelong Growth Areas Framework Plan."
35	ordinance	Submissions 1, 37	11 Nov 2019 - Gareth Smith approved	21.20-3	Reword the second last strategy in Clause 21.20-3 to read: "Maintain an appropriate buffer around the Work Authority boundary of the Batesford Quarry to minimise the impacts of activities that may be carried out under the Work Authority."
36	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.20-4	In the References, replace the date for the Framework Plan with "(XX, YY)".
37	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.20-5	Revise the Northern and Western Geelong Growth Areas Framework Plan map to reflect all modifications in this schedule to Plans 2, 3, 4 and 5 of the Framework Plan.
38	Maps	Submission 46	28 Oct 2019 - Part A submission	Maps 16, 17	Rezone land between the north-western boundary of the exhibited Urban Growth Zone and the high voltage transmission line easement from Farming Zone to Urban Growth Zone
39	Maps	Panel submission	6 Feb 2020 - Gareth Smith approved	Map 31	Rezone land outside of the current Work Authority for the Batesford Quarry from Special Use Zone Schedule 7 to Urban Growth Zone.
40	Maps	Submission 37	24 Sep 2019 - Council	Map 31	Rezone 80 Thoona Lane, Fyansford from Special Use Zone Schedule 7 to Urban Growth Zone
41	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	Various	Throughout the text of the Strategy, change "permanent settlement boundary" (or "... boundaries") to "long term boundary" (or "... boundaries").
42	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	12	In the Drawing Key, change "INDICATIVE PERMANENT SETTLEMENT BOUNDARY" to "SETTLEMENT BOUNDARY".
43	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	12	In the Drawing Key, under DISTRICT TOWNS, change "EXISTING SETTLEMENT BOUNDARIES" to "SETTLEMENT BOUNDARIES".

No.	Modification to	Source	Date	Clause/ map/ page	Change
44	Settlement Strategy	Submission 13	24 Sep 2019 - Council	12	Change the Barwon Heads settlement boundary on the Housing Framework Plan in the Settlement Strategy to match that in Clause 21.14-10 and that proposed in Clause 21.06
45	Settlement Strategy	Submission 25	24 Sep 2019 - Council	12	Change the non-urban breaks on the Housing Framework Plan in the Settlement Strategy to match those proposed on the Housing and Settlement Framework Plan in Clause 21.06
46	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	52	Table 11 caption: change "1 January 2017" to "1 November 2017".
47	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	59	In the second paragraph, change "The bulk of" to "The major share of".
48	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	59	In the first paragraph under the heading Land Supply, change "20" to "17".
49	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	63	In direction e. under the Principle "Provide clear strategic direction ...", add the words "upon completion of the Bellarine Peninsula Distinctive Area and Landscape process" after "process for townships".
50	Settlement Strategy	Panel submission	6 Feb 2020 - Gareth Smith approved	63	Change direction b. under the Principle "Maintain an adequate supply ..." to "Continue to monitor and review land supply and respond accordingly."
51	Settlement Strategy	Submission 38	24 Sep 2019 - Council	69-70	Add reference to value capture opportunities in the Costs of Housing Growth section
52	Settlement Strategy	Submission 32	24 Sep 2019 - Council	70	Include reference to considering industry and infrastructure buffers in the Managing Future Growth section
53	Settlement Strategy	Submissions 1, 22	24 Sep 2019 - Council	71	Add this direction under the Principle "Manage the release of new growth areas ...": "Ensure infrastructure funding strategies recognise items that deliver high level infrastructure that benefits multiple precinct structure plan areas will require a contribution."
54	Settlement Strategy	Panel submission	6 Feb 2020 - Gareth Smith approved	73	In the last paragraph, change "permanent settlement boundaries will undoubtedly" to "protected or long-term settlement boundaries may".
55	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth	75	In the last paragraph before the heading Urban growth boundaries, change "There are two options" to "There a number of options".

No.	Modification to	Source	Date	Clause/ map/ page	Change
			Smith approved		
56	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	75	<p>Add the following heading and text after the heading and text for Urban growth boundaries: "Long term settlement boundaries"</p> <p>We already have nominated settlement boundaries for townships and urban areas of Geelong. The role and function of these boundaries could be strengthened through the introduction of the term 'long term' or 'enduring' within the Planning Policy Framework including the Municipal Framework Plan."</p>
57	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	75	<p>Change the heading "Distinctive Areas and Landscapes Bill 2017" to "Distinctive Areas and Landscapes".</p>
58	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	75	<p>Replace the text under the heading Distinctive Areas and Landscapes with the following, to reflect the current status of the project: "On 29 October 2019 the Bellarine Peninsula was declared a Distinctive Area and Landscape under the Planning and Environment Act 1987. This declaration triggers the requirement to prepare a Statement of Planning Policy by October 2020.</p> <p>The Statement of Planning Policy will include a 50-year vision and land use strategies to better protect the unique features of the Bellarine for current and future generations. It also provides the opportunity to designate long term settlement boundaries. The policy will be informed by strategic planning work already undertaken, relevant technical studies and outcomes from community engagement.</p> <p>The City considers the Distinctive Areas and Landscapes the most appropriate process to determine long term boundaries for the Bellarine. If long term boundaries are not resolved, the City will need to determine long term boundaries via a separate consultative process for the district towns with regard to Statement of Planning Policy."</p>
59	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	75	<p>In the first paragraph under the heading Defining the Boundary, change "should be based" to "should be largely based".</p>
60	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth	75	<p>Delete the third last dot point (commencing "establishing the timing ...).</p>

No.	Modification to	Source	Date	Clause/ map/ page	Change
			Smith approved		
61	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	75	Add text after the list of dot points under the heading Defining the Boundary that reflects the principles set out in Council's Part B Panel Submission for considering land through the logical inclusions process.
62	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	75	Replace the second last paragraph under the heading Defining the Boundary with the following: "A long-term settlement boundary process should commence as soon as resources allow."
63	Settlement Strategy	Panel submission	6 Feb 2020 - Gareth Smith approved	77	Townships on the Bellarine Peninsula, 2 nd last paragraph, last sentence: change "will impact" to "may impact".
64	Settlement Strategy	Panel submission	6 Feb 2020 - Gareth Smith approved	77	Delete direction d. under the Principle "Contain growth within ..."
65	Settlement Strategy	Panel submission	6 Feb 2020 - Gareth Smith approved	77	Replace direction c. under the Principle "Maintain the unique ..." with the following: "Work with the state government on the Bellarine Peninsula Distinctive Areas and Landscapes process and the development of a Statement of Planning Policy for the Bellarine Peninsula."
66	Settlement Strategy	Submission 32	24 Sep 2019 - Council	78	Include reference to considering industry and infrastructure buffers in the Urban Consolidation section
67	Settlement Strategy	Submission 90	24 Sep 2019 - Council	80	Table 12, North Geelong station, Opportunity: revise to exclude land within Port Environs from investigation for expansion of Increased Housing Diversity Area or identification as Key Development Area
68	Settlement Strategy	Submission 90	24 Sep 2019 - Council	84	Under the Principle "Increase the role of urban consolidation as part of Geelong's overall housing supply", Direction c: change "Breakwater" to "Waurrn Ponds"
69	Settlement Strategy	Submission 14	24 Sep 2019 - Council	84	Under the Principle "Articulate the preferred location for increased housing densities", add the words "and mixed use development" after the words "train station environs to future housing needs"
70	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	85	In the Drawing Key, change "INDICATIVE PERMANENT SETTLEMENT BOUNDARY" to "SETTLEMENT BOUNDARY".
71	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth	85	In the Drawing Key, under DISTRICT TOWNS, change "EXISTING SETTLEMENT BOUNDARIES" to "SETTLEMENT BOUNDARIES".

No.	Modification to	Source	Date	Clause/ map/ page	Change
			Smith approved		
72	Settlement Strategy	Submission 13	24 Sep 2019 - Council	85	Change the Barwon Heads settlement boundary on the Overall Framework Plan in the Settlement Strategy to match that in Clause 21.14-10 and that proposed in Clause 21.06
73	Settlement Strategy	Submission 25	24 Sep 2019 - Council	85	Change the non-urban breaks on the Overall Framework Plan in the Settlement Strategy to match those proposed on the Housing and Settlement Framework Plan in Clause 21.06
74	Settlement Strategy	Submission 90	24 Sep 2019 - Council	85	Amend the extent of land identified on the Overall Framework Plan as "Investigate opportunities for higher density in the rail corridor" by excluding land within the Port Environs
75	Settlement Strategy	Identified by Council officers	24 Sep 2019 - Council	85	In addition to the single Housing and Settlement Framework Plan for the whole municipality, include several segment maps covering smaller areas for clearer interpretation
76	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	88	<p>At the end of the Monitoring and Review section, but before the Principles and Directions, add a heading and text as follows:</p> <p>"PLANNING FOR THE NEXT PHASE OF GROWTH</p> <p>If Council's regular demand and supply analysis make it clear that further land needs to be identified due to higher take-up or issues with delivering identified areas, consider the next phase of growth and update the strategy accordingly. Investigations should include consideration of the Boral Waurn Ponds site and amongst any other relevant factors have regard to substantial parcels contiguous with existing urban area, ability to integrate with existing and planned urban areas, excellent rail and road access, cost effective servicing, protection of productive farmland and significant landscapes, other land use needs and requirements for Geelong."</p>
77	Framework Plan	Various submissions	12 Nov 2019 - Council opening submission	5	Include a new introductory section with a heading "Role of the framework plan" that reads in accordance with the wording in Paragraph 107.2 at Pages 26 and 27 of Council's Opening Submission
78	Framework Plan	Submissions 12, 58	24 Sep 2019 - Council	44	Plan 5 – Clever and Creative Corridor: Delete 400 metre catchment from land between the two growth areas
79	Framework Plan	Mark Woodland evidence	18 Nov 2019 - Part B	44	Plan 5 – Clever and Creative Corridor: Identify the key destinations that the Clever and Creative Corridor is intended to link to,

No.	Modification to	Source	Date	Clause/ map/ page	Change
			submission		including the Geelong CBD and key train stations.
80	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	44 (and others)	Consider modifying the alignment of the Clever and Creative Corridor to accommodate revised Neighbourhood Activity Centre locations in the Northern Geelong Growth Area. If the alignment is modified, revise all relevant maps and text in the Framework Plan accordingly.
81	Framework Plan	Mark Woodland evidence	18 Nov 2019 - Part B submission	45	Include additional text in the Clever and Creative Corridor section to clarify how the land use framework along the Clever and Creative Corridor is expected to deliver an urban density and land use mix that can sustain the level of public transport service needed to support public transport patronage in this corridor.
82	Framework Plan	Submission 55	7 Nov 2019 - Gareth Smith approved	45-53	Revise the Clever and Creative Corridor section (pages 45 to 53) by removing reference to specific reservation widths, except for reference to the 14 metre median reserve, which is to be retained.
83	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	47, 49, 51, 53	Add the following text under the headings CLEVER AND CREATIVE CORRIDOR – INTERIM CONFIGURATION and CLEVER AND CREATIVE CORRIDOR – INTERIM CONFIGURATION: “Design features are subject to further investigation and detailed planning at Precinct Structure Plan stage. Further work may lead to variations in road profiles along the Clever and Creative Corridor pending ultimate resolution of abutting land uses.”
84	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	65	Action N1.2.9, 2 nd paragraph, 2 nd sentence: Change “may be considered” to “will be considered”.
85	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	67	Action N1.3.3: Change “Corridors will be located” to “Corridors may be located”.
86	Framework Plan	Submission 55	24 Sep 2019 - Council	68	Biodiversity – Northern Geelong Growth Area: Action N1.3.7, second paragraph: change “securing offsets within the growth area” to “securing offsets in accordance with the outcomes of the biodiversity conservation strategy”
87	Framework Plan	Submissions 4, 55	8 Nov 2019 - Gareth Smith approved	83	Environment - Northern Geelong Growth Area: Reword Action N1.6.8 to read: " Land uses within 570 metres of the gas pipeline easement must be planned carefully to minimise risk to community safety "

No.	Modification to	Source	Date	Clause/ map/ page	Change
					The siting of different land uses will have regard to the recommendations of a safety management strategy to be prepared as part of the relevant precinct structure plan process."
88	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	92 (and others)	Revise Plan 16 by adjusting the width of the Waterways designation on 30 Avonlea Road, Bell Post Hill to better reflect the underlying background report. Revise Plans 2, 4, 5, 17, 25, 26, 27, 30, 31, 35, 36, 37, 47, 48, 49, 50 and 51 accordingly.
89	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	95	Action W1.2.9, 2 nd paragraph, 2 nd sentence: Change "may be considered" to "will be considered".
90	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	98	Action W1.3.3: Change "Corridors will be located" to "Corridors may be located".
91	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	98	Action W1.3.3: Change "moment" to "movement".
92	Framework Plan	Submission 55	24 Sep 2019 - Council	99	Biodiversity – Western Geelong Growth Area: Action W1.3.8, second paragraph: change "securing offsets within the growth area" to "securing offsets in accordance with the outcomes of the biodiversity conservation strategy"
93	Framework Plan	Submission 16	6 Feb 2020 - Gareth Smith approved	102	Plan 18 Drawing Key: Change "EXISTING ARCHAEOLOGICAL SITE" to "REGISTERED ABORIGINAL PLACES – SITE EXTENTS"
94	Framework Plan	Submissions 1, 77	24 Sep 2019 - Council	106	Plan 19 – Post Contact Heritage – Western Geelong Growth Area: Delete HO 45 and most of HO 1740, in accordance with Amendment C376 (Pt 2)
95	Framework Plan	Submission 47	24 Sep 2019 - Council	110	Plan 20 – Built Environment – Western Geelong Growth Area: Include Idyll Wines Co. winery on map
96	Framework Plan	Submission 47	24 Sep 2019 - Council	111	Built Environment – Western Geelong Growth Area - Context: 3 rd last dot point: Change "a vineyard" to "a winery"
97	Framework Plan	Submission 60	24 Sep 2019 - Council	114	Plan 21 – Surrounding Areas – Western Geelong Growth Area: Change Plan 21 to show The Dog Rocks in the correct location, and the land currently shown as The Dog Rocks as Agricultural, not Recreation
98	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	123	Neighbourhood Design – Northern Geelong Growth Area: Action N2.1.7, 2 nd dot point:

No.	Modification to	Source	Date	Clause/ map/ page	Change
					change “halves of these catchments” to “half of this catchment”
99	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	128	Neighbourhood Sustainability – Northern Geelong Growth Area: Third paragraph under Context: change “Western Geelong Growth Area” to “Northern Geelong Growth Area”
100	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	135	Social Infrastructure – Northern Geelong Growth Area: 2nd sentence of 2nd paragraph under Context: change “Geelong’s new” to “Northern Geelong’s new”
101	Framework Plan	Submission 55	24 Sep 2019 - Council	135	Neighbourhood Amenity – Northern Geelong Growth Area: Change 3 rd dot point to “A mix of local, indigenous and exotic species”
102	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	141	Neighbourhood Design – Western Geelong Growth Area: Action W2.1.6, 2 nd dot point: change “halves of these catchments” to “half of this catchment”
103	Framework Plan	Submission 55	24 Sep 2019 - Council	144	Neighbourhood Amenity – Western Geelong Growth Area: Change 3 rd dot point to “A mix of local, indigenous and exotic species”
104	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	150	Housing – Western Geelong Growth Area: Action W2.4.4 – 2 nd paragraph: replace with explanatory text relating to the action
105	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	162 (and others)	Plan 28: Replace the north-eastern Neighbourhood Activity Centre with two Neighbourhood Activity Centres, in accordance with expert evidence provided for Lovely Banks Development Group. Revise Plans 2, 3, 5, 23, 24, 29, 32, 33, 34, 41, 42, 43, and 44, and any associated text accordingly.
106	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	163	Activity Centres - Northern Geelong Growth Area: Action N3.1.1: delete last dot point
107	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	167	Activity Centres – Northern Geelong Growth Area: Add an action relating to local activity centres for the Northern Geelong Growth Area
108	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	179	Employment – Western Geelong Growth Area: Renumber Actions W3.2.2 to W3.2.4 as Actions W3.2.1 to W3.2.3 respectively
109	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	194	Integrated Transport – Northern Geelong Growth Area: Action N4.3.2 – 2 nd last dot point: delete reference to the Batesford township
110	Framework Plan	Submission 90	24 Sep 2019 - Council	196	Plan 35 – Active Transport – Western Geelong Growth Area: Extend the shared path along Friend in Hand Road south to Hamilton Highway
111	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	201	Public Transport – Western Geelong Growth Area: Change two references to “Northern Geelong Growth Area” to “Western Geelong Growth Area”
112	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	201	Public Transport – Western Geelong Growth Area: Under context, 5 th dot point: change

No.	Modification to	Source	Date	Clause/ map/ page	Change
					"Creamery Road" to "Rollins Road and Braund Avenue"
113	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	203	Action W4.2.5: In the first paragraph (bold font), change " and Cowies Creek corridors and Batesford Quarry" to " , Barwon River and Cowies Creek corridors, Batesford Quarry and the Geelong Ring Road".
114	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	203	Action W4.2.5: In the second paragraph, change " and quarry" to " , quarry and Geelong Ring Road".
115	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	212	In the fifth paragraph (commencing "The Clever ...", change "short, medium and long term precincts" to "new growth areas".
116	Framework Plan	Mark Woodland evidence	18 Nov 2019 - Part B submission	215	Utilities and Infrastructure – Northern Geelong Growth Area: Include a statement of limitations explaining that the precinct concept plans at pages 222-229 are only intended to show the potential combination of land uses and infrastructure requirements that need to be addressed at the PSP stage, and that the plans do not represent a final or preferred urban structure for the precinct
117	Framework Plan	Mark Woodland evidence	18 Nov 2019 - Part B submission	215	Utilities and Infrastructure – Northern Geelong Growth Area: Include a statement of limitations explaining that the purpose of the Precinct Infrastructure Requirements at pages 222-229 is to identify the broad infrastructure needs for each precinct, but that these will be refined as each PSP is prepared
118	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	217	Utilities and Infrastructure – Northern Geelong Growth Area: Change Action N5.1.5 to reflect Action W5.1.5 and adjust N5.1.4 accordingly
119	Framework Plan	Mark Woodland evidence	18 Nov 2019 - Part B submission	220	Delivery - Northern Geelong Growth Area: Include the following additional factors in Action N5.2.1: * Whether the precinct will enable the staged extension of infrastructure networks in a way that minimizes the real cost of infrastructure provisions * Whether or not a precinct subject to major constraints or uncertainties that could delay development and are of a size and with a pattern of land ownership that is likely to result in a substantial and predictable yield of housing and/or industrial land * Whether a precinct's development will support the effective and early development of public transport infrastructure, town centres and employment precincts

No.	Modification to	Source	Date	Clause/ map/ page	Change
120	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	220, 236	In Actions N5.2.1 and W5.2.1, replace the dot points with the following: “ * The City of Greater Geelong Settlement Strategy. * Development sequencing set out in the Northern and Western Geelong Growth Areas Framework Plan. * The need to maintain an adequate supply of urban land. * Third party funding agreements with land developers to undertake technical studies. * Whether the precinct will enable the staged extension of infrastructure networks in a way that minimises the real cost of infrastructure provision. * Whether or not a precinct is subject to major constraints or uncertainties that is likely to delay development. * Whether or not the precinct is of a size that is likely to result in a substantial and predictable development yield. * The pattern of land ownership and the potential for multiple landowners to co-ordinate the planning and development of the precinct. * Whether a precinct’s development will support the effective and early development of public transport infrastructure, town centre and employment precincts.”
121	Framework Plan	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	223, 223, 225, 227, 229, 239, 242, 243, 245, 247	Add the following additional note at the foot of each page after the note “* Infrastructure required to support multiple precincts”: “Infrastructure requirements will be refined as part of the Precinct Structure Plan process.”
122	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	226	Integrated Transport – Western Geelong Growth Area: Action W4.3.2, 6 th dot point: delete “and within the Batesford township”
123	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	227	Delivery – Heales Road West PSP: Change “One integrated children’s centres” to “One integrated children’s centre”; and change “One long day child care centres” to “one long day child care centre”
124	Framework Plan	Mark Woodland evidence	18 Nov 2019 - Part B submission	231	Utilities and Infrastructure – Western Geelong Growth Area: Include a statement of limitations explaining that the precinct concept plans at pages 238-248 are only intended to show the potential combination of land uses and infrastructure requirements that need to

No.	Modification to	Source	Date	Clause/ map/ page	Change
					be addressed at the PSP stage, and that the plans do not represent a final or preferred urban structure for the precinct
125	Framework Plan	Mark Woodland evidence	18 Nov 2019 - Part B submission	231	Utilities and Infrastructure – Western Geelong Growth Area: Include a statement of limitations explaining that the purpose of the Precinct Infrastructure Requirements at pages 238-248 is to identify the broad infrastructure needs for each precinct, but that these will be refined as each PSP is prepared
126	Framework Plan	Submission 60	7 Nov 2019 - Gareth Smith approved	234	Change the south-eastern boundary of the McCanns Lane precinct as shown on the attached plans.
127	Framework Plan	Mark Woodland evidence	18 Nov 2019 - Part B submission	236	Delivery - Western Geelong Growth Area: Include the following additional factors in Action W5.2.1: * Whether the precinct will enable the staged extension of infrastructure networks in a way that minimizes the real cost of infrastructure provisions * Whether or not a precinct subject to major constraints or uncertainties that could delay development and are of a size and with a pattern of land ownership that is likely to result in a substantial and predictable yield of housing and/or industrial land * Whether a precinct's development will support the effective and early development of public transport infrastructure, town centres and employment precincts
128	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	239	Add the following point under Integrated transport infrastructure: "Upgrade the Creamery Road flyover of the Geelong Ring Road."
129	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	241	Delivery – Batesford North PSP: Change "One integrated children's centres" to "One integrated children's centre"
130	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	243	Delivery – McCanns Lane PSP: Change "One long day child care centres" to "one long day child care centre"
131	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	247	Delivery – Batesford South PSP: Change "One integrated children's centres" to "One integrated children's centre"

Attachment 7 - Panel Recommendations and City Response

No.	Panel Recommendation Greater Geelong Planning Scheme Amendment C395	City Response	Reference
1	Adopt Greater Geelong Planning Scheme Amendment C395 as exhibited subject to the changes recommended in this report.	Agreed.	Refer to Attachment 8
2	<p>Revise the Settlement Strategy to clearly articulate that for the Bellarine Peninsula, the process to finalise an enduring boundary for Geelong will be:</p> <ul style="list-style-type: none"> • Secured by the DAL program; and • If not addressed by the DAL, through the proposed review of structure plans; or • Where no Structure Plan review is proposed in the near future, then the logical inclusions process as described in the Settlement Strategy. 	<p>Agreed.</p> <p>p.75 - The text under the heading Distinctive Areas and Landscapes has been replaced with the following, to reflect the current status of the project:</p> <p><i>“On 29 October 2019 the Bellarine Peninsula was declared a Distinctive Area and Landscape under the Planning and Environment Act 1987. This declaration triggers the requirement to prepare a Statement of Planning Policy by October 2020.</i></p> <p><i>The Statement of Planning Policy will include a 50-year vision and land use strategies to better protect the unique features of the Bellarine for current and future generations. It also provides the opportunity to designate long term settlement boundaries. The policy will be informed by strategic planning work already undertaken, relevant technical studies and outcomes from community engagement.</i></p> <p><i>The City considers the Distinctive Areas and Landscapes the most appropriate process to determine long term boundaries for the Bellarine. If long term boundaries are not resolved, the City will need to determine long term boundaries via a separate consultative process for the district towns with regard to Statement of Planning Policy.”</i></p>	Refer to revised Settlement Strategy on C395 website
3	Council consider revising the Settlement Strategy to identify the Boral land as an ‘Investigation Area’ for future urban development.	<p>Agreed.</p> <p>The following wording has been added to the Settlement Strategy:</p> <p><i>“PLANNING FOR THE NEXT PHASE OF GROWTH</i> <i>If Council’s regular demand and supply analysis make it clear that further land needs to be identified due to higher take-up or issues with delivering identified areas, consider the next phase of growth and update the strategy accordingly.</i></p>	Refer to revised Settlement Strategy on C395 website

No.	Panel Recommendation Greater Geelong Planning Scheme Amendment C395	City Response	Reference
		<p><i>Investigations should include consideration of the Boral Waurrn Ponds site and amongst any other relevant factors have regard to substantial parcels contiguous with existing urban area, ability to integrate with existing and planned urban areas, excellent rail and road access, cost effective servicing, protection of productive farmland and significant landscapes, other land use needs and requirements for Geelong."</i></p>	
4	<p>Add a preamble to the North and Western Geelong Growth Areas Framework Plan (March 2019) to:</p> <ul style="list-style-type: none"> • clearly state its purpose • provide flexibility in its interpretation in the next stages of the planning process • confirm that the Precinct Structure Plans included in the Framework Plan are concept plans only that will be subject to change through the process of preparing Precinct Structure Plans for the precincts in the Northern and Western Geelong Growth Areas. 	<p>Agreed.</p> <p>The following text has been inserted taken from p.26,27 of Council's opening submission with addition of 2 paragraphs highlighted grey to reflect the Panel rec.</p> <p>Role of the framework plan</p> <p><i>The Northern and Western Geelong Growth Areas Framework Plan is a high-level strategic document that describes considerations related to future urban development in the growth areas.</i></p> <p><i>The Framework Plan acts as a background document and should be interpreted in that light. It provides flexibility in its interpretation in the next stages of the planning process.</i></p> <p><i>The framework plan describes the existing site context of the growth areas and outlines a vision and set of urban development objectives and actions to inform the subsequent detailed preparation of precinct structure plans (PSPs).</i></p> <p><i>The framework plan proposes the sequential preparation of nine PSPs. Each PSP provides the basis for localised urban development and investment and will further consider and incorporate relevant directions outlined in this framework plan. Each PSP will elaborate on the framework plan by adding important land uses that support the local community such as local roads, schools, community facilities and open space not included at this preliminary level of planning.</i></p> <p><i>Preparation of each PSP will be the subject of further detailed technical investigations and reports specific to that precinct. A separate planning scheme amendment will facilitate the detailed future urban structure and infrastructure requirements of the precincts.</i></p>	<p>Refer to revised Framework Plan on C395 website</p>

No.	Panel Recommendation Greater Geelong Planning Scheme Amendment C395	City Response	Reference
		<p><i>The location and extent of some features (e.g. road network, waterways and activity centres) depicted in plan set of the framework plan are accordingly illustrative or enlarged with the intent that they will be refined or amended as part of the preparation of each PSP.</i></p> <p><i>The framework plan summarises existing technical investigations that provide a preliminary basis for the preparation of each PSP. It is important to ensure that the preparation of the PSP allows for the consideration and adoption of new technical information that may provide increased benefits to the future community.</i></p> <p><i>Concept Precinct Structure Plans at pages 226-233 and 242-252 of this Framework Plan are only concept plans and will be subject to change through the process of preparing Precinct Structure Plans for the precincts in the growth areas.</i></p>	
5	Amend the exhibited Clause 21.20 by adopting the changes proposed by Council as set out in Document 245 to the Hearing with the deletion of the last dot point under Clause 21.20-3 Strategies.	Agreed.	Refer to Clause 21.20 Attachment 8
6	<p>In relation to the transport network:</p> <p>a) Retain the 14 metre wide reservation for the Clever and Creative Corridor in the North and Western Geelong Growth Areas Framework Plan.</p> <p>b) Remove the measurement details for the Clever and Creative Corridor from the North and Western Geelong Growth Areas Framework Plan.</p> <p>c) Add a description to the Clever and Creative Corridor section in the North and Western Geelong Growth Areas Framework Plan to make it clear that the interim and ultimate configurations of the Clever and Creative Corridor as described and depicted in the North and Western Geelong Growth Areas Framework Plan are conceptual only and there will be variability in the abutting land</p>	<p>Agreed</p> <p>All the recommended changes have been addressed with changes made to the Framework Plan.</p> <p>In relation to 6 g) Evans Road has been reviewed but it is too early to clarify which sections will be duplicated rather than just upgraded, as a result no change has been made in response to this Recommendation.</p>	<p>Recs 6a)-6d) refer to revised Framework Plan on C395 website</p> <p>Rec 6e) change also made to Clause 21.20 map – see Attachment 8</p>

No.	Panel Recommendation Greater Geelong Planning Scheme Amendment C395	City Response	Reference
	<p>uses and development as determined through the preparation of the Precinct Structure Plans.</p> <p>d) Add an annotation to the Framework Plan map to state that the alignments shown for the road network are indicative and may be subject to change following further analysis and assessment at the Precinct Structure Plan preparation stage, or words to that affect.</p> <p>e) Amend the description of the symbol shown on the North and Western Geelong Growth Areas Framework Plan map with respect to the Creamery Road upgrade to clarify that the upgrade will not include an interchange with the Geelong Ring Road.</p> <p>f) Retain the classification of Evans Road as an arterial road between the two growth areas on the North and Western Geelong Growth Areas Framework Plan.</p> <p>g) Review the references to Evans Road in the North and Western Geelong Growth Areas Framework Plan to clarify which parts of Evans Road will be duplicated rather than just upgraded.</p>		
7	<p>Amend the North and Western Geelong Growth Areas Framework Plan in the Northern Geelong Growth Area to change the location of the subregional activity centre and split the neighbourhood centre into two centres as proposed by the Lovely Banks Development Group.</p>	<p>Agreed.</p>	<p>Refer to revised Framework Plan on C395 website & Clause 21.20 map in Attachment 8</p>
8	<p>Make any subsequent necessary changes to North and Western Geelong Growth Areas Framework Plan background document arising from Recommendation 7.</p>	<p>Agreed.</p>	<p>Refer to revised Framework Plan on C395 website</p>
9	<p>Add the following strategy to Clause 21.20-3:</p> <ul style="list-style-type: none"> • Undertake a detailed biodiversity assessment prior to any Precinct 	<p>Agreed.</p>	<p>Refer to Clause 21.20</p>

No.	Panel Recommendation Greater Geelong Planning Scheme Amendment C395	City Response	Reference
	Structure Plan being approved, that ensures that Commonwealth, State and local protection of high value biodiversity assets is reflected in strategic and statutory planning.		map in Attachment 8
10	Revise the text on Plan 12 to say: <ul style="list-style-type: none"> • LEMMP (1,000 metre default buffer, subject to technical confirmation). 	Agreed.	Refer to revised Framework Plan on C395 website
11	Revise the first bullet point under Action N.1.7.7 to say: <ul style="list-style-type: none"> • default buffer of 1,000 metres to the Lara Energetic Material Manufacturing Plant, subject to technical confirmation. 	Agreed.	Refer to revised Framework Plan on C395 website
12	Revise the text under the Action N.1.7.7 to say: <ul style="list-style-type: none"> • No additional sensitive land uses, including residential development and community facilities, will be permitted within these buffers. At the time of the preparation of the PSP the buffers should be reviewed to determine accurate, evidence-based buffers. 	Agreed.	Refer to revised Framework Plan on C395 website
13	Revise the Northern and Western Geelong Growth Area Framework Plan, Settlement Strategy and Amendment documentation as relevant in accordance with: <ol style="list-style-type: none"> a) The City of Greater Geelong changes as shown in Appendix D to this report; and b) The revised planning scheme ordinance shown in documents 238 - 246 of the Hearing tabled documents; but c) 13a) and 13b) above modified as relevant by the recommendations in this report. 	Agreed.	Refer to Attachment 8 and the revised Settlement Strategy and Framework Plan on the C395 website

Attachment 8 - Amendment for Adoption

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C395ggee

INSTRUCTION SHEET

The planning authority for this amendment is Greater Geelong City Council.

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of nine attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map Nos. 16, 17, 23, 24, 25, 31, 32, 36 and 47 in the manner shown on the nine attached maps marked "Greater Geelong Planning Scheme, Amendment C395".

Planning Scheme Ordinance


The Planning Scheme Ordinance is amended as follows:

2. In **Local Planning Policy Framework** – replace Clauses 21.03, 21.04, 21.06, 21.08, 21.11, 21.14 and 21.16 with new Clauses 21.03, 21.04, 21.06, 21.08, 21.11, 21.14 and 21.16 in the form of the attached documents.
3. In **Local Planning Policy Framework** - insert Clause 21.20 in the form of the attached document.
4. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

End of document

GREATER GEELONG PLANNING SCHEME

21.03 OBJECTIVES - STRATEGIES - IMPLEMENTATION

24/12/2019 - / / -
6407 gge Proposed C395 gge The MSS is divided into two parts, a **Municipal Planning Framework** and a **Place-based Planning Framework**. 

Municipal Planning Framework

The Municipal Planning Framework sets out the overarching objectives, strategies and implementation mechanisms that will guide land use and development across the municipality. The Municipal Planning Framework should be reviewed by all persons considering the use and development of land in the City of Greater Geelong, regardless of where that land is located.

The Municipal Planning Framework is structured around the four key land use themes identified in the State Planning Policy Framework (SPPF). A range of objectives, strategies and implementation mechanisms are grouped under each theme, as follows:

- **Natural Environment (Clause 21.05)**
 - Waterways
 - Biodiversity
 - Coastal environments
 - Climate change
 - Natural resource management
 - Flooding
 - Wildfire
- **Settlement and Housing (Clause 21.06)**
 - Urban growth
 - Urban consolidation
 - Neighbourhood character
 - Heritage and identity
- **Economic Development and Employment (Clause 21.07)**
 - Industry
 - Retail
 - Economic growth sectors
 - Rural areas
 - Tourism in rural areas
- **Development and Community Infrastructure (Clause 21.08)**
 - Transport
 - Development contributions
 - Open space
 - Accessibility

There is considerable overlap between each of these themes and none should be read in isolation.

GREATER GEELONG PLANNING SCHEME

Place-based Planning Framework

The Place-based Planning Framework sets out objectives and strategies that provide more detailed planning direction for specific places and towns within the municipality and should be considered in conjunction with the Municipal Planning Framework.

The places and towns contained in the Place-based Planning Framework are:

- **Central Geelong (Clause 21.09)**
- **Geelong Western Wedge (Clause 21.10)**
- **Armstrong Creek Urban Growth Area (Clause 21.11)**
- **Geelong Port (Clause 21.12)**
- **Lara (Clause 21.13)**
- **The Bellarine Peninsula (Clause 21.14), including the following individual Bellarine townships:**
 - St. Leonards.
 - Portarlington.
 - Indented Head.
 - Ocean Grove.
 - Leopold.
 - Barwon Heads.
 - Drysdale / Clifton Springs, including the Jetty Road Urban Growth Area.
- **Wandana (Clause 21.15)**
- **Anakie (Clause 21.16)**
- **West Fyans - Fyans Street Precinct Structure Plan Area (Clause 21.17)**
- **Corio Norlane (Clause 21.18)**
- **Moolap-Point Henry- (Clause 21.19)**
- **Northern and Western Geelong Growth Areas (Clause 21.20)**
- **Activity Centres (Clause 21.21)**



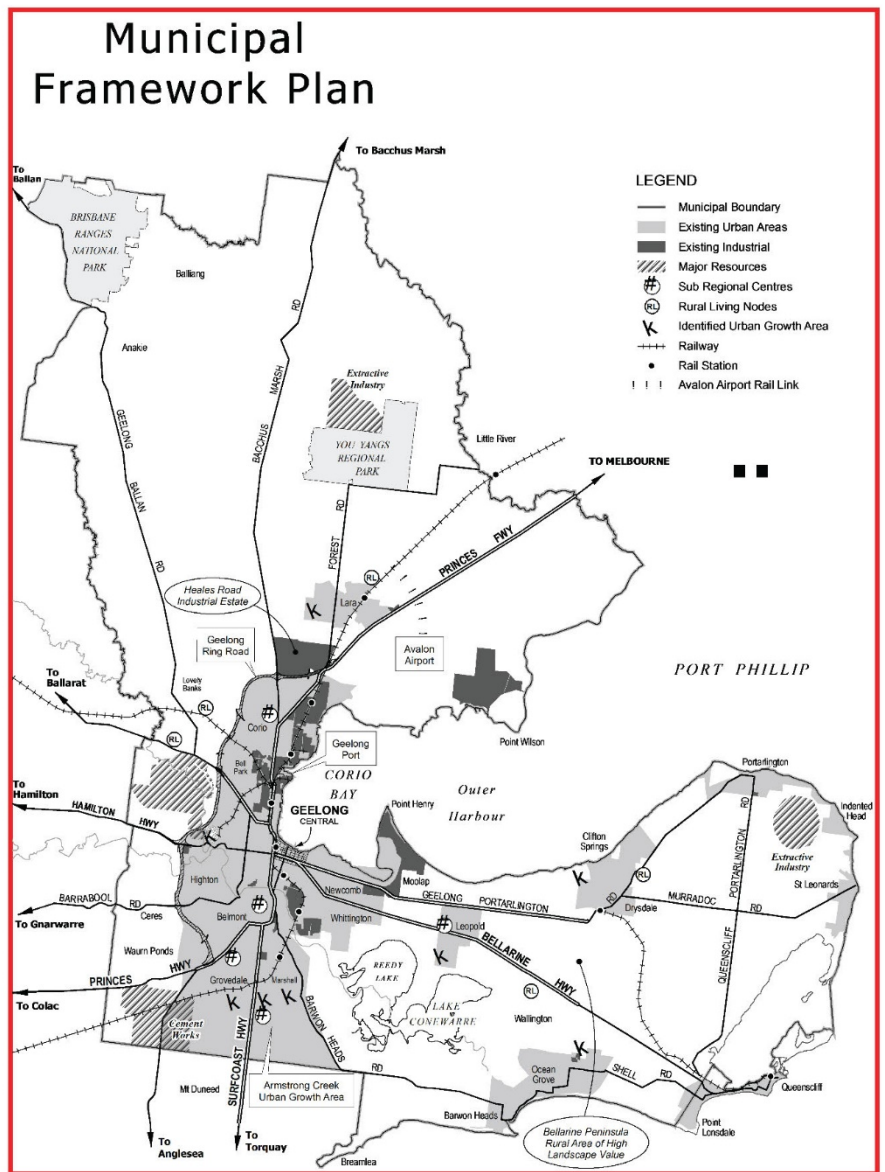
GREATER GEELONG PLANNING SCHEME

21.04 MUNICIPAL FRAMEWORK PLAN

02/07/2016
 Proposed C395ggee



GREATER GEELONG PLANNING SCHEME



GREATER GEELONG PLANNING SCHEME

21.06 SETTLEMENT AND HOUSING

08/12/2016
C346

21.06-1 Key issues and influences

~~19/11/2016~~
~~6300~~ Proposed C395ggee

Key issues and influences

Geelong is the best placed regional city to capitalise on Melbourne's strong growth given the strength of the economy and access to employment, an affordable and diverse housing market, transport links and lifestyle opportunities. While the City is keen to take advantage of Geelong's proximity to Melbourne it is important to the community that the unique identity and character of the municipality is retained.

Demographics

~~Between 2006 and 2031, it is estimated that the municipality will need to accommodate an additional 63,000 persons. This level of population growth will generate demand for approximately 41,000 new dwellings~~Geelong is expected to grow by an additional 152,000 people by 2036 based on an average annual growth rate of 2.5 percent. This growth will create demand for over 73,400 additional dwellings which can be met under the City's identified planned growth.-

~~The region's population is ageing rapidly through the in-migration of retiring persons and the ageing-in-place of existing residents. The municipality is a popular retirement destination, particularly the coastal towns on the Bellarine Peninsula~~different roles and functions of the various towns and suburbs means some areas are more attractive to young families and some have strong retirement and holiday maker populations. It is important to maintain a range of services and facilities useful to all age groups to ensure diverse communities that can be sustained over the long term.-

~~Although the population is ageing, it is vitally important that the City continues to provide an environment that attracts and supports children, young people and families.~~

Housing

~~The majority of new housing development in the municipality will continue to be in the form of detached dwellings on conventionally sized blocks; however the demand for smaller dwelling types is expected to escalate. This trend will be driven by significant growth in smaller households (primarily singles, childless couples and sole parents), as well as emerging preferences for lower maintenance dwellings that are close to urban services~~Suburban detached family homes make up 85 percent of our current housing stock. Increasing the diversity of the City's housing stock overtime will help cater for the growing trend of smaller households, affordable housing, ageing in place, low maintenance housing and strong demand for housing in high amenity locations.-

~~The ageing of the population will contribute substantially to the increase in demand for low maintenance dwellings and retirement accommodation. This accommodation will need to be close to urban services.~~

In order to meet these demands, there is a need to provide for a range of housing typologies types including unit, townhouse, attached, multilevel and apartment dwellings in both established and developing communities.

~~There is a need to maintain competition and diversity in the housing market.~~

Settlement

A combination of greenfield and infill development will deliver housing for Geelong's growing population. Over time the share of new housing from infill is expected to increase.

~~There is an environmental, economic and social imperative to reduce urban sprawl and improve accessibility to urban services, principally by consolidating urban development around places of activity and public transport infrastructure~~The majority of greenfield housing supply will be

GREATER GEELONG PLANNING SCHEME

provided in urban Geelong in the master planned communities of Armstrong Creek and the Northern and Western Geelong Growth Areas. New residential communities should incorporate sustainable living principles and deliver infrastructure to meet community needs.-

New infill development should be directed to well serviced areas and should be of a high design quality and respond to the locality. Outward urban growth needs to be carefully managed and directed to designated locations that offer the greatest net benefit to the Geelong community, can be appropriately serviced and which have the capacity to accommodate sustainable development. Targeted infill development is supported in areas with access to infrastructure, goods and services. In order for medium and high density housing to be embraced by established communities it needs to deliver high quality design and achieve a high level of amenity for future residents while being appropriate for the site and neighbourhood.

All development should contribute positively to the quality of the urban environment so that it may be enjoyed and respected by the existing and future community. The Bellarine Peninsula has been delivering around 27 percent of the City's new housing supply over the past few years. Continued housing development at this rate will have a detrimental impact on the character and values of this area.

Whilst rural living areas provide for greater consumer choice in the housing market, However they can be inefficient to service and are generally contrary to the objective of maintaining a farmed rural landscape in the City's and supporting agricultural activities in rural areas. There is consequently a need to restrict rural living to specific locations and to ensure that consumers meet their equitable share of the cost of servicing such locations. Existing rural living nodes will continue to rely on established townships and urban Geelong for commercial and community facilities.

The municipality's rural living nodes will continue to rely on established townships and urban Geelong for commercial and community facilities.

Identity

The City of Greater Geelong is within the traditional territory of the Wathaurong Aboriginal clan groups:

Recognition, respect and protection of Greater Geelong's Indigenous and European cultural heritage is of critical importance to the City's identity moving forward. Key direction around housing and settlement can be found on the housing and settlement framework plan included in this clause.

21.06-2

20/01/2016 - 1/1/2016
6420 (Part 4) Proposed C395 ggee

Urban growth Spatial Distribution of Growth and Land Supply

Objectives

- Contain growth within identified locations across the municipality.
- To limit urban sprawl by directing urban growth to designated urban growth areas. Minimise the economic, environmental, visual and servicing impacts of residential development on rural areas.
- To improve housing affordability through the maintenance of appropriate urban land supplies, the promotion of competition in the housing market and the development of a diverse range of well located housing stock. Maintain the unique township, landscape, tourism, farming and environmental values of the Bellarine Peninsula.
- Maintain the unique identity of Greater Geelong and its townships.

Strategies

- Direct the majority of new greenfield residential development to the designated primary urban growth areas at Armstrong Creek, Ocean Grove, Drysdale/Clifton Springs, Lara and Leopold. Direct the majority of future housing needs to urban Geelong (urban infill, Armstrong Creek and the Northern and Western Geelong Growth Areas).

GREATER GEELONG PLANNING SCHEME

- ~~Maintain the non-urban break between Geelong and Werribee and, in particular, prevent further expansion of the Little River township boundary.~~
- ~~Maintain the Geelong Ring Road as the western boundary of urban Geelong.~~
- ~~Ensure that land use and development does not compromise the capacity or potential future development of areas designated for future urban growth, as shown on the relevant Structure Plan or Urban Growth Plan.~~
- ~~Require a minimum residential density of 15 dwellings per hectare in all new urban growth areas. Reduce the share of new housing development on the Bellarine Peninsula.~~
- Ensure development occurs within designated settlement boundaries.
- ~~Where possible use natural boundaries to define the edges of urban areas.~~ Deliver defensible long-term settlement boundaries via a consultative boundary review process.
- ~~Provide for infill urban growth in the Fyansford area.~~
- ~~Prevent further subdivision and medium density housing in Breamlea.~~
- Limit rural-living ~~development~~ developments to existing zoned land in ~~the existing nodes at Lara, Drysdale/Clifton Springs, Wallington, Lovely Banks and Batesford.~~ Waurn Ponds, Lovely Banks Batesford, Fyansford, Leopold, Newcomb, Moolap, Curlewis, Portarlinton and Ocean Grove.
- Maintain the extent of rural hamlets of Breamlea, Ceres and Anakie to current township zone limits.
- Maintain the non-urban breaks between Geelong and Melbourne (Wyndham), Geelong and the Surf Coast, urban Geelong and the Bellarine Peninsula, and the townships on the Bellarine Peninsula.
- Protect the distinct landscape areas of the Bellarine Peninsula and You Yangs precinct from urban encroachment.
- ~~Ensure new residential neighbourhoods provide a mix of housing suited to the needs of a diverse range of household types.~~ Adopt a population scenario approach to plan for future housing needs based on the regular monitoring and review of housing and population data and adjust as required.

21.06-3

~~Proposed C395ggee~~

Managing future growth

Objectives

- Ensure growth areas are well planned and deliver sustainable communities.
- Manage the release of new growth areas to make sure infrastructure, services and facilities are provided in a timely and efficient way.

Strategies

- Ensure new development is guided by a strategic framework plan that outlines the orderly and sequential preparation precinct structure plans.
- Limit the number of precinct structure plans that can be prepared simultaneously.

21.06-4

~~Proposed C395ggee~~

Housing diversity

Objectives

- Ensure housing diversity is achieved in established and growth area communities.
- Increase the level of affordable and social housing in Greater Geelong.

GREATER GEELONG PLANNING SCHEME

Strategies

- Continue to implement and build upon the Housing Diversity Strategy to increase housing diversity in established areas.
- Increase housing diversity in growth areas through the delivery of a broad range of lot sizes, capable of accommodating a variety of different housing types, including the identification of locations appropriate for mixed use and high and medium density housing in strategically identified locations.
- Work with interested parties to deliver high quality clever and creative housing solutions, including social housing, to provide greater housing choice.
- Support social housing in areas with good access to services and facilities.

21.06-35 Urban consolidation

~~19/11/2014~~
6300 Proposed C396geee

Objectives

- ~~To provide for the consolidation of existing urban areas in a managed way~~ Facilitate infill development to increase its housing supply contribution to 50 per cent, by 2047.
- ~~To encourage an appropriate range of development~~ Nominate the preferred location for increased housing densities.
- ~~To improve accessibility to urban services~~ Manage the impact of increased housing densities on neighbourhoods.

Strategies

- Manage urban consolidation and housing change across the municipality, by:-
 - Accommodating medium and high density housing in Key Development Areas (as defined by the maps included in this clause).
 - Maximising opportunities for housing within Increased Housing Diversity Areas (as defined in Clause 22.63 Increased Housing Diversity Areas) by accommodating:
 - high density housing in the activity centres consistent with their primary commercial and retail role; and
 - medium density housing in residential areas with more intensive development being located closest to the core of activity centres.
 - Supporting appropriate medium density housing in the General Residential Zone (Schedule 1) areas.
 - Providing for incremental change in the General Residential Zone (Schedule 2) areas.
 - Limiting change in the Neighbourhood Residential Zone areas.
- Encourage medium density housing in the Mixed Use Zone.
- Optimise the contribution the rail corridor can make to future housing needs.
- Increase the level of high quality residential development in Central Geelong.
- Review housing opportunities within established areas to determine if further localised housing intensification can be achieved.
- Require retirement accommodation to be located within urban areas, preferably within close proximity to existing or proposed activity centres and public transport facilities.

GREATER GEELONG PLANNING SCHEME

21.06-46 Neighbourhood character

13/11/2014 - / - / -
6399 Proposed C395ggee

Objectives

- To manage the impact of urban change on existing neighbourhoods.
~~To manage the impact of urban change on existing neighbourhoods.~~
- To ensure that new development responds to the existing neighbourhood character.
~~To ensure that new development responds to the existing neighbourhood character.~~
- To protect areas with a significant garden character.
~~To protect areas with a significant garden character.~~
- To protect areas with identified views to significant landscape features
~~To protect areas with views to significant landscape features.~~

Strategies

- Acknowledge that neighbourhood character in the Increased Housing Diversity Areas will adapt and evolve over time, particularly within and on the edges of activity centres, where land use and development will intensify.
~~Acknowledge that neighbourhood character in the Increased Housing Diversity Areas will adapt and evolve over time, particularly within and on the edges of activity centres, where land use and development will intensify.~~
- Ensure that development is responsive to the established character of the area.
~~Ensure that development is responsive to the established character of the area.~~
- Support appropriate medium density housing that respects the existing neighbourhood character in the General Residential Zone areas.
~~Support appropriate medium density housing that respects the existing neighbourhood character in the General Residential Zone areas.~~
- Ensure that development in the transition areas of the Residential Growth Zones is responsive to and respectful of the neighbourhood character in any adjoining residential zones.
~~Ensure that development in the transition areas of the Residential Growth Zones is responsive to and respectful of the neighbourhood character in any adjoining residential zones.~~
- Support the redevelopment of dwellings owned by the Office of Housing, as part of urban renewal initiatives.
~~Support the redevelopment of dwellings owned by the Office of Housing, as part of urban renewal initiatives.~~
- Retain existing vegetation wherever possible, particularly vegetation that contributes to the municipality's tree canopy.
~~Retain existing vegetation wherever possible, particularly vegetation that contributes to the municipality's tree canopy.~~
- Avoid gated communities.
~~Avoid gated communities.~~
- Maintain the character of the Rural Living and Low Density Residential Zoned areas.
~~Maintain the character of the Rural Living and Low Density Residential Zoned areas.~~
- Ensure that dwellings and extensions to dwellings over 7.5 metres have regard to the design objectives and decision guidelines of Schedule 14 to the Design and Development Overlay.

21.06-57 Heritage and identity

20/01/2010 - / - / -
6129 (Part 1) Proposed C395ggee

Objectives

- To ensure that urban development enhances Geelong's sense of place and identity.

GREATER GEELONG PLANNING SCHEME

~~To ensure that urban development enhances Geelong's sense of place and identity:~~

- ~~To identify, conserve and enhance individual places and areas of pre and post contact cultural heritage significance.~~
- ~~To conserve and enhance individual places and areas of pre and post contact cultural heritage significance.~~

Strategies

- ~~Protect places of Aboriginal cultural heritage significance in partnership with Traditional Owners.~~
- ~~Protect places of Aboriginal cultural heritage significance.~~
- ~~Retain culturally significant heritage places and areas recognised as being of State, regional, local and contributory heritage significance.~~
- ~~Retain culturally significant heritage places and areas recognised as being of State, regional, local and contributory significance.~~
- ~~Ensure that the use and development of a heritage place respects its heritage significance and contributes to its longevity.~~
- ~~Ensure that the use and development of a heritage place contributes to its heritage significance and longevity.~~
- ~~Encourage the design of new development in heritage areas to provide for a contemporary interpretation that relates to the location, bulk, form and materials of existing and/or neighbouring significant buildings.~~
- ~~Encourage the design of new development in heritage areas to provide for a contemporary interpretation that relates to the location, bulk, form and materials of existing and/or neighbouring significant buildings.~~

21.06-68 Implementation

08/12/2016 - 1/1/2017
6346 Proposed C395ggee

~~These strategies will be implemented by:~~

These strategies will be implemented by:

Using policy and the exercise of discretion

Ensure all advertising signage complies with the City of Greater Geelong Advertising Sign Guidelines.

Use the Increased Housing Diversity Areas Policy at Clause 22.63.

Use the Heritage Policies at Clause 22.

Use the Discretionary Uses in Rural Living and Low Density Residential Areas at Clause 22.04.

Use the Discretionary Uses in Residential Areas at Clause 22.01.

Prevent residential development from occurring outside of the settlement boundaries set out in any Framework Plan, Structure Plan or Urban Growth Plan for an area.

Ensure new development in heritage areas is in accordance with the Incorporated Document City of Greater Geelong Heritage Design Guidelines.

Where appropriate, require the preparation of Conservation Management Plans for heritage places.

Applying zones and overlays

Apply an appropriate zone to identified Key Development Areas.

Further work

Review the residential areas around Central Geelong to determine Residential Growth Zone opportunities.

GREATER GEELONG PLANNING SCHEME

Prepare Precinct Structure Plans for the Northern and Western Geelong Growth Areas.

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: Assess areas with environmental or landscape values of local, state or national importance and consider options to help preserve and manage these areas into the future.

- the 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;
- the identification of a preferred growth area or areas; and
- the preparation of detailed growth area plans.

Undertake a consultative settlement boundary review process.

Work with the Director of Housing to progress and implement the Norlane Housing Regeneration Development Areas within the Norlane-Corio Urban Renewal Feasibility Study. Undertake a strategic planning program to increase the contribution of the train station environs to future housing needs and mixed use development and investigate other localised opportunities for increased housing densities.

Prepare a settlement strategy for the municipality. Review the application of residential zones as a result of planning scheme amendment VC110 to ensure the zone regime reflects local policy intent.

References

City of Greater Geelong Housing Strategy Background and Issues Report, Swinburne University, 2005.

City of Greater Geelong Housing Diversity Strategy, alphaPlan, David Lock Associates and the City of Greater Geelong, 2007.

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

■ *City Plan, 2007-2011*.

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

Aboriginal Cultural Heritage Management and Protection Development Planning Protocol—2000 City Plan, 2018-2022.

Geelong Verandah Study, Authentic Heritage Services P/L and Wendy Jacobs, 2006.

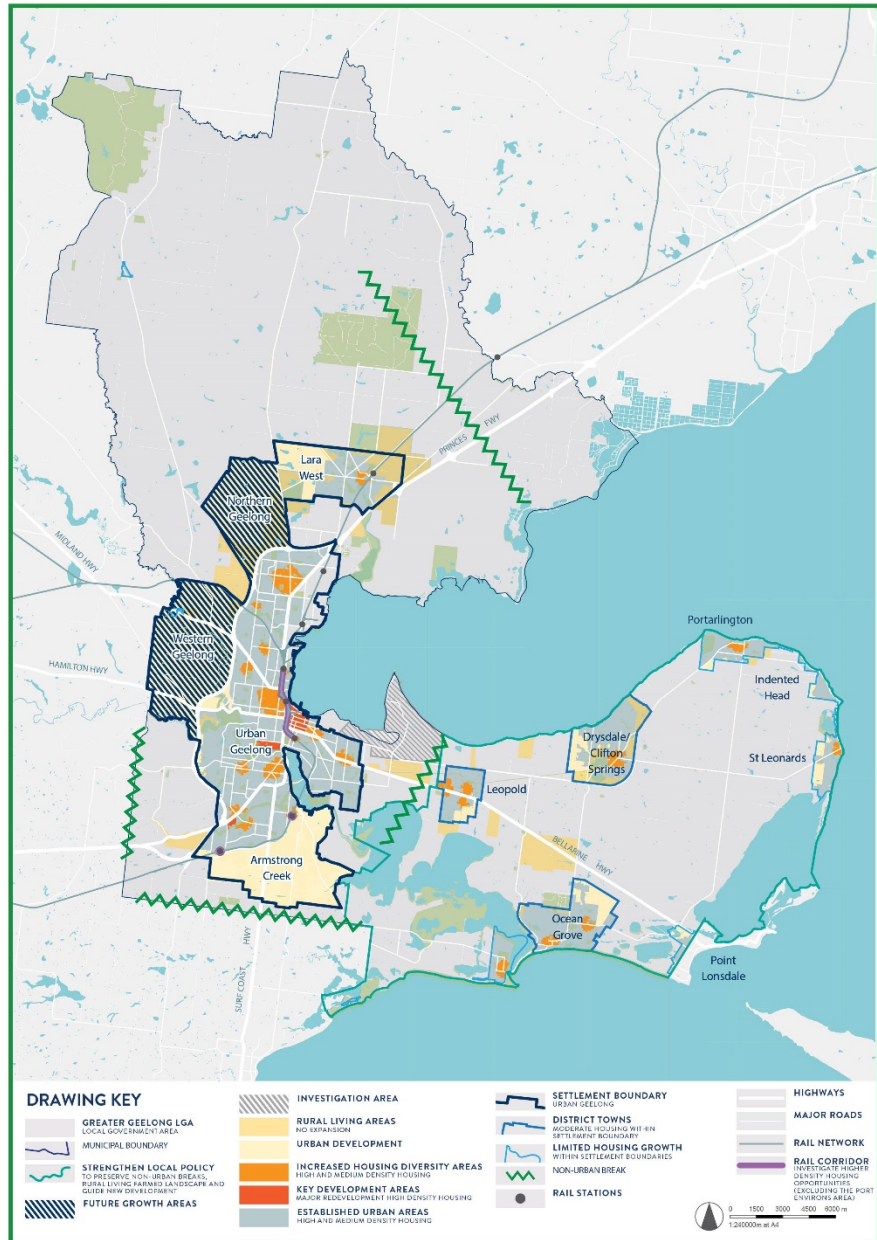
The Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter), Australia ICOMOS, 1988.

City of Greater Geelong Urban Furniture Style Manual, Taylor and Cullity Pty Ltd for City of Greater Geelong, 1996.

City of Greater Geelong Settlement Strategy, City of Greater Geelong, August 2020.

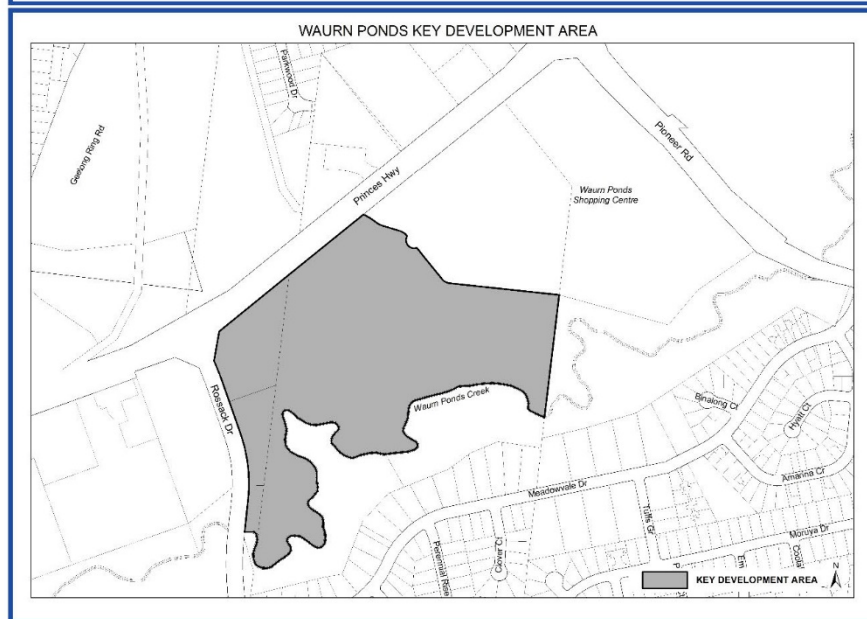
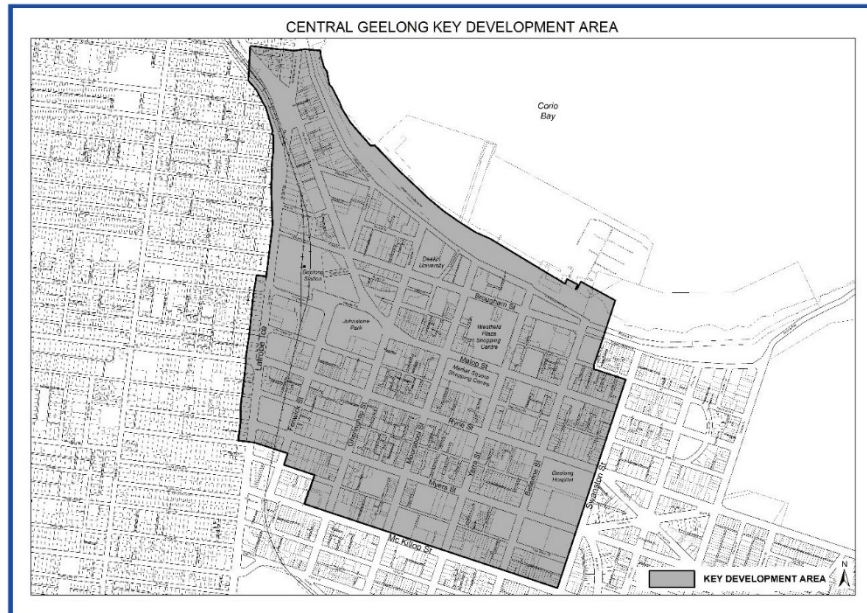
GREATER GEELONG PLANNING SCHEME

Housing and Settlement Framework Plan



GREATER GEELONG PLANNING SCHEME

Key Development Area Maps



GREATER GEELONG PLANNING SCHEME

21.08

02/07/2015
C308

21.08-1

20/04/2020
GC112

DEVELOPMENT AND COMMUNITY INFRASTRUCTURE

Key issues and influences

The municipality is located on the state and interstate road and rail network, providing direct links to South Australia, south-western Victoria and Melbourne.

Barwon Water services the municipality with water and sewerage infrastructure. There is a need to conserve water resources and develop alternative water sources.

The road and rail linkages between Geelong and Melbourne accommodate significant freight, commuter and tourism traffic and these linkages have been improved by the upgrade of the Princes Freeway and faster rail services.

Freight movements can have a significant impact on amenity in the municipality, particularly east-west freight movements through Central Geelong, and movements to and from the Geelong Port.

There is a need to reduce car dependence by improving public transport, bicycle and pedestrian linkages.

There is a need to provide infrastructure in an efficient and timely manner, particularly in new growth areas.

The design, management and delivery of infrastructure are key issues for Council. The Infrastructure Design Manual (IDM) prepared by the Local Government Infrastructure Design Association has been adopted by Council and includes guidelines for the design and construction of infrastructure within the municipality, including (among other things) roads, drainage, stormwater, car parking, landscaping, access, earthworks, public lighting and intersection infrastructure. The IDM complements the objectives and standards of Clause 56 for residential subdivision applications.

It is necessary to upgrade existing community infrastructure and to provide new community infrastructure to meet the needs of the current and future population.

The provision of a comprehensive, safe and accessible open space network is a key feature of the City of Greater Geelong.

There is a need for all development and infrastructure provision to enhance safety, accessibility and inclusion for all members of the community.

There is a need to provide social infrastructure that responds to Geelong's ageing population.

Avalon Airport is a major economic and tourism asset to the region.

21.08-2

02/07/2015
C308
Proposed C395ggee

Transport

Objectives

- To develop a safe, accessible, equitable and efficient traffic, transport and freight network.
- To improve the appearance of transport routes at key entrances to townships and urban areas.
- To protect and enhance the role of Avalon Airport, including its expansion options and ongoing technical viability and operational requirements.

Strategies

- Facilitate the development of Geelong Railway Station as Geelong's principal public transport hub.
- Enhance key entrances to townships and urban areas through gateway urban design treatments and landscaping.
- Create and protect reservations for future transport corridors, planned arterial roads and arterial road widening.

GREATER GEELONG PLANNING SCHEME

- Improve transport links, particularly public transport links, between existing and new residential areas, employment nodes and activity centres.
- Promote the early provision of public transport infrastructure and services in all growth areas.
- Prioritise active and public transport modes over private vehicle use.
- Facilitate the development of key freight routes having regard to residential amenity and the natural environment.
- Enhance the industrial and business transport linkages between industrial areas and activity centres and road, rail and port infrastructure.
- Direct freight transport into industrial zones and freight roadways.
- Support the development of an inter-modal freight terminal in the northern area of the municipality.
- Protect Avalon Airport from encroachment of residential, rural living, noise sensitive and other inappropriate use and development.
- Protect the alignment and integrity of the Avalon Airport Rail Link from incompatible use and development.

21.08-3

Development contributions

2019/2019-2020
C129(Part 4) Proposed C395gg

Objectives

- ~~To provide development and community infrastructure in an efficient and timely manner.~~
To provide development and community infrastructure in an efficient and timely manner.
- To plan for and provide services, facilities and infrastructure that respond to the changing needs of the City's population.

Strategies

- Ensure that development levies applied in the growth areas adequately caters for local infrastructure to support the expected metropolitan-equivalent dwelling density and population yield.
- Identify state infrastructure to deliver sustainable new communities including transport infrastructure and health and education facilities.
- Explore opportunities to use private sector funding to assist with delivering infrastructure.
- Ensure that development and community infrastructure is provided in a sustainable and timely manner in all areas, with particular regard to the servicing of new communities in new urban growth areas and large urban infill areas.
- ~~Encourage development to proceed in a staged, contiguous~~ Ensure development proceeds in a logical, sequenced manner which maximises the efficient delivery and use of development and community infrastructure.
- Where development departs from a relevant staging plan or is out-of-sequence in terms of being serviced by council's current capital works program, require the proponent to meet or carry the full capital cost of providing the necessary development and community infrastructure to service the proposed development where appropriate.
- Prepare Infrastructure Contribution Plans and Development Contribution Plans in designated growth areas across the municipality.

GREATER GEELONG PLANNING SCHEME

21.08-4
28/01/2010
C129(Part 1)

Open space

Objective

- To develop a comprehensive, safe and accessible open space network.

Strategies

- Require land provided as open space to be usable for its intended recreational purpose.
- Ensure that encumbered land provided as open space adds to the recreational and environmental amenity and diversity of the locality.
- Encourage open space areas to be provided in a manner and location that allows for passive surveillance.
- Where practicable, provide passive and active open space areas which serve to protect ecosystems, flora and fauna.
- Where possible, provide linear open spaces which link between activity centres, schools, public transport hubs, parks and recreation areas.
- Where appropriate, require open space enhancements of the private and public realms when residential densities are increased.

21.08-5

Accessibility

28/04/2010 - / - / -
G429(Part 1) Proposed C395ggee

Objective

- To ensure safe and equal access to community and development infrastructure for all members of the community.

Strategies

- Where possible, ensure shared recreational, walking and cycling trails provide accessible links between activity centres, schools, public transport hubs, open space and recreation areas.
- Encourage passive surveillance of all recreational areas and trails.
- Require the provision of safe bicycle parking and storage facilities in activity centres, employment nodes, community facilities, recreation areas and public transport hubs.
- Ensure all development and community infrastructure provides safe accessibility for all members of the community.

21.08-6

Infrastructure Planning, Design and Construction

20/04/2020
GC112

Objective

To provide clear and consistent guidelines for the planning, design and construction of infrastructure.

- | | |
|--------------|---|
| Strategy 1.1 | Encourage a consistent approach to the design and construction of infrastructure across the municipality. |
| Strategy 1.2 | Encourage new subdivision and development that has regard to the objectives and requirements of the IDM or an approved Precinct Structure Plan. |

21.08-76

Implementation

28/04/2020 - / - / -
G412 Proposed C395ggee

These strategies will be implemented by:

-

Using policy and the exercise of discretion

Where appropriate, require the preparation of a Development Plan, Development Staging Plan and Development Contributions Plan as part of the re-zoning of an area for urban purposes.

GREATER GEELONG PLANNING SCHEME

Ensuring that land taken for open space through the subdivision process is well situated, of appropriate dimension and forms an integrated part of the existing and future community network of open spaces.

Collect equitable development contributions to the capital cost of pre-planned infrastructure that is necessary for community well being, health and safety, through the implementation of Development Contributions Plans.

Applying zones and overlays

Apply the Development Contributions Plan overlay to new growth areas as appropriate.

Further work

Prepare Development Staging Plans and Development Contributions Plans for the Armstrong Creek and Jetty Road Urban Growth Areas.

Investigate a new east-west link road between Portarlinton Road and the Geelong Ring Road.

Support VicRoads future planning for the Outer Metropolitan Ring Transport Corridor.

References

Geelong Transport Strategy, Victorian State Government and City of Greater Geelong, 2002.

Study of Open Space Networks, City of Greater Geelong, 2001.

City of Greater Geelong Settlement Strategy, City of Greater Geelong, August 2020.

GREATER GEELONG PLANNING SCHEME

21.11 ARMSTRONG CREEK URBAN GROWTH AREA

09/03/2017
C301

21.11-1 Key Issues and Influences

~~20/04/2016
C129 (Part)~~

The Armstrong Creek Urban Growth Area (ACUGA) is ~~the primary~~ a key growth area for the G21 Region. At capacity, the ACUGA is expected to accommodate approximately ~~54,000 persons and 22,000 dwellings~~ 55,000 to 65,000 persons.

The ACUGA will be developed as a sustainable community, setting new benchmarks in best practice urban development.

Development in the ACUGA will provide a wide range of housing types and densities in an urban structure based on walkable neighbourhoods, public transport and mixed use activity centres.

Areas of visual sensitivity along the Mount Duneed ridgeline and flood prone areas to the east of Barwon Heads Road will be protected from urban development.

The rural break between the ACUGA and Surf Coast Shire is to be maintained.

Rural land outside of the ACUGA will be maintained in productive agricultural parcels which provide an attractive rural setting.

Land for extractive industries to the west of Ghazeepore Road will be protected from incompatible development.

21.11-2 Objectives

23/10/2014
C267

- To provide a wide range of housing types and densities in an urban structure based on walkable neighbourhoods, public transport and mixed use activity centres.
- To establish a network of mixed use activity centres providing retail, community and educational facilities for the incoming Armstrong Creek community.
- To create an economic and employment structure that complements the broader Geelong region while providing employment areas, business opportunities and local jobs.
- To protect and enhance the natural environmental features and cultural heritage values of the Armstrong Creek area and provide a distinct urban character and green setting.
- To ensure the provision of a comprehensive and well connected network of open space and recreation facilities.
- To provide a sustainable movement and access network within the Armstrong Creek area.
- To provide utility services that meet current best practice standards and are environmentally sustainable.
- To ensure the orderly and controlled development of Armstrong Creek.
- To encourage sustainable design and development to minimise energy and resource use within Armstrong Creek, in particular the Armstrong Creek Town Centre Precinct.

Strategies

- Ensure land use and development in the Armstrong Creek Urban Growth Area proceeds generally in accordance with the Armstrong Creek Urban Growth - Framework Plan Incorporated Document.
- Require the preparation of Precinct Structure Plans providing for at least one 'walkable neighbourhood' of approximately 1.6 kilometres in diameter, prior to any application for land use and development in the Armstrong Creek Urban Growth Area.
- Ensure that Precinct Structure Plans in the ACUGA are generally in accordance with the Armstrong Creek Urban Growth Plan, Volume 1.
- Require planning permit applications for subdivision to demonstrate:

GREATER GEELONG PLANNING SCHEME

- that required infrastructure will be provided to the subdivision area in a timely manner.
- that the subdivision layout will achieve integration with existing or future subdivision layouts for surrounding landholdings; and
- that the subdivision will facilitate the orderly development of the precinct.

21.11-3 Implementation

~~63403/2016~~ Proposed C395ggee These strategies will be implemented by:



Applying Zones and overlays

Applying the Heritage Overlay to significant heritage sites.

Further Work

Prepare an Infrastructure Funding Model and Development Contributions Plan for the Urban Growth Area.

Coordinate the preparation of Precinct Structure Plans for development areas within the Urban Growth Area.

Coordinate the input of relevant State Government agencies and service providers to ensure the realisation of the development vision for the Armstrong Creek Urban Growth Area, particularly the provision of appropriate infrastructure and services.

Apply relevant Land Management Overlays (Floodway Overlay and Land Subject to Inundation Overlay) to areas prone to flooding / inundation once post development conditions are established based upon preparation of drainage schemes.

Investigate the opportunity for an integrated approach to the development of Cultural Heritage Management Plans for the entire ACUGA.

Investigate the establishment of a Cultural Heritage Interpretation Trail.

Implement any relevant findings of the logical inclusions process undertaken pursuant to Clause 21.06.

Reference Document

Armstrong Creek Urban Growth Plan, Volume 1, May 2010, Amended September 2012.

GREATER GEELONG PLANNING SCHEME

St Leonards:

- Support a mix of retail, commercial, community and entertainment uses within the town centre.
- Encourage development which respects the coastal landscape setting of St Leonards by:
 - Providing reasonable sharing of views of the coast and foreshore.
 - Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
 - Ensuring that development allows for the protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation.
- Support the on-going management, enhancement and sensitive development of the foreshore, Salt Lagoon Wildlife Reserve and Edwards Point State Faunal Reserve.
- Protect the scenic qualities of Murradoc Hill and Swan Bay.
- Support the development of a focal building, comprising retail and tourist related activities, at the south west corner of Murradoc and Bluff Roads.
- Support the development of Growth Areas 1 and 2 identified on the Structure Plan map.
- Facilitate development of a community facility including an Early Years Learning Centre, preferably at 1345 Murradoc Road.
- Integrate the town centre and pier-foreshore area.

Portarlington:

- Support the on-going management, enhancement and sensitive development of the foreshore, including a place making project for the main activity node, Point Richards Flora and Fauna Reserve and Salt Lagoon Wildlife Reserve.
- Encourage development which respects the coastal landscape setting of Portarlington by:
 - Providing reasonable sharing of views of the coast and foreshore, where a view has been identified in an overlay.
 - Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
 - Ensuring that development allows for the protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation.
- Support the establishment of a Portarlington Community Hub.
- Support the redevelopment of the Country Fire Authority fire station.
- Support the integration of the Portarlington town centre and pier-foreshore area.
- Support the development of the development opportunity sites, as shown on the Structure Plan Map, including:
 - Development of a focal building at 22-34 Newcombe Street, Portarlington.
 - Redevelopment of the rear of 40-42 Newcomb Street in a manner that is sympathetic to and maintains the heritage context of the site.

GREATER GEELONG PLANNING SCHEME

- Redevelopment of the block behind Newcomb Street and Fenwick Street to improve pedestrian connectivity by creating a two-way rear lane system and additional shop front activation.
- Support development in the Portarlington town centre incorporating accommodation uses above ground level retail floor space, where such development meets all parking and access requirements.
- Support the use and development of 33-41 Mercer Street, Portarlington for aged care living.

Indented Head:

- Encourage development which respects the coastal landscape setting of Indented Head, by:
 - Providing reasonable sharing of views of the coast and foreshore, where a view has been identified in an overlay.
 - Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
 - Ensuring that development allows for the protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation.

Ocean Grove:

- Contain urban development within the defined settlement boundary on the Structure Plan map.
- Encourage development which respects the coastal landscape setting of Ocean Grove, by:
 - Providing reasonable sharing of views of the coast and foreshore
 - Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
 - Ensuring that development allows for the protection of significant trees and/or planting around buildings and has minimal impact on roadside vegetation.
- Support the continued development of the north-east growth area as shown on the Structure Plan map.
- Encourage a range of accommodation and housing options, including aged care within and adjacent to the Town Centre and other existing and proposed activity centres.
- Ensure development avoids impacts on environmental assets including the Coast, Buckley Park Foreshore Reserve, Goandra Estate, Ocean Grove Nature Reserve, Begola Wetlands, Barwon River/Lake Conneware and the Lake Victoria Wetlands.
- Ensure the Town Centre remains the primary retail centre for Ocean Grove by providing for a range of retail, business and accommodation uses.
- Ensure that the supply of car parking in the Town Centre increases commensurate with parking demands from new development.
- Preserve The Terrace as the potential long-term arterial route through the Town Centre.
- Support the development of a new Neighbourhood Activity Centre, including community uses, in the north-east growth area adjacent to Grubb Road.
- Support the development of the restricted retail and industrial precincts within the north-east growth area.
- Support the development of a strategic footpath network for the town that provides permeable and safe routes to key destinations and services,

GREATER GEELONG PLANNING SCHEME

- Where appropriate, ensure new developments assist in the establishment of a safe bicycle-pedestrian path network around the town connecting the foreshore, river, nature reserve, Grubb, Banks and Bonnyvale Roads as shown on the Structure Plan map.
- Where appropriate, ensure new development contributes to the improvement of open spaces, key pedestrian links.
- Provide for a range of appropriately scaled and located tourism accommodation and activities, including opportunities for revitalisation of existing uses.
- Support further development of existing caravan parks and accommodation uses in residential areas, particularly those close to the beach and river, to provide a broader range of accommodation type and mix.
- Where appropriate, encourage a range of appropriately scaled tourism related activities on the rural periphery of the town which are complementary to the environmental and rural setting.
- Support the duplication of Grubb Road in a manner which preserves significant roadside vegetation, provides an attractive town entry, safe crossing points, pedestrian/cycle paths and undergrounding of powerlines.
- Support the provision of community and social infrastructure commensurate with population growth, including the investigation of a site for a new primary school in the north-east growth area.

Leopold:

- Support Leopold as a Sub Regional Retail Activity Centre for the Bellarine Peninsula, whilst providing local community, recreational and employment facilities to Leopold's residents.
- Ensure the retention of Leopold as an urban island - supporting urban growth contained to the settlement boundary and preserving the surrounding rural hinterland.
- Support the development of the Ash Road / Mollers Lane Growth Area and other areas identified for residential development on the Structure Plan map.
- Ensure that future urban form and subdivision integrates seamlessly across the Ash Road East and Mollers Lane Growth Area.
- Support increased housing densities around the Sub Regional Retail Activity Centre and neighbourhood shopping strips at Ash Road and Dorothy Street.
- Encourage the northerly expansion of the Sub Regional Retail Activity Centre, ensuring any development integrates with the existing centre and surrounding community facilities, and enhances its appearance and functionality.
- Support the local convenience role of the Ash Road and Dorothy Street neighbourhood shopping centres, whilst restricting any future expansion of these centres.
- Support the development of Council's Kensington Road Community Hub to provide a wide range of community, health, education and civic services/facilities.
- Encourage the creation of an additional local mixed use centre on the south east corner of Bellarine Highway and Melaluka Road. Any redevelopment of this site could accommodate restaurants, convenience shops, offices and residential development.
- Provide public open space within existing and proposed residential areas to cater for the passive and active recreation needs of the community.
- Provide an improved transport network which includes better traffic movements, pedestrian and cyclist linkages and public transport options.
- Ensure environmentally sensitive areas including Lake Connewarre and Reedy Lake are protected from localised development pressure.
- Investigate opportunities for public access to Port Phillip Bay.

GREATER GEELONG PLANNING SCHEME

Barwon Heads:

- Maintain a compact urban form and avoid outward sprawl by ensuring that urban development does not occur outside of the defined settlement boundary.
- Protect the unique character of Barwon Heads as a coastal village located within a sensitive environment and significant landscape setting.
- Ensure that new development complies with specified coastal character siting and design requirements.
- Protect the very low density residential character of the Warrenbeen Court area to ensure that development has minimal impact on the indigenous vegetation and landscape character of the area.
- Ensure the Hitchcock Avenue shopping centre remains the focus of retail activity in Barwon Heads.
- Restrict new retail development within the existing town centre and discourage the use of land for industry and warehouse uses.
- Support the appropriate development of Stage 3 of the 13th Beach Resort as a focus for golf that excludes residential development and provides demonstrable net environmental benefit.
- Continue upgrading the Barwon Heads Village Park and foreshore reserves in accordance with established master plans.
- Protect existing street trees and where possible informal landscaping in streets.
- Support development of appropriate tourist accommodation around the Barwon Heads town centre, including improvement of accommodation diversity.

Drysdale/Clifton Springs:

- Contain urban development within the defined settlement boundary on the Structure Plan map.
- Support the development of the Jetty Road Urban Growth Area and other areas identified for residential development on the Structure Plan map.
- Ensure new development incorporates sustainability principles including environmentally sustainable design, energy efficiency, connectivity and water sensitive urban design.
- Reinforce the Drysdale town centre as the primary retail centre including the development of an additional supermarket on the south side of Murradoc Road
- Provide for the expansion of the Drysdale town centre to the east along Murradoc Road.
- Locate future development of a service business or industrial nature in the identified precinct along Murradoc Road extending to the proposed Drysdale Bypass.
- Ensure new development opposite or in close proximity to the Drysdale Bypass road accords with the VicRoads Drysdale Bypass Access Management Strategy (October 2017) and minimises back fencing as viewed from the Bypass.
- Locate and integrate future education, community and recreation facilities to enhance their accessibility and to maximise joint use wherever possible.
- Develop the Council owned Palmerston Street site and the Drysdale Regional Community and Cultural Hub for community and recreation purposes.
- Ensure any development of short term tourist accommodation at the Curlewis Golf Course is located at the eastern end of the course in close proximity to the Jetty Road Urban Growth Area, functions as a minor component to the primary role of the site as a golf course and maintains the rural landscape character of the site.

GREATER GEELONG PLANNING SCHEME

- Provide additional bicycle and pedestrian opportunities throughout the townships including new footpaths and bicycle lanes.
- Provide for the creation of consolidated parking areas in the town centre.

Point Lonsdale

- Support low scaled and designed tourism opportunities on designated land identified on the Point Lonsdale Structure Plan map.
- Ensure new development strengthens the township's coastal village character and landscape setting by requiring a high standard of architectural and urban design response including:
 - Low scale forms
 - Articulation (materials, openings or features such as decks, balconies, wide eaves or canopies).
 - Contemporary design quality.
 - Use of materials such as timber, corrugated iron, weatherboard or light coloured render.
 - Limiting site coverage and provide front and side setbacks that reflect existing neighbourhood patterns and provide opportunities for maintenance and planting of native coastal and indigenous vegetation.
- Ensure that new urban development street works and road designs contribute to the implementation of the identified primary and secondary pedestrian/cycle routes and are designed to complement the informal coastal streetscape character.

21.14-4

Implementation

16/01/2020 - J/L
C395 gge Proposed C395 gge These strategies will be implemented by:



Applying Zones and overlays

Ocean Grove

Apply the Commercial 1 Zone to the surplus park at 94 The Parade.

Apply the Commercial 1 Zone to the surplus road reserve from upgrade of the Hodgson Street/The Parade intersection.

Apply the Design and Development Overlay to the Town Centre to implement the findings of the Ocean Grove Town Centre Urban Design Framework.

Apply the Design and Development Overlay to the Commercial 1 and Commercial 2 Zone precincts in the north-east growth adjacent to Grubb Road.

Apply schedule 20 to the Design and Development Overlay to the Industrial 3 Zone in the north-east growth area.

Apply the Public Acquisition Overlay to The Terrace rear laneway.

Leopold

Apply the General Residential Zone Schedule 1 and the Development Plan Overlay or the Design and Development Overlay to land designated for future residential growth shown on the Leopold Structure Plan map included in this clause.

Apply a combination of commercial zones, a Design and Development Overlay and a Development Plan Overlay to facilitate the expansion of the Leopold Sub Regional Retail Activity Centre.

GREATER GEELONG PLANNING SCHEME

Drysdale

Apply the General Residential Zone Schedule 1 with a Development Plan Overlay based on the principles identified in the Structure Plan to Princess Street, Central Road and Oakden Road.

Support the application of the General Residential Zone Schedule 1 to identified residential infill areas with appropriate Development Plan Overlay and Developer Contribution Plan controls.

Support a joint rezoning and development application at the Curlewis Golf Club to facilitate short term tourist accommodation.

Point Lonsdale

Apply the General Residential Zone Schedule 1 with a Development Plan Overlay to the portion of the Lonsdale Golf Course shown for residential growth on the Point Lonsdale Structure Plan map subject to an amendment and EES process.

Apply appropriate design and environmental overlays to areas of consistent urban and landscape character.

Rezone the Commercial Zone land on the corner of Fellows Road and Bellarine Highway to facilitate tourism development.

St Leonards

Apply the General Residential Zone Schedule 1 to Growth Areas 1 and 2.

Apply the Development Plan Overlay to Growth Area 2.

Apply the Development Contributions Plan Overlay (or an equivalent agreement with landowners) in conjunction with the rezoning of Growth Areas 1 and 2.

Further work

Review township structure plans as scheduled (in structure plans) to meet emerging needs of communities housing opportunities within townships to determine if localised housing intensification can be provided.

Review the planning framework for land identified in the Coastal Spaces Landscape Assessment Study as regionally significant in the south west of the Bellarine Peninsula to ensure the protection of landscape values is adequately addressed. Work with the state government on the development of a Statement of Planning Policy for the declared Bellarine Distinctive Area and Landscape.

Undertake a strategic assessment to identify aged care needs across the Bellarine Peninsula, identifying design options and guidance to encourage older people to remain in their homes for as long as possible through adaptable housing design.

Point Lonsdale

Work with the Borough of Queenscliff to address climate change issues in Point Lonsdale and implement any relevant outcomes.

Prepare detailed streetscape design plans for designated primary and secondary routes as identified in the Point Lonsdale Structure Plan.

Investigate opportunities to establish a railway station-transport interchange precinct to link with the Queenscliff tourist railway service.

Portarlington

Support Parks Victoria Safe Harbour Project, including ensuring appropriate integration with the adjacent foreshore reserve and Town Centre.

Ocean Grove

Work with VicRoads to prepare a network operating plan (SmartRoads) for the town.

GREATER GEELONG PLANNING SCHEME

Review the Structure Plan including an assessment of long term growth options (both infill and settlement expansion) for Ocean Grove by no later than 2021. The assessment should include consideration of:

- land to the north, north-west and east of Ocean Grove.
- the role of Ocean Grove as a district town.
- other planned growth on the Bellarine Peninsula.
- development trends, lot supply and housing capacity within the settlement boundary.
- the desirability of providing a diversity of living options.
- physical and environmental constraints, including the importance of protecting the biodiversity values of the Nature Reserve and maintaining a rural break between settlements.
- the protection of landscape values and implications for the character of approaches to Ocean Grove township along the Bellarine Highway, Grubb Road and Wallington Road.
- the implications for significant agricultural uses and their employment generating potential.
- whether any adjustments to the settlement boundary are required.

Leopold

Implement the Leopold Activity Centre Urban Design Framework, 2011.

Undertake further assessment of sites nominated as “Urban Consolidation” in the plan attached to this Clause.

Undertake a Flood Study to introduce controls over areas identified appropriate for Floodway Overlay (FO) or Land Subject to Inundation Overlay (LSIO).

Barwon Heads

Undertake a study to identify significant vegetation and biodiversity values of public areas and roadsides within Barwon Heads.

Undertake a traffic and parking study that includes assessment of the changing traffic conditions in Barwon Heads as a result of regional growth.

Undertake a detailed study of Murtnaghurt Lagoon to establish whether the boundaries of the existing Environment Significant Overlay require review.

Drysdale/Clifton Springs

Investigate the relocation of the Council depot site at 22A Collins Street

Prepare a Master Plan for the development of a community hub on the Council owned land at Palmerston Street site in the town centre.

Undertake a Drysdale Town Centre Community Facilities Planning Project to investigate and provide direction for future development and community use of 38 – 40 High Street and 2 – 8 Wyndham Street (senior citizens building) adjacent to the Town Square.

Prepare a Master Plan for the development of the Drysdale Regional Community and Cultural Hub.

Review the extent of the Heritage Overlay in the Drysdale Commercial Heritage Area.

References

Bellarine Peninsula Strategic Plan, City of Greater Geelong, 2006.

Ocean Grove Structure Plan, City of Greater Geelong, 2015 (amended September 2016).

Ocean Grove Urban Design Framework, City of Greater Geelong, 2014.

Portarlington Structure Plan, City of Greater Geelong, September 2016 (amended July 2017).

GREATER GEELONG PLANNING SCHEME

Indented Head Structure Plan, City of Greater Geelong, May 2016.
St Leonards Structure Plan, City of Greater Geelong, 2015.
Leopold Structure Plan, City of Greater Geelong, 2011 (amended January 2013).
Leopold Urban Design Framework, City of Greater Geelong, 2011.
Barwon Heads Structure Plan, City of Greater Geelong, 2017.
Drysdale Clifton Springs Structure Plan, City of Greater Geelong, 2010.
Jetty Road Urban Growth Plan, City of Greater Geelong, 2007 (amended September 2008).
City of Greater Geelong Municipal Reference Document, Coastal Spaces Landscape Assessment Study, Planisphere, 2006.
Point Lonsdale Structure Plan, Planisphere, 2009 (amended November 2011).
Drysdale Urban Design Framework, City of Greater Geelong, 2012.
Drysdale Bypass Access Management Strategy, VicRoads, October 2017.
City of Greater Geelong Settlement Strategy, City of Greater Geelong, August 2020.

NOTE: Structure Plan maps from Clause 21.4 have been excluded from this Appendix as they are not being amended

GREATER GEELONG PLANNING SCHEME

21.16 ANAKIE

28/01/2010
C129(Part 1)

21.16-1 Key Issues and Influences

~~20/01/2010~~
~~C129(Part 1)~~

Proposed C395ggee Anakie is located 35 kilometres north west of Geelong on the Geelong-Ballan Road. It is a small rural township which fulfils a limited service role for the rural hinterland and visitors to the area.

Anakie is the gateway to a number of tourist destinations and facilities such as the Brisbane Ranges, Anakie Gorge, small art/craft outlets, Fairy Park and a number of wineries.

Anakie has largely developed in a ribbon form along the Geelong-Ballan Road. However, continued development in this form would create problems in efficiently providing utility services and access to community and commercial facilities. Continued ribbon development may also impact on the landscape qualities to the north of the town.

~~Development is possible to the west and east of the existing Township zone and south beyond Brownes/DeMotts Roads. This land is relatively flat, suffers few known environmental constraints and could be serviced with reticulated water.~~

A distinctive feature of Anakie is the relatively large allotments (usually 1,000-2,000m²). These are necessary to allow for the on-site disposal of sewage. Many of the lots are also used for growing vegetables or keeping a small number of livestock and home based industries. They consequently reinforce the rural atmosphere of the township.

Anakie is in a high risk area for wildfire.

21.16-2 Objectives

~~20/01/2010~~
~~C129(Part 1)~~

Proposed C395ggee To provide for new urban development which ensure development respects the rural character

- of Anakie and does not impact upon surrounding natural environments or agricultural land.
- To ensure that commercial services and facilities are conveniently located.
- To consolidate the location of community and recreation facilities.
- To minimise the risks and impact of wildfire.
- To increase tourism visitation to Anakie.

Strategies

Maintain the compact shape of the Anakie Township to achieve an efficient use of physical infrastructure extent of Anakie to the existing township zone limits.

~~Support expansion of the Township Zone in accordance with the Structure Plan Map accompanying this clause.~~

~~Discourage expansion of the town to the north or into environmentally significant areas.~~

Require lots for residential purposes to have a minimum lot size of 1,000m² in order to facilitate the on-site disposal of sewage and to preserve the rural atmosphere of the town.

Encourage new commercial development to locate on the Geelong-Ballan Road within the township.

Ensure that all service business/industrial developments are well buffered from existing residential lots.

Ensure that all service business and industrial developments are designed to respond to the rural character of the township.

Locate any future community facilities close to the primary school and community house.

Locate any future active recreational facilities adjoining the existing oval.

Ensure all land use and development is undertaken in accordance with CSIRO and CFA guidelines for construction in Bushfire Prone Areas.

GREATER GEELONG PLANNING SCHEME

Encourage new tourism businesses to establish in the area.

Improve the amenity of the Ballan Road streetscape and the entrances to the town.

21.16-3

Implementation

2019/2019-1-1-1
G120(Part 4) Proposed C395gg These strategies will be implemented by:

Using policy and the exercise of discretion

Applying Discretionary Uses in Rural Living and Low Density Residential Areas Policy at Clause 22.04.

Applying Agriculture, Rural Dwellings and Subdivision Policy at Clause 22.05.

Applying Tourism Development in Rural Areas Policy at Clause 22.06.

Applying Racing Dog Keeping and Racing Dog Training Policy at Clause 22.07.

Applying Zones and overlays

Apply the relevant zones and overlays.

References

Anakie Structure Plan, City of Greater Geelong, 1996.

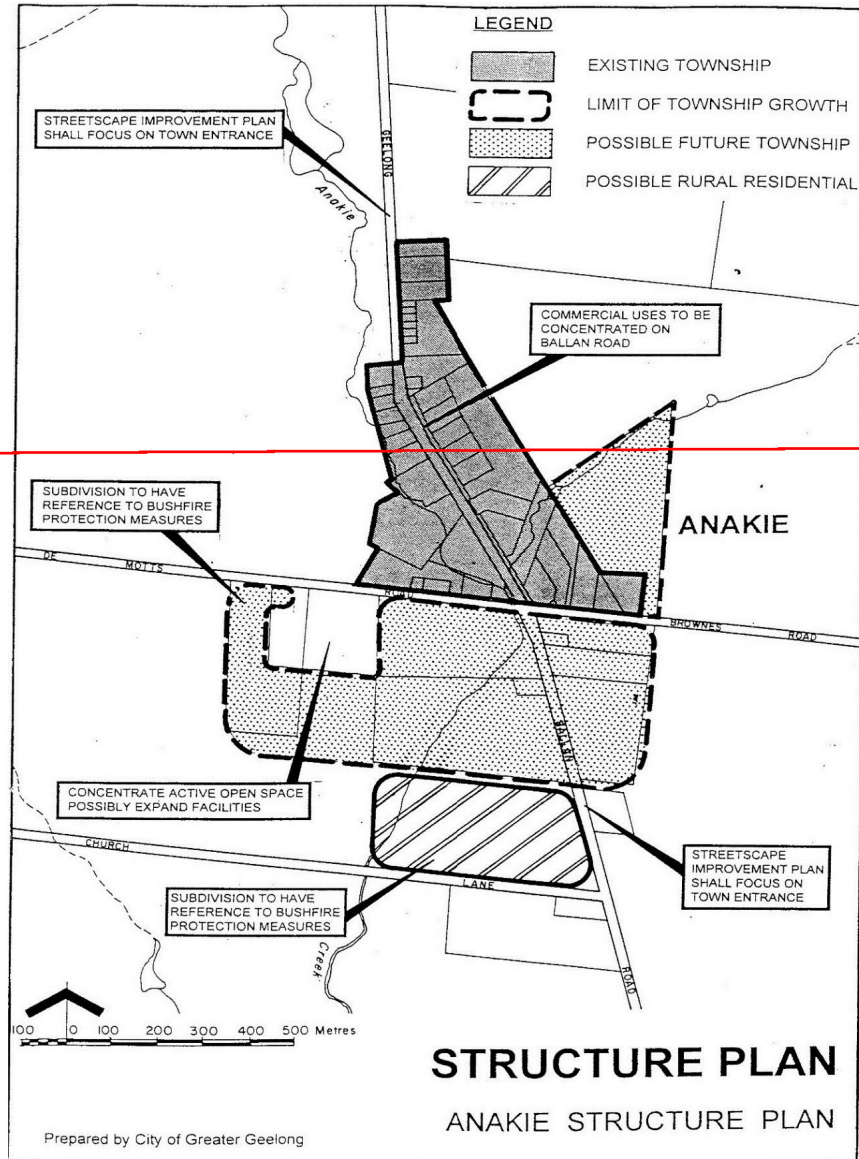
Building in Wildfire Management Overlay Areas, CFA 2002.

City of Greater Geelong Settlement Strategy, City of Greater Geelong, August 2020.

GREATER GEELONG PLANNING SCHEME

21.16-4
28/01/2010
C129(Part 1)

~~Anakie Structure Plan~~



GREATER GEELONG PLANNING SCHEME

21.20 NORTHERN AND WESTERN GEELONG GROWTH AREAS

~~1.1~~
Proposed C395ggee

21.20-1 Overview

~~1.1~~
Proposed C395ggee

This Policy applies to the Northern and Western Geelong Growth Areas, as delineated on the Northern and Western Geelong Growth Areas Framework Plan map.

The Northern and Western Geelong Growth Areas will provide for significant population growth in proximity to the existing urban area of Geelong, with the capacity to accommodate over 112,000 people. At capacity, the Northern Geelong Growth Area is anticipated to accommodate approximately 17,000 dwellings and 48,000 people. At capacity, the Western Geelong Growth Area is anticipated to accommodate approximately 23,000 dwellings and 64,500 people.

21.20-2 Objectives

~~1.1~~
Proposed C395ggee

- To create neighbourhoods where residents can live locally and meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip of their home.
- To provide a network of activity centres that support employment, retail, commercial, entertainment and community uses for local residents.
- To develop a Clever and Creative Corridor as a consistent and unifying design element of the growth areas to ensure development is sustainable, self-sufficient, distinctive and connected by active and public transport options.
- To deliver urban development that establishes carbon neutral neighbourhoods.
- To provide light industrial employment areas that minimise impacts on surrounding neighbourhood amenity and provide direct access to the external transport network.
- To promote mode shift from private vehicles to active and public transport throughout and between the growth areas and extending into the balance of urban Geelong.
- To maintain the landform of the Lovely Banks monocline escarpment as part of urban development.
- To protect the ongoing operations of the Batesford Quarry while it remains operational and achieve the transition of the Batesford Quarry to a recreational lake.
- To protect and enhance the Moorabool River, Barwon River and Cowies Creek corridors.
- To retain and protect or appropriately offset valuable biodiversity assets, including grassland areas.

21.20-3 Strategies

~~1.1~~
Proposed C395ggee

- Prepare Precinct Structure Plans that:
 - Are generally in accordance with the Northern and Western Geelong Growth Areas Framework Plan map at Clause 21.20-5.
 - Consider, as relevant, the Northern and Western Geelong Growth Areas Framework Plan (City of Greater Geelong, August 2020).
- Prior to resolving to commence a Precinct Structure Plan, consider, as relevant:
 - The City of Greater Geelong Settlement Strategy (City of Greater Geelong, August 2020).
 - Development sequencing set out in the Northern and Western Geelong Growth Areas Framework Plan (City of Greater Geelong, August 2020).
 - The need to maintain an adequate supply of urban land.
 - Third party funding agreements with land developers to undertake technical studies.

GREATER GEELONG PLANNING SCHEME

- Whether the precinct will enable the staged extension of infrastructure networks in a way that minimises the real cost of infrastructure provision.
 - Whether or not a precinct is subject to major constraints or uncertainties that is likely to delay development.
 - Whether or not the precinct is of a size that is likely to result in a substantial and predictable development yield.
 - The pattern of land ownership and the potential for multiple land owners to co-ordinate the planning and development of the precinct.
 - Whether a precinct's development will support the effective and early development of public transport infrastructure, town centre and employment precincts.
- Ensure the number, location, size and function of activity centres within the growth areas provides for the needs of local residents within walkable catchments without adversely impacting on the broader Geelong activity centre network, particularly central Geelong, Lara, Corio and Waurn Ponds.
 - Develop the Clever and Creative Corridor as a tree-lined, boulevard style transit corridor that prioritises public transport, walking and cycling between activity centres and education, community and recreation facilities, and provides a focal point for the design of sustainable neighbourhoods that are interconnected and support housing diversity.
 - Identify an employment precinct in each growth area to provide for a wide range of industrial and commercial uses, supported by efficient transport connections to the freeway and regional highway network.
 - Design neighbourhoods and integrated transport networks that provide for comprehensive, safe and convenient active transport.
 - Prioritise public transport over private vehicles in the design of neighbourhoods and integrated transport networks.
 - Locate high and medium density housing within proximity of sub-regional activity centres, neighbourhood activity centres, the Clever and Creative Corridor and a potential new railway station on the Geelong-Ballarat railway adjacent to Geelong-Ballan Road.
 - Establish a buffer of lower density residential development to the north and east of the Batesford township and to proposed permanent settlement boundaries including municipal boundaries and non-urban interfaces.
 - Complete rehabilitation of the Batesford Quarry to an urban standard prior to urban development in its proximity. Complete detailed master planning of the transformation of the quarry to a recreational lake and detailed geotechnical and groundwater assessment prior to commencement of a precinct structure plan.
 - Avoid urban development in the precinct between Midland Highway and McCanns Lane in the short to medium term to ensure that ongoing transition of the Batesford Quarry is undertaken in a comprehensive and appropriate manner.
 - Maintain an appropriate buffer around the Work Authority boundary of the Batesford Quarry to minimise the impacts of activities that may be carried out under the Work Authority.
 - Undertake a detailed biodiversity assessment prior to any Precinct Structure Plan being approved, that ensures that Commonwealth, State and local protection of high value biodiversity assets is reflected in strategic and statutory planning.
 - Land use and development should have regard to the Northern and Western Geelong Growth Areas Framework Plan (City of Greater Geelong, August 2020).

GREATER GEELONG PLANNING SCHEME

21.20-4 Implementation

~~11-11-20~~
Proposed C395ggee

These strategies will be implemented by:

APPLYING ZONES AND OVERLAYS

Apply the Urban Growth Zone to most land in the Northern and Western Geelong Growth Areas, but excluding:

- Batesford township and a surrounding buffer.
- Rural Conservation Zone applying to Dog Rocks Sanctuary and adjacent land.
- Further investigation areas.
- Existing rural living properties identified for Employment.
- Existing Special Use Zone applying to the Batesford Quarry and adjacent land.
- Other existing zones reflecting existing and intended ongoing land use.

FURTHER WORK

Include the Batesford Quarry and adjacent land in the Urban Growth Zone at a time when quarry operations have ceased and detailed geotechnical and groundwater investigations and monitoring have assessed the subject land and proven the viability of the proposed end use.

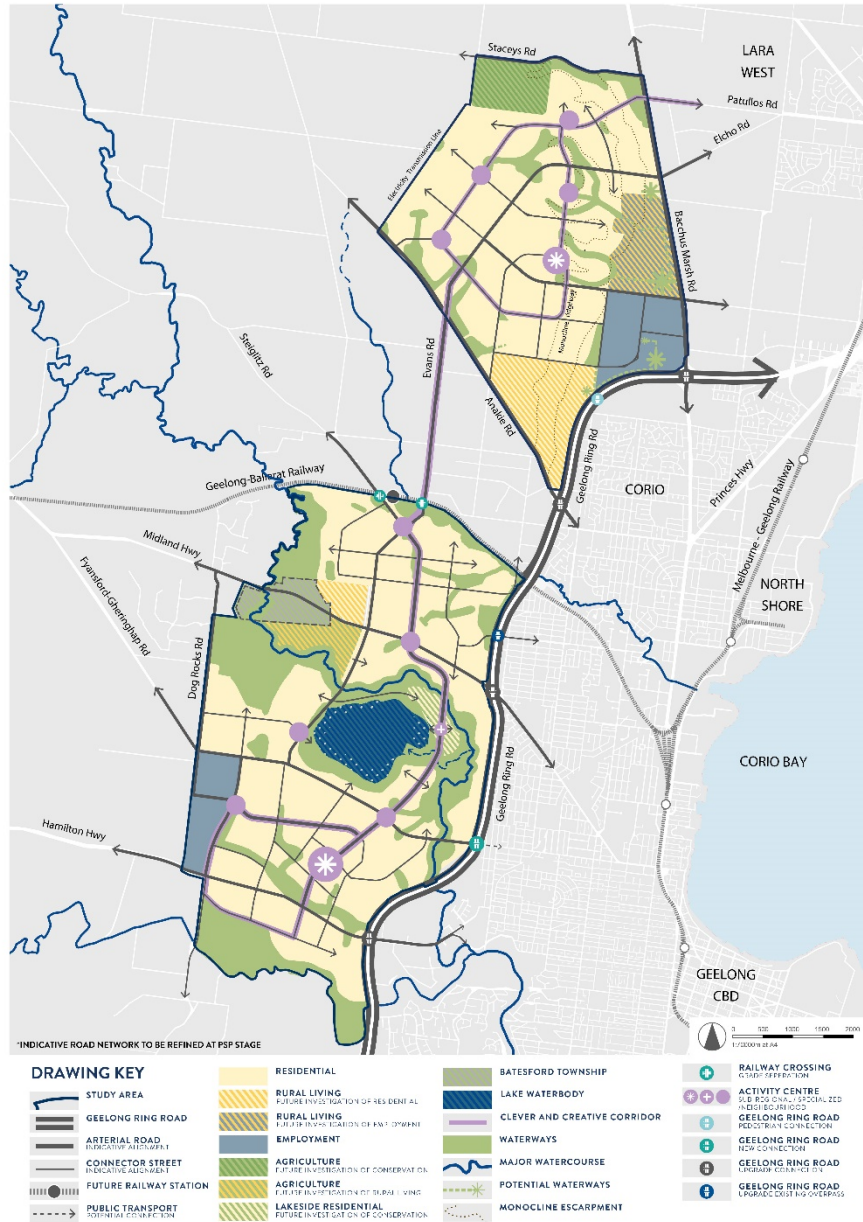
BACKGROUND DOCUMENT

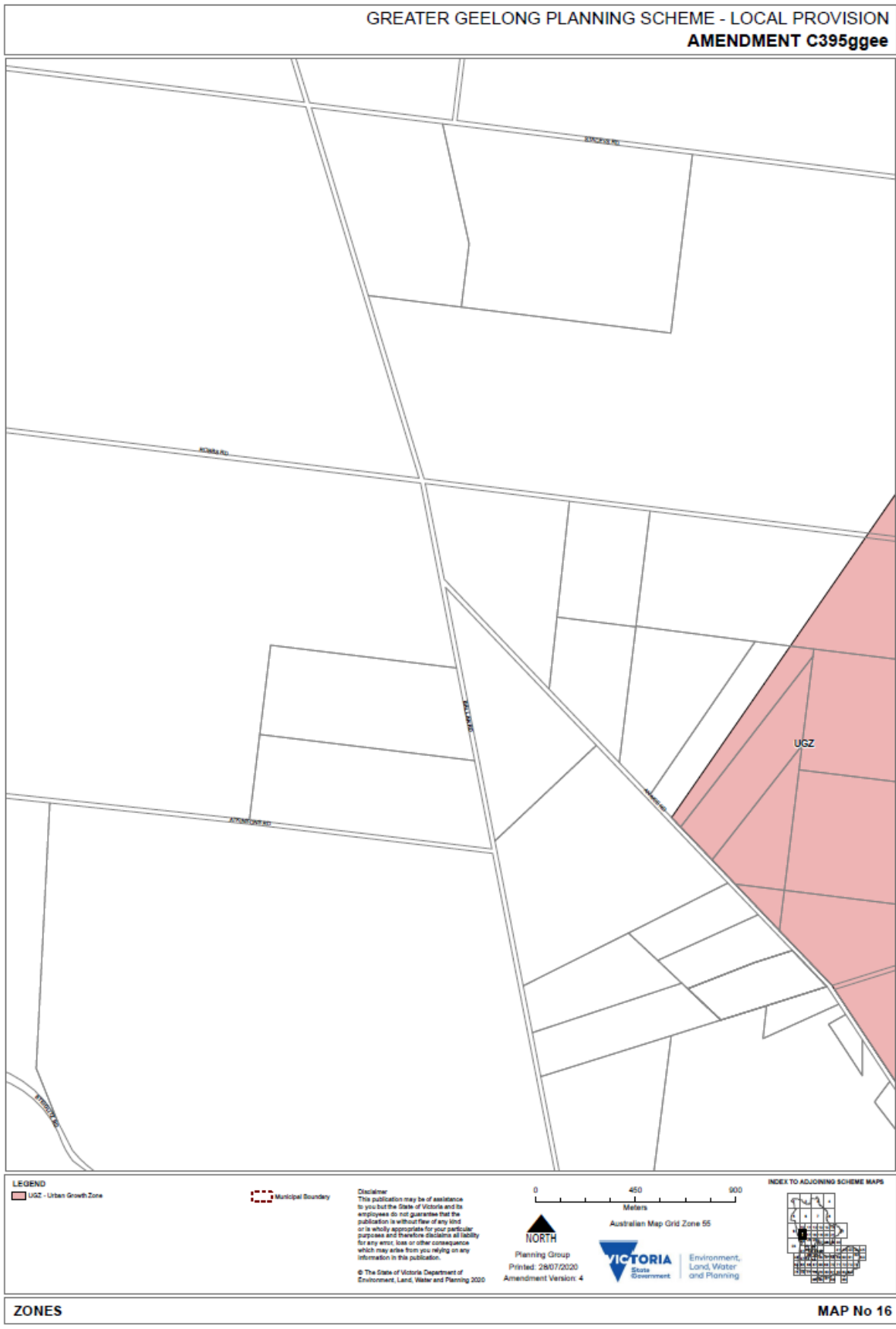
Northern and Western Geelong Growth Areas Framework Plan (City of Greater Geelong, August 2020).

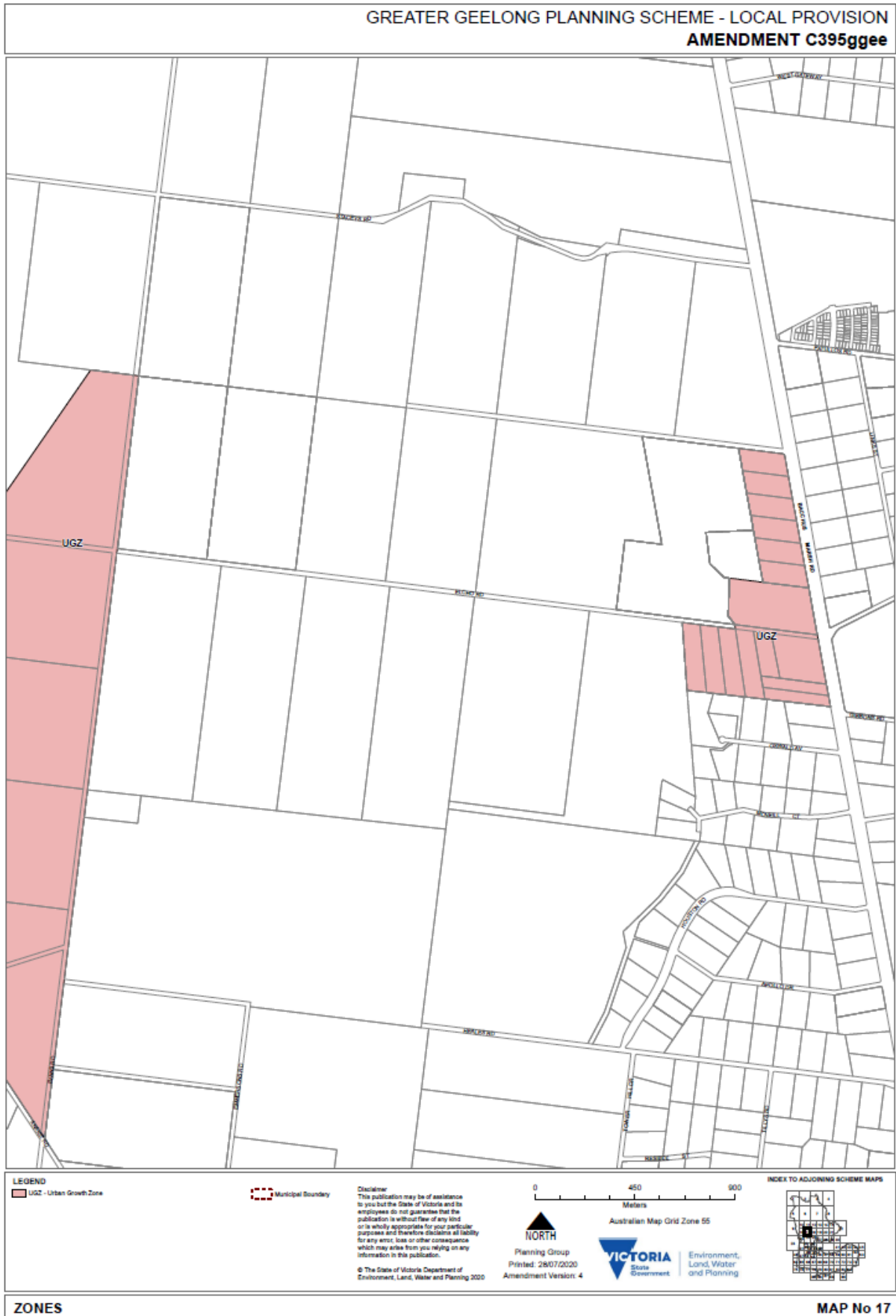
GREATER GEELONG PLANNING SCHEME

21.20-5 Northern and Western Geelong Growth Areas Framework Plan map

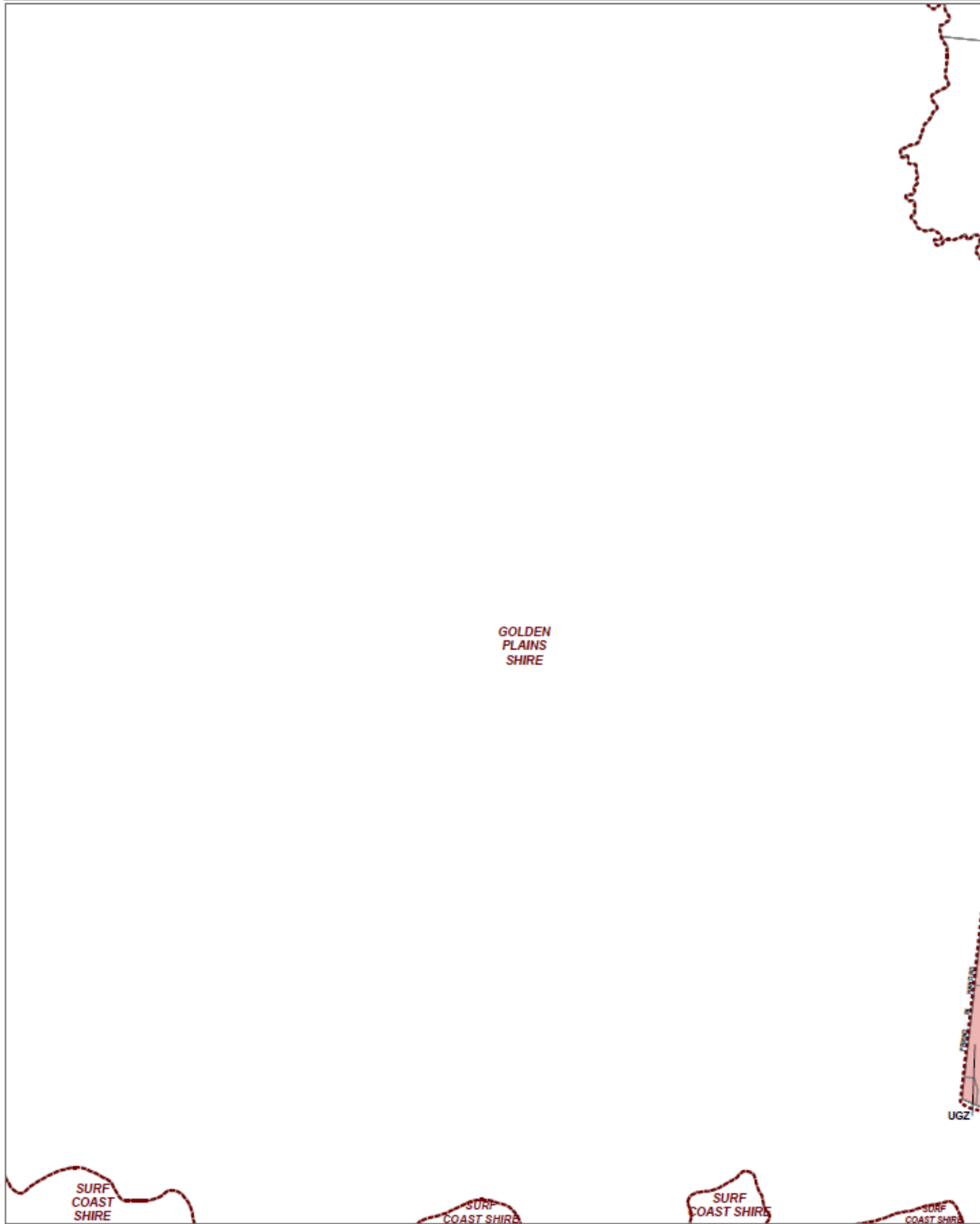
Proposed C396ggee







GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C395ggee



LEGEND
UGZ - Urban Growth Zone
Municipal Boundary

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2020

0 800 1,760
Meters
NORTH
Planning Group
Printed: 21/07/2020
Amendment Version: 4

Australian Map Grid Zone 55
VICTORIA
State Government
Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

