
AMENDMENT C399ggee, REVISED RESOLUTION TO EXHIBIT UNDER DELEGATION

To: Peter Smith – Coordinator Strategic Implementation
From: Barry Gough – Strategic Planner
Subject: Resolution to exhibit an amendment under delegation
File number: C399ggee

Purpose

The purpose of this report is to seek a Council resolution, under delegation, to prepare and exhibit Amendment C399ggee, subject to authorisation by the Minister for Planning.

Summary

The amendment corrects errors in the native vegetation offset requirements identified in the Native Vegetation Precinct Plans, which resulted from an error in the direction provided by the then Department of Environment, Planning, and Infrastructure (DEPI), as to the methodology to be used to calculate the offsets.

Recommendation

That Council:

- 1) supports the preparation and exhibition of Amendment C399ggee to the Greater Geelong Planning Scheme to:**
 - a) replace the existing schedules 4 & 5 to Clause 37.07, Urban Growth Zone with new Schedules in the form of the attached documents;**
 - b) replace the existing schedule to Clause 52.16 with a new Schedule in the form of the attached document;**
 - c) replace the existing schedule to Clause 72.04 with a new Schedule in the form of the attached document; and**
- 2) requests the Minister for Planning to authorise the preparation and exhibition of Amendment C399ggee**

**Approved as a resolution of Council by Council's delegate: P.Smith
Date: 16 September 2019**

Note: The documentation relating to this amendment, including this report, was revised by reference to further revisions of the two Native Vegetation Precinct Plans, which correct additional minor errors which were identified subsequent to resolution by Council's delegate and prior to submission for Authorisation.

**P.Smith
Date: 16 January 2020**

Background

The amendment is required to correct an anomaly relating to the native vegetation off-set requirements in the Horseshoe Bend and Armstrong Creek Town Centre Native Vegetation Precinct Plans (NVPPs), in relation to the method specified by DEPI used to calculate offsets for native vegetation proposed to be removed.

The Horseshoe Bend and Armstrong Creek Town Centre NVPPs were overlooked by DEPI when other NVPPs were corrected, and were therefore incorporated into the planning scheme with incorrect offset calculations, which are higher than required.

Discussion

Shortly after the original Native Vegetation Precinct Plans (NVPPs) for the Armstrong Creek Town Centre and Horseshoe Bend Precincts were gazetted, the Department of Environment, Land, Water and Planning corrected the way that offsets were calculated. Generally, this correction results in a reduction of species specific offsets required, and an increase in general offsets being required for the removal of any native vegetation that is permitted to be removed under these two NVPPs.

The proposed changes to the NVPPs are to implement this correction only, no changes to the status of native vegetation in either precinct are proposed, i.e. there will be no native vegetation that was originally to be retained that can now be removed or vice versa.

The amendment implements the objectives of planning in Victoria as set out in Section 4 of the Planning and Environment Act 1987 by providing for the fair, orderly and sustainable development of land where environmental, social and economic effects are recognised.

The revision of the Native Vegetation Precinct Plans so as to accurately reflect the state government specified vegetation assessment requirements and the amendment of the schedules to the Urban Growth Zone to refer to the revised NVPPs will result in environmental outcomes consistent with state legislative requirements.

The amendment will ensure that the need to off-set lost vegetation is minimised, which will result in a reduced adverse economic impact and maximise the positive social impact by achieving an optimal development outcome.

Financial Implications

There are no financial implications for Council which would arise from the adoption of the proposed amendment.

Stakeholder Consultation and Communication

Affected landowners and occupiers, prescribed Ministers and other relevant agencies will be directly notified during the statutory exhibition period. The broader community will be notified through notices in local newspapers and the City of Greater Geelong website.

Policy/Legal/Statutory Implications

The amendment is consistent with the State Planning Policy Framework as follows:

Clause 12 – *Environment and Landscape Values*.

Clause 12.01-1S *Protection of biodiversity*, which includes the following:

“Objective

To assist the protection and conservation of Victoria’s biodiversity.

Strategies

Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.

Strategically plan for the protection and conservation of Victoria’s important areas of biodiversity.

Ensure that decision making takes into account the impacts of land use and development on Victoria’s biodiversity, including consideration of:

- Cumulative impacts.
- Fragmentation of habitat. ...

Avoid impacts of land use and development on important areas of biodiversity. ...

Assist in the identification, protection and management of important areas of biodiversity. ...

Policy guidelines:

Consider as relevant:

- State biodiversity information maintained by the Department of Environment, Land, Water and Planning.

Policy documents:

- *Protecting Victoria’s Environment – Biodiversity 2037* (Department of Environment, Land, Water and Planning, 2017)
- *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017)
- Any applicable biodiversity strategies, including the relevant Regional Catchment Strategy (prepared under Part 4 of the *Catchment and Land Protection Act 1994*)”

Clause 12.01-2S *Native vegetation management* which includes the following:

“Objective

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Strategies

Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance

with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017):

- Avoid the removal, destruction or lopping of native vegetation.
- Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
- Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

Policy guidelines

Consider as relevant:

- State biodiversity information maintained by the Department of Environment, Land, Water and Planning.

Policy documents

Consider as relevant:

- Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017)
- Assessor's handbook – applications to remove, destroy or lop native vegetation (Department of Environment, Land, Water and Planning, 2017)

The amendment is consistent with the Local Planning Policy Framework as follows

Clause 21.05 *NATURAL ENVIRONMENT ...*

Clause 21.05-3 *Biodiversity*

Objective

To protect, maintain and enhance the biodiversity of the municipality.

Strategies

- Ensure that land use and development minimises the fragmentation of areas native vegetation and other habitats.
- Ensure habitats of indigenous species are protected from the impacts of land use and development.

Clause 21.11 *ARMSTRONG CREEK URBAN GROWTH AREA*

Clause 21.11- 2 *Objectives*

- 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.

Alignment to City Plan

The proposed Amendment C399ggee supports the Sustainable Built and Natural Environment strategic directions of City Plan.

Officer Direct or Indirect Interest

No Council officers involved in the preparation of this report have any direct or indirect interest in the matter to which this report relates, in accordance with Section 80 (c) of the Local Government Act.

Risk Assessment

There are no identifiable risks associated with implementing the recommendation contained in this report.

Environmental Implications

The proposed Amendment C399ggee will facilitate the assessment of any proposed offset requirements associated with applications for the removal of native vegetation in accordance with the Department of Environment, Land Water and Planning.

Appendix 1 – Instruction Sheet

<p>¶</p> <p style="text-align: center;">-¶</p> <p style="text-align: center;"><i>Planning and Environment Act 1987</i>¶</p> <p style="text-align: center;">GREATER GEELONG PLANNING SCHEME¶</p> <p style="text-align: center;">¶</p> <p style="text-align: center;">AMENDMENT C399ggee¶</p> <p style="text-align: center;">¶</p> <p style="text-align: center;">INSTRUCTION SHEET¶</p> <p>The planning authority for this amendment is Greater Geelong City Council. ¶</p> <p>The Greater Geelong Planning Scheme is amended as follows:¶</p> <p>Planning Scheme Ordinance¶</p> <p>The Planning Scheme Ordinance is amended as follows:¶</p> <ol style="list-style-type: none">1. → In Zones – Clause 37.07, replace Schedule 4 with a new Schedule 4 in the form of the attached document. ¶2. → In Zones – Clause 37.07, replace Schedule 5 with a new Schedule 5 in the form of the attached document. ¶3. → In Particular Provisions – Clause 52.16, replace the Schedule with a new Schedule in the form of the attached document. ¶4. → In Operational Provisions – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document. ¶ <p style="text-align: center;">End of document¶</p> <p>¶</p> <p>¶</p> <p style="text-align: left;">B10¶</p>

Appendix 2 – Proposed new Schedule 4 to the Urban Growth Zone

GREATER GEELONG PLANNING SCHEME

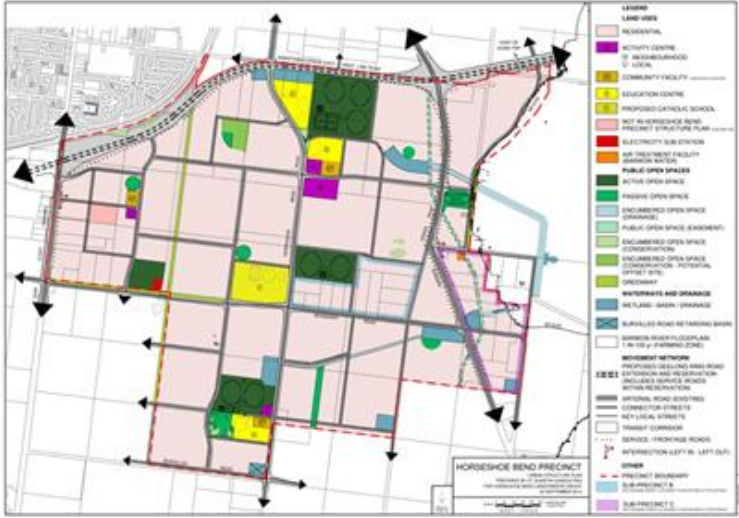
SCHEDULE 4 TO THE URBAN GROWTH ZONE
Shown on the planning scheme map as UGZ4.

Armstrong Creek Horseshoe Bend Precinct Structure Plan, September 2014

1.0 The Plan
27/11/2014
C250

Map 1 shows the future urban structure proposed in the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan* (September 2014)

Map 1 – Horseshoe Bend Precinct Structure Plan



2.0 Use and development
27/11/2014
C250

2.1 The land
27/11/2014
C250

The provisions specified in this schedule only apply to land in the Armstrong Creek Horseshoe Bend Precinct (Map 1) that is zoned UGZ.

2.2 Applied zone provisions
27/11/2014
C250

The provisions of the following zones in this scheme apply to the use and subdivision of land, construction of a building and construction and carrying out of works, by reference to Map 1 of this schedule.

URBAN GROWTH ZONE – SCHEDULE 4 PAGE 1 OF 7

GREATER GEELONG PLANNING SCHEME

Table 1: Applied zone provisions

Land shown on map 1 of this schedule	Applied zone provisions
Activity Centre - Local Activity (LAC)	Clause 34.01 - Commercial 1 Zone
Activity Centre - Neighbourhood Activity (NAC)	Clause 34.01 - Commercial 1 Zone
Community Facility	Clause 32.04 - Mixed Use Zone
Education Centre or Proposed Non-Government School	Clause 32.01 - General Residential Zone Schedule 1
All types of open space, waterways and drainage and Greenway	Clause 36.02 - Public Park and Recreation Zone
Residential	Clause 32.01 - General Residential Zone Schedule 1

2.3 Specific provisions – Use of land

27/11/2014
C259

The following provisions apply to the use of land.

Table 2: Use

Use	Condition
Display Home on land shown as residential in Map 1 of this schedule	Despite any requirement under Clause 52.06, car parking must be provided to the satisfaction of the Responsible Authority.

3.0 Buildings and works

27/11/2014
C259

3.1 Display homes

27/11/2014
C259

A permit is not required to construct a building or to construct or carry out work for a display home on a lot over 300 square metres.

3.2 Lots less than 300 square metres

27/11/2014
C259

A permit is not required to construct or extend one dwelling on a lot with an area less than 300 square metres where a site is identified as a lot to be assessed against the Small Lot Housing Code via a restriction on title, and it complies with the incorporated Small Lot Housing Code.

4.0 Application requirements

27/11/2014
C259

4.1 Environmental Assessment

27/11/2014
C259

An application to use or subdivide land, construct a building or construct or carry out works must take into consideration the Site History Review and Limited Soil Sampling Report undertaken by Sinclair Knight Mertz (SKM – March 2012) for the Horseshoe Bend Precinct Structure Plan area.

An application to use or subdivide land, construct a building or construct or carry out work in areas identified in the SKM report as specific areas requiring further assessment must be accompanied by an Environmental Assessment if the land is proposed for a sensitive use

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(public open space, residential use, child care centre, pre-school centre or primary school). If the Responsible Authority is satisfied that this requirement is not relevant to the assessment of the application, it may waive or reduce the requirement.

An Environmental Assessment must include assessment of the land by a suitably qualified environmental professional detailing the level and location of any contamination. This assessment is to be peer reviewed by a suitably qualified environmental professional approved by the Responsible Authority. If the Responsible Authority is satisfied that significant levels of contamination have been found:

- A certificate of environmental audit must be issued for the land in accordance with Part IXD of the *Environmental Protection Act 1970*, or
- An environmental auditor appointed under the *Environmental Protection Act 1970* must make a statement in accordance with Part IXD of the *Environmental Protection Act 1970* that the environmental condition of the land are suitable for the sensitive use.

4.2

Subdivision

3701420044
416782
6280
5277020000

Site analysis

An application must be accompanied by a site analysis and design response as detailed in Clause 56.01. The site analysis must address or provide the following to the satisfaction of the responsible authority:

- A summary of relevant background technical reports previously prepared for the *Armstrong Creek Horseshoe Bend Precinct*.
- A consolidated site analysis plan in digital and hard copy format that depicts all relevant site analysis information.

Design response

The design response must address or provide the following to the satisfaction of the responsible authority:

- A written statement that explains how the subdivision meets the objectives and planning and design guidelines for the *Image and Character and Subdivision and Housing* elements of the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan*.
- Integration with the existing or proposed subdivision of adjoining properties including through alignment and configuration of the street network and landscape character.
- The staging of the development.
- Where appropriate, the location of proposed planned community infrastructure, public open space areas and their recreation function.
- An assessment ~~by a suitably qualified professional~~ of the existing surface and subsurface drainage conditions on the site ~~by a suitably qualified professional~~ and the potential impacts on the proposed development, including any measures required to mitigate the impacts of springs on the development and the impact of the development on drainage.
- An assessment ~~against~~ ~~to~~ ~~by~~ ~~a~~ ~~suitably~~ ~~qualified~~ ~~professional~~ ~~to~~ ~~confirm~~ ~~that~~ ~~the~~ ~~proposed~~ ~~subdivision~~ ~~layout~~ ~~will~~ ~~minimise~~ ~~and~~ ~~offset~~ ~~loss~~ ~~pursuant~~ ~~to~~ ~~the~~ ~~Permitted~~ ~~Clearing~~ ~~of~~ ~~Native~~ ~~Vegetation~~ ~~–~~ ~~Biodiversity~~ ~~Assessment~~ ~~Guidelines~~ ~~(DEPI~~ ~~2015)~~ ~~for~~ ~~all~~ ~~trees~~ ~~identified~~ ~~as~~ ~~‘practical~~ ~~retention~~ ~~trees’~~ ~~in~~ ~~the~~ ~~*Armstrong Creek Horseshoe Bend Native Vegetation Precinct Plan (Amended November 2019)*~~.

If the Responsible Authority is satisfied that an application requirement is not relevant to the assessment of an application, the Responsible Authority may waive any of the above requirements.

GREATER GEELONG PLANNING SCHEME

▪ **Precinct Infrastructure Plan**

An application must be accompanied by a Precinct Infrastructure Plan which addresses the following:

- The provision, staging and timing of stormwater drainage works.
- What land may be affected or required for the provision of infrastructure works.
- The provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment.
- The landscaping of any land.
- The provision of public open space and land for any community facilities.
- What, if any, infrastructure set out in the *Armstrong Creek Horseshoe Bend Development Contributions Plan* is sought to be provided as 'works in lieu' subject to the consent of the collecting agency.
- Any other matter relevant to the provision of public infrastructure required by the Responsible Authority.

▪ **4.3 → Drainage and Floodplain Management**

27/11/2014
C250

Any application for use or subdivide land, construct a building or construct or carry out works must demonstrate how the proposal affects, or is affected by the requirements of the Horseshoe Bend Precinct Stormwater Management Strategy (HBSWMS).

The design response must address or provide the following to the satisfaction of the Responsible Authority:

- Stormwater Environmental Management Plans which identify the following:
 - Flood modelling both pre and post establishment and commissioning of the Sparrovale wetland.
 - Potential waterway stability/environmental/drainage/flooding problems and constraints arising from their development proposals (including upstream or downstream impacts on existing receiving environments, waterways, land uses and assets/works) and quantify and recommend what is required to ensure compliance with best practice water management objectives.
 - Explicit details on control over stormwater sediment loads and monitoring of same during estate construction works, and demonstrate how the works comply with best practice whilst addressing high construction era sediment loads, potential acid sulphate soils and dispersive soils management issues.
 - Identification and appraisal of potential acid sulphate and dispersive soils. This assessment is to be peer reviewed by a suitably qualified environmental professional approved by Council.

▪ **5.0 → Referral and notice**

27/11/2014
C250

▪ **5.1 → Native vegetation**

27/11/2014
C250

Notice of an application that relates to land containing native vegetation identified by the *Native Vegetation Precinct Plan - Horseshoe Bend Precinct, Armstrong Creek Urban Growth Area, August 2014 (Amended November 2019)* as an offset site, must be given to the Department of Environment and Primary Industries.

A permit application proposing the removal of vegetation identified in the *Native Vegetation Precinct Plan - Horseshoe Bend Precinct, Armstrong Creek Urban Growth*

GREATER GEELONG PLANNING SCHEME

Area August 2014 (Amended November 2019) as 'retained' vegetation must be referred to the Department of Environment and Primary Industries. An application must include GIS data of the vegetation to be removed in ESRI shapefile format with the appropriate spatial attributes to the satisfaction of the Department of Environment and Primary Industries.

5.2 Flooding

27/11/2014
C259

An application for land that is shown to be subject to flooding in a 1 in 100 year event as detailed on Plan 18 (Flood boundary for existing conditions Q100) in the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan* must be referred to the relevant Catchment Management Authority.

6.0 Conditions and requirements for permits

27/11/2014
C259

6.1 Requirements for provision of reticulated recycled water

27/11/2014
C259

All newly created lots and buildings must be connected to a reticulated recycled water supply system for toilet flushing and garden watering. Where a reticulated recycled water supply system is not available to the building, a building must be connected to a rain water tank with a minimum capacity of 2500 litres for toilet flushing and garden watering or an alternative grey water recycling system to the satisfaction of the Responsible Authority.

6.2 Requirements for Activity Centres

27/11/2014
C259

A permit must not be granted to use or subdivide land, or to construct a building or construct and carry out works within land identified as the North East Neighbourhood Activity Centre in the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan*, until an urban design framework has been prepared for this centre to the satisfaction of the Responsible Authority.

Unless the Responsible Authority agrees otherwise, the urban design framework must address all of the land in the North East Neighbourhood Activity Centre and must be generally in accordance with the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan* and must address and respond to any relevant part of the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan* as appropriate.

This does not apply if, in the opinion of the Responsible Authority, the grant of the permit will assist in achieving the objectives and the planning and design guidelines for the activity centre set out in the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan*.

The urban design framework may be amended to the satisfaction of the Responsible Authority.

6.3 Requirements for native vegetation

27/11/2014
C259

A permit may contain a condition, or conditions as appropriate, requiring the implementation of any relevant condition as listed in Section 5 of the *Armstrong Creek Horseshoe Bend Precinct Native Vegetation Precinct Plan (August 2014) (Amended November 2019)*.

6.4 Requirements for implementation of Environmental Assessments

27/11/2014
C259

If a statement by an environmental auditor is provided rather than a certificate of environmental audit, and the statement indicates that the environmental conditions of the relevant land are suitable for a sensitive use subject to conditions, those conditions must be

GREATER GEELONG PLANNING SCHEME

inserted as conditions of permit and must be implemented to the satisfaction of the Responsible Authority.

6.5
27/11/2014
C250

Conditions for subdivision or development where land is required for community facilities, public open space, road widening and drainage.

Public open space and community facilities

Land identified as community facilities in the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan* and specified on Plan 3 - Urban Structure Plan and in Table 1 - Summary Land Use Budget in the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan* must be transferred to or vested in Council at no cost to Council unless funded by the *Horseshoe Bend Development Contributions Plan*.

Public open space must be provided in accordance with Plan 3 - Urban Structure Plan in the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan*, prior to the issue of a Statement of Compliance for the relevant stage (or as otherwise agreed with the Responsible Authority). These contributions are subject to an equalisation for unencumbered open space.

Any public open space provided at the applicants request and approved by the Responsible Authority, in addition to that reflected in Plan 3 - Urban Structure Plan and Appendix 1 - Detailed Land Use Budget by Property in the incorporated *Horseshoe Bend Precinct Structure Plan*, must be transferred to or vested in Council at no cost to Council and is not subject to compensation.

Road widening

Apart from land affected by a Public Acquisition Overlay, land required for road widening including right of way flaring for the ultimate design of any intersection with an existing or proposed arterial road must be referred to or vested in Council or VicRoads at no cost to the acquiring agency unless funded by the *Armstrong Creek Horseshoe Bend Development Contributions Plan*.

Drainage

Individual stages of development must demonstrate compliance with the staged delivery of ultimate drainage infrastructure in accordance with Plan 18 and Plan 18A of the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan*.

Flood mitigation

Where the development proposes interim/temporary drainage management measures that do not form part of the *Horseshoe Bend Development Contributions Plan*, and where agreed by the Responsible Authority, the development proponents are required to investigate, design, construct and fund all costs of establishment of the temporary works as may be required by relevant authorities.

A Statement of Compliance for drainage and/or flood mitigation works will be conditional on cleanout and resetting of sediment management assets and payment of ongoing maintenance and reclamation costs to the satisfaction of the Responsible Authority.

7.0
27/11/2014
C250

Advertising signs

The advertising category is the category which is applicable for the relevant applied zone.

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Despite the provisions of Clause 52.05, a permit may be granted to display an advertising sign that promotes the sale of land or dwellings, whether or not the advertising sign is located on the land for sale.

Despite the provisions of Clause 52.05, a permit may be granted, for a period of no more than 5 years, to display an advertising sign that promotes an education centre on land identified as education on Map 1 to this Schedule.

8.0 Resolution of doubt

27/11/2014
C250

If any doubt arises as to whether a provision specified in this schedule applies to land, a permit may be granted for any use or development if the responsible authority is satisfied that the use or development is in accordance with the incorporated *Horseshoe Bend Precinct Structure Plan – September 2014*.

9.0 Decision guidelines

27/11/2014
C250

Before deciding on an application to subdivide, use and/or develop land the Responsible Authority must consider, as appropriate:

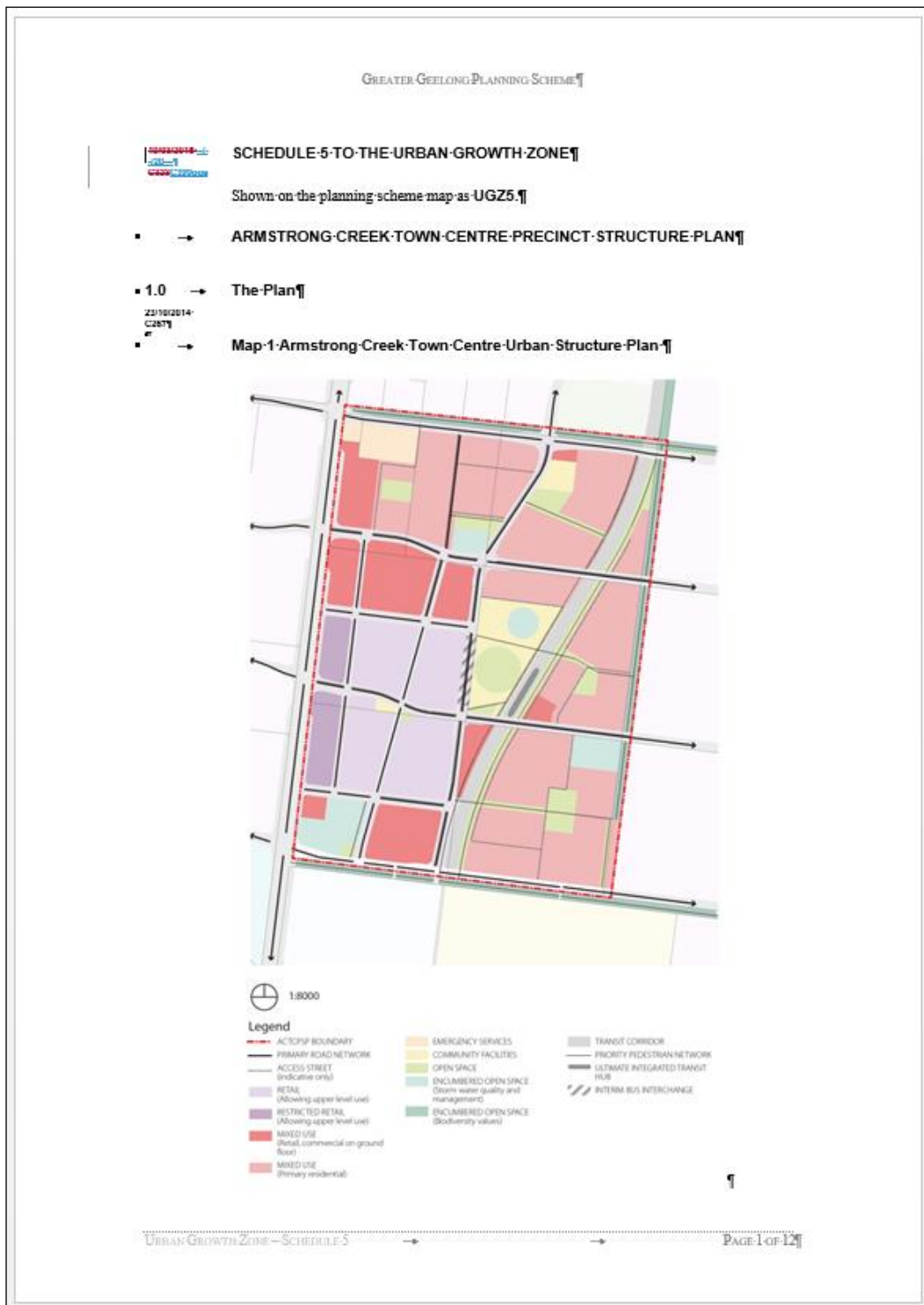
- Whether the application is consistent with the *Armstrong Creek Urban Growth Plan*, City of Greater Geelong, May 2008 (Amended May 2010 and September 2012).
- Whether the application is consistent with the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan*, September 2014 including any approved Urban Design Frameworks.
- Whether the application is consistent with the incorporated *Armstrong Creek Horseshoe Bend Native Vegetation Precinct Plan*, August 2014 ([Amended November 2019](#)).
- Whether the application is consistent with the incorporate *Armstrong Creek Horseshoe Bend Development Contributions Plan*, September 2014..

10.0 References

27/11/2014
C250

Horseshoe Bend Precinct Site History Review and Limited Soil Sampling Report (March 2012)

Appendix 3 – Proposed new Schedule 5 to the Urban Growth Zone



GREATER GEELONG PLANNING SCHEME

2.0 Use and development

19/03/2019
C322

2.1 The Land

23/10/2014
C267

The use and development provisions specified in this schedule only apply to land as shown in Map 2 of this schedule.

Map 2



1:8000

- Legend
- PRECINCT 1 - CENTRAL CORE - C1Z
 - PRECINCT 2 - SURF COAST BOULEVARD CENTRAL - C1Z
 - PRECINCT 3 - SURF COAST BOULEVARD EDGE - M1Z
 - PRECINCT 4 - CENTRAL EDGE - M1Z
 - PRECINCT 5 - RESIDENTIAL MIXED USE - M1Z

GREATER GEELONG PLANNING SCHEME

2.2 → Applied zone provisions

Z3102014
C287

The provisions of the following zones in this scheme apply to the use and subdivision of land, construction of a building and construction and carrying out of works, by reference to Map 2 of this schedule, as set out in Table 1.

Table 1: Applied zone provisions

Land shown on Map 2 of this schedule	Applied zone provisions
Precincts 1 and 2	Clause 34.01 – Commercial 1 Zone
Precincts 3, 4 and 5	Clause 32.04 – Mixed Use Zone

The precise boundary of the Commercial 1 Zone and Mixed Use Zone will be determined by the designation of land in a relevant plan of subdivision to the satisfaction of the Responsible Authority.

2.3 → Specific provisions – Use of land

Z3102014
C287

Any condition opposite the use in Table 1 must be met. If the condition is not met, the applied zone provisions apply except where the use is otherwise prohibited in Table 2 or as specified by another specific provision in this schedule.

→ Table 2: Use

Section 1 – Permit not required

Use	Condition
Department store	Must be located in Precinct 1
Food and drink premises (other than Hotel or Tavern)	Must be located in Precinct 1 or 2
Restricted retail premises	The leasable floor area of an individual tenancy must be less than 2,000 square metres. Must be located in Precincts 2, 3 or 4. In Precinct 4 must be in conjunction with trade supplies.
Shop	Must be located in Precinct 1
Trade supplies	Must be located in Precincts 2 or 4. In Precinct 2, must exclude a Timber yard and the leasable floor area of an individual tenancy must be less than 2,000 square metres. In Precinct 4, the leasable floor area of an individual tenancy must be less than 13,000 square metres.

Section 2 – Permit required

Use	Condition
Betting agency	Must be located in Precincts 1, 2 or 3. In Precincts 2 and 3, must be in conjunction with a Hotel and Tavern.

GREATER GEELONG PLANNING SCHEME

Use	Conditions
Food and drink premises (other than a Hotel or Tavern)	Must be located in Precincts 3, 4 or 5.
Hotel	Must be located in Precincts 1, 2, 3 or 4.
Restricted retail premises (if the Section 1 Condition is not met)	Must be located in Precincts 2, 3 or 4. In Precinct 4 must be in conjunction with trade supplies.
Service stations	Must be located in Precincts 2 or 3. In Precinct 2, must be located on a corner of the Surf Coast Highway with the Connector Road B, Parking Street B or Burvilles Road. In Precinct 3, must be located on a corner of the Surf Coast Highway with the Connector Road B, Parking Street B or Burvilles Road (in accordance with Plan 5 – Armstrong Creek Town Centre Concept Plan in the Armstrong Creek Town Centre Precinct Structure Plan.
Shop	Must be located in Precincts 3, 4 or 5. In Precinct 4, the leasable floor area per individual tenancy must not exceed 2,000 square metres and the combined leasable floorspace must not exceed 4,000 square metres. In Precinct 5, must meet all of the following: <ul style="list-style-type: none"> → The leasable floor area of an individual tenancy must not be greater than 600 square metres. → Must be located within a Local Mixed Use Centre shown in the Armstrong Creek Town Centre Precinct Structure Plan; and → The combined leasable floor area must not exceed the following areas (square metres) for the relevant centre as described in the Armstrong Creek Town Centre Precinct Structure Plan: <ul style="list-style-type: none"> → 2000 – Boundary Road/North South Connector Local Mixed Use Centre → 2000 – Main Street/Transit Hub Local Mixed Use Centre
Tavern	Must be located in Precincts 1, 2, 3 or 4.
Timber yard	Must be located in Precinct 4.
Transport terminal	Must be located in Precincts 2 or 4. In Precinct 2, must exclude a Timber yard.
Warehouse	Must be located in Precinct 3.

Page Break

GREATER GEELONG PLANNING SCHEME

Section 3 -- Prohibited

Use

Adult sex bookshop

Agriculture

Brothel

Cemetery

Crematorium

Department store (if the section 1 condition is not met)

Gaming premises

Industry

Saleyard

Any use in Section 2 where the condition is not met.

2.4 →
23/10/2014
C287

Specific provisions -- Buildings and works

Within Precinct 5, a permit is not required to construct or extend one dwelling on a lot with an area less than 300 square metres where a site is identified as a lot to be assessed against the *Small Lot Housing Code via a restriction on title, and it complies with the Small Lot Housing Code (Standard for construction of a Single Class 1 Building and associated Class 10a buildings on an allotment) December 2012*.

2.5 →
23/10/2014
C287

Specific provisions -- Resolution of doubt

If any doubt arises as to whether a provision specified in this schedule applies to land, a permit may be granted for any use or development if the Responsible Authority is satisfied that the use or development is in accordance with the *Armstrong Creek Town Centre Precinct Structure Plan July 2014*.

2.6 →
23/10/2014
C287

Specific provisions -- Southern wetland

Alternative stormwater management strategies for the southern wetland are not discouraged, however, any alternative infrastructure must be transferred to, or vested in, Council at no cost to Council and provide no net impact to the *Armstrong Creek Town Centre Development Contributions Plan March 2014*. Alternative subdivision, use or development of the existing southern wetland site must be accompanied by an urban design framework to the satisfaction of the Responsible Authority.

2.7 →
19/12/2015
C322

Specific provisions -- Reticulated recycled water

All newly created lots and buildings must be connected to a reticulated recycled water supply system for toilet flushing and garden watering. Where a reticulated recycled water supply system is not available to the building, a building must be connected to a rain water tank with a minimum capacity of 2500 litres for toilet flushing and garden watering or an alternative grey water recycling system to the satisfaction of the Responsible Authority.

3.0 →
23/10/2014
C287

Application requirements

An application for a permit must be accompanied by the following information. If the Responsible Authority is satisfied that an application requirement is not relevant to the assessment of an application, the Responsible Authority may reduce or waive any of the requirements.

GREATHER GEELONG PLANNING SCHEME

3.1 → All applications – written report

23/10/2014
C287

Any application for the use, development or subdivision of land must be accompanied by a written report to the satisfaction of the Responsible Authority outlining how the proposal is generally in accordance with the Armstrong Creek Town Centre Precinct Structure Plan.

All applications for use, development or subdivision of land must also outline how the proposal responds to Part 2 of Appendix 5 of the Armstrong Creek Town Centre Precinct Structure Plan.

All applications for the use, development or subdivision of land must be accompanied by:

- A written report detailing how the proposal responds to Clause 2.0 and Table 2: Use of this Schedule;
- a plan showing the proposed use(s); and
- a table outlining the leasable floor area allocation numbers for each of the proposed uses.

If the Responsible Authority is satisfied that an application requirement is not relevant to the assessment of an application, the Responsible Authority may waive any of the above requirements.

3.2 → All applications – Public Realm

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Where relevant an application for the use, development or subdivision of land within the areas of Public Realm listed below:

- Main Street, between Surf Coast Boulevard and the Transit Corridor (inclusive of the Town Square)
- High Street, between Parking Street A and Parking Street B
- Collector A, between Parking Street A and Parking Street B

Must be accompanied by a written report to the satisfaction of the Responsible Authority detailing how the proposal responds to the following elements:

- Built form
- Sustainable design
- Signage
- Public transport
- Public art
- Street furniture
- Public lighting
- Paving
- Street trees and landscaping
- Utility installations
- Pedestrian crossings and priority zones
- Public/private way finding
- Compliance with the DDA
- Cycling facilities

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An application for use, development or subdivision of land must also outline how the proposal responds to Part 2 of Appendix 5 of the Armstrong Creek Town Centre Precinct Structure Plan.

If the Responsible Authority is satisfied that an application requirement is not relevant to the assessment of an application, the Responsible Authority may waive any of the above requirements.

3.3 → Subdivision applications

~~3.3.1~~
~~3.3.2~~
~~3.3.3~~

An application for subdivision must be accompanied by a site analysis and design response as detailed in Clause 56.01-2.

Site Analysis

The site analysis must address or provide the following to the satisfaction of the Responsible Authority:

- A summary of relevant background technical reports previously prepared for the Armstrong Creek Town Centre.
- A consolidated site analysis plan in digital and hard copy format that depicts all relevant site analysis information.

Design response

The design response must address or provide the following to the satisfaction of the Responsible Authority:

- A written statement that explains how the subdivision meets the objectives and design guidelines of the incorporated Armstrong Creek Town Centre Precinct Structure Plan (March 2013).
- A Density Strategy which applies to the entire landholdings of an applicant and, where applicable, demonstrates that the proposed subdivision achieves the density targets set out in the Armstrong Creek Town Centre Precinct Structure Plan. The Density Strategy should include a table which identifies the net developable residential area, number of lots and dwellings proposed, the average lot size as well as the overall density achieved.
- Integration with the existing or proposed subdivision of adjoining properties including through alignment and configuration of the street network and landscape character.
- The staging of development.
- Where appropriate, the location of proposed planned community infrastructure, public open space areas and their recreation function.
- An assessment ~~by a suitably qualified professional~~ of the existing surface and subsurface drainage conditions on the site ~~by a suitably qualified professional~~ and the potential impacts on the proposed development, including any measures required to mitigate the impacts of springs on the development and the impact of the development on drainage.
- An assessment ~~to, by a suitably qualified professional to confirm that the proposed subdivision layout will~~ minimise and offset loss pursuant to the Permitted Clearing of Native Vegetation - Biodiversity Assessment Guidelines (DEPI 2013) for all the vegetation identified for practical retention within the Armstrong Creek Town Centre Native Vegetation Precinct Plan ~~March 2014 (Amended October 2019)~~.
- If the Responsible Authority is satisfied that an application requirement is not relevant to the assessment of an application, the Responsible Authority may waive any of the above requirements.

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▪ **Precinct-Infrastructure-Plan**

An application for subdivision must be accompanied by a Precinct-Infrastructure-Plan to the satisfaction of the Responsible Authority which addresses the following matters as relevant:

- What, if any, infrastructure set out in the Armstrong-Creek-Town-Centre-Development-Contributions-Plan is sought to be provided as 'works-in-lieu' subject to the consent of the collecting agency.
- What, if any, infrastructure set out in Table 8 of the Armstrong-Creek-Town-Centre-Precinct-Structure-Plan is to be provided by the developer.
- The provision, staging and timing of stormwater drainage works.
- What land may be affected or required for the provision of infrastructure works.
- The provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment.
- The provision of sustainable energy infrastructure.
- The landscaping of any land.
- The provision of public open space and land for any community facilities.
- The provision of wi-fi infrastructure.
- Nominated areas for provision of public art (where applicable).
- Any other matter relevant to the provision of public infrastructure required by the Responsible Authority.

▪ **Sustainability-Management-Plan**

- Multi-unit residential development comprising 10 or more dwellings and any non-residential development comprising more than 500 square metres of gross floor area and any service station must be accompanied by a Sustainability-Management-Plan (SMP) providing strategies to minimise resource use and waste having regard to Part 1 of Appendix 5 of the Armstrong-Creek-Town-Centre-Precinct-Structure-Plan.
- The SMP must be prepared to the satisfaction of the Responsible Authority by a suitably qualified expert. The SMP should:
- Identify relevant sustainability targets or performance standards
- Document the means by which the appropriate range of performance will be achieved.
- Demonstrate how proposed design elements integrated and respond to precinct level sustainability strategies, opportunities and development context.
- Identify the different areas of responsibility and provide a schedule for implementation, ongoing management, maintenance and monitoring; and
- Demonstrate that the design elements, technologies and operation practices that comprise the SMP can be maintained over time.

▪ **General**

An application for subdivision must be accompanied by the following information to the satisfaction of the Responsible Authority:

- Details of the proposed use and development of each part of the land.
- A table setting out:
 - The amount of land allocated for the proposed uses; and
 - The mix of lot sizes

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- An indication of expected staging of subdivision and timing.¶
- Include a Transport Impact Assessment Report to the satisfaction of the relevant roads authority detailing the proposed road and street network, including pedestrian and cycling routes, intersection treatments, proposed bus routes and the interface treatment with arterial roads.¶
- A plan showing access arrangements for properties adjacent to all existing and future arterial roads.¶
- An overall landscape concept for the development that is consistent with best practice Water Sensitive Urban Design techniques.¶

3.4 → Development applications¶

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CAD drawings¶

Applications for new development, or extensions of existing development, greater than 50 square metres in Precincts 1, 2, 3 or 4 must provide 3D CAD (MGA Zone 55) drawings of the proposed development to the satisfaction of the Responsible Authority.¶

Applications for development in Precinct 5, other than for residential purposes, must provide 3D CAD (MGA Zone 55) drawings of the proposed development to the satisfaction of the Responsible Authority.¶

The provided 3D CAD model must satisfy the requirements of Council's acceptable 3D model formats document.¶

Sustainability Management Plan¶

Multi-unit residential development, comprising 10 or more dwellings, and any non-residential development comprising more than 500 square metres of gross floor area and any service station must be accompanied by a Sustainability Management Plan (SMP) providing strategies to minimise resource use and waste having regard to Part 1 of Appendix 5 of the Armstrong Creek Town Centre Precinct Structure Plan.¶

The SMP must be prepared to the satisfaction of the Responsible Authority by a suitably qualified expert. The SMP should:¶

- identify relevant sustainability targets or performance standards;¶
- document the means by which the appropriate target or performance will be achieved;¶
- demonstrate how proposed design elements integrate and respond to precinct level sustainability strategies, opportunities and development context;¶
- identify the different areas of responsibility and provide a schedule for implementation, ongoing management, maintenance and monitoring; and,¶
- demonstrate that the design elements, technologies and operational practices that comprise the SMP can be maintained over time.¶

Precinct Infrastructure Plan¶

An application for development must be accompanied by a Precinct Infrastructure Plan to the satisfaction of the Responsible Authority which addresses the following matters as relevant.¶

- What, if any, infrastructure set out in the Armstrong Creek Town Centre Development Contributions Plan is sought to be provided as 'works in lieu' subject to the consent of the collecting agency.¶
- What, if any, infrastructure set out in Table 8 of the Armstrong Creek Town Centre Precinct Structure Plan is to be provided by the developer.¶
- The provision, staging and timing of stormwater drainage works.¶

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- What land may be affected or required for the provision of infrastructure works.
- The provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment.
- The provision of sustainable energy infrastructure.
- The landscaping of any land.
- The provision of public open space and land for any community facilities.
- Nominated areas for provision of public art (where applicable).
- Any other matter relevant to the provision of public infrastructure required by the Responsible Authority.

4.0 → Conditions and requirements for permits

2015/2014
C287

4.1 → Native Vegetation

2015/2014
C287

A planning permit must include a condition or conditions which ensure that any requirements or conditions set out in the *Armstrong Creek Town Centre Precinct Structure Plan* and the *Armstrong Creek Town Centre Native Vegetation Precinct Plan March 2014 (Amended October 2019)* are implemented as part of the planning permit or the plans endorsed under the planning permit.

4.2 → Subdivision

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A planning permit must include a condition or conditions which ensure that any requirements or conditions set out in the *Armstrong Creek Town Centre Precinct Structure Plan* and the *Armstrong Creek Town Centre Development Contributions Plan* are implemented as part of the planning permit or the plans endorsed under the planning permit.

4.3 → Development permits

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CAD drawings

Any permit for development in precincts 1, 2, 3 or 4, must contain a condition that requires CAD (MGA Zone 55) versions of any approved or endorsed plans to be submitted to the Responsible Authority prior to the commencement of works.

Any permit for development in precinct 5, other than for residential purposes, must contain a condition that requires CAD (MGA Zone 55) versions of any approved or endorsed plans to be submitted to the Responsible Authority prior to the commencement of works.

The provided 3D CAD model must satisfy the requirements of Council's acceptable 3D model formats document.

Sustainability Management Plan

Any permit for development of the land must include a condition that implements any approved Sustainability Management Plan.

4.4 → Subdivision or building and works permits where land is required for community facilities, public open space, road widening and drainage

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Lots less than 300 square metres

Any permit for subdivision that allows the creation of a lot less than 300 square metres must contain the following conditions.

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→ Prior to the certification of the plan of subdivision for the relevant stage, a plan must be submitted for approval to the satisfaction of the Responsible Authority, which identifies the lots that will include a restriction which reads 'The construction or extension of a dwelling on lots identified on this plan must be assessed for compliance against the Small Lot Housing Code (forming part of the City of Greater Geelong Planning Scheme)'. This restriction must also be shown on the plan of subdivision submitted for certification to the satisfaction of the Responsible Authority.

Public open space and community facilities

Land identified as public open space or community facilities in the incorporated Armstrong Creek Town Centre Precinct Structure Plan and specified in Table 1 – Summary Land Use Budget in the incorporated Armstrong Creek Town Centre Precinct Structures Plan must be transferred to or vested in Council at no cost to Council unless funded by the Armstrong Creek Town Centre Development Contributions Plan.

Public open space must be provided in accordance with Plan 3 in the incorporated Armstrong Creek Town Centre Precinct Structure Plan, prior to the issue of a Statement of Compliance for the relevant stage (or as otherwise agreed with the Responsible Authority). These contributions are subject to an equalisation for unencumbered open space.

Any public open space provided at the request of a permit applicant and approved by the Responsible Authority, in addition to that reflected in the incorporated Armstrong Creek Town Centre Precinct Structure Plan, must be transferred to or vested in Council at no cost to Council and is not subject to compensation.

Road widening

Land required for road widening including right of way flaring for the ultimate design of any intersection with an existing or proposed arterial road must be referred to or vested in Council or VicRoads at no cost to the acquiring agency unless funded by the Armstrong Creek Town Centre Development Contributions Plan.

Drainage

Drainage must be maintained at predevelopment rates and points of discharge except where urban outfall is available in accordance with the staged delivery of ultimate drainage infrastructure in accordance with the incorporated Armstrong Creek Town Centre Precinct Structure Plan.

5.0 → Referral

23/10/2014
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Notice of an application that relates to land containing native vegetation identified by the Armstrong Creek Town Centre Native Vegetation Precinct Plan March 2014 (Amended October 2019) as an offset site, must be given to the Department of Environment, Land, Water and Planning.

A permit application proposing the removal of vegetation identified in the Native Armstrong Creek Town Centre Native Vegetation Precinct Plan March 2014 (Amended October 2019) as 'retained' vegetation must be referred to the Department of Environment, Land, Water and Planning. An application must include GIS data of the vegetation to be removed in ESRI shapefile format with the appropriate spatial attributes to the satisfaction of the Department of Environment, Land, Water and Planning.

6.0 → Advertising signs

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Any permit application for advertising signs must meet the requirements of the Design Guidelines set out in the Armstrong Creek Town Centre Precinct Structure Plan.

The following advertising sign categories apply by reference to Map 2 of this schedule.

Table 3: Advertising signs

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Land shown on Map 2 of this schedule	Advertising sign category
Precinct 1a	Category 1a
Precinct 2a	Category 2a
Precinct 3a	Category 2a
Precinct 4a	Category 2a
Precinct 5a	Category 3a

Land and home sales signs

Despite the provisions of Clause 52.05, signs promoting the sale of land or homes on the land (or on adjoining land in the same ownership) may be displayed without a permit provided all of the following requirements are met:

- The advertisement area for each sign does not exceed 20 square metres;
- No sign exceeds 7.5m in height from natural ground level;
- Only one sign is displayed per road frontage. Where the property has a road frontage of more than 150 metres multiple signs may be erected provided there is a minimum of 150 metres distance between each sign, with a total of not more than 4 signs per frontage;
- The sign is not an animated, scrolling, electronic or internally illuminated sign;
- The sign is not displayed for longer than 21 days after the sale (not settlement) of the last lot; and;
- The sign is setback a minimum of 750 millimetres from the property boundary.

7.0 → Decision guidelines

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Before deciding on an application to subdivide, use and/or develop land the Responsible Authority must consider, as appropriate:

- Whether the application is consistent with the Armstrong Creek Town Centre Precinct Structure Plan, the Armstrong Creek Town Centre Native Vegetation Precinct Plan [March 2014 \(Amended October 2019\)](#) and the Armstrong Creek Town Centre Development Contributions Plan.
- Any approved Precinct Structure Plan applying to land adjoining the Armstrong Creek Town Centre Precinct Structure Plan area.

8.0 → References

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- Armstrong Creek Town Centre Precinct Structure Plan (March 2014)
- Armstrong Creek Town Centre Development Contributions Plan (March 2014)
- Armstrong Creek Town Centre Native Vegetation Precinct Plan ~~(March 2014)~~ [\(Amended October 2019\)](#)
- Small Lot Housing Code Standards for construction of a single Class 1 building and associated Class 10a buildings on an allotment, December 2012

Appendix 4 – Proposed new Schedule to Clause 52.16

GREATER GEELONG PLANNING SCHEME

■ **SCHEDULE TO CLAUSE 52.16**

■ **1.0 → Native vegetation precinct plan**

Name of plan
Armstrong Creek East Native Vegetation Precinct Plan, May 2010
Armstrong Creek North East Industrial Precinct Native Vegetation Precinct Plan, May 2010
Armstrong Creek Town Centre Native Vegetation Precinct Plan, March 2014 (Amended October 2019)
Armstrong Creek West Native Vegetation Precinct Plan, November 2012
Lara West Growth Area, Lara, Native Vegetation Precinct Plan, September 2013
Manzeene Village, Lara, Native Vegetation Precinct Plan, June 2014
Native Vegetation Precinct Plan, Geelong Ring Road Employment Precinct, March 2013
Native Vegetation Precinct Plan, Horseshoe Bend Precinct, Armstrong Creek Urban Growth Area, August 2014 (Amended November 2019)

PARTICULAR PROVISIONS – CLAUSE 52.16 – SCHEDULE → → PAGE 1 OF 1

Appendix 5 – Proposed new Schedule to Clause 72.04

GREATER GEELONG PLANNING SCHEME	
<p>2019/2019 C399ggee</p> <p>2019/2019 C399ggee Proposed C399ggee</p>	<p>SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME</p> <p>1.0 Incorporated documents</p>
Name of document	Introduced by:
14 Shepherd Court, North Geelong, Cotton On Office Redevelopment, July 2011	C257
Adventure Park Comprehensive Development Plan, May 2014	C288
Advertising Sign Guidelines, City of Greater Geelong, November 1997, Amended October 2014	C296
Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan, May 2016	C316
Armstrong Creek East Native Vegetation Precinct Plan, May 2010	C206
Armstrong Creek East Precinct Structure Plan, May 2010 Amended November 2011	C214
Armstrong Creek East Precinct Development Contributions Plan, Version 4.1 Alternate Version November 2011	C214
Armstrong Creek Horseshoe Bend Precinct Structure Plan September 2014	C259
Armstrong Creek North East Industrial Precinct Development Contributions Plan, May 2010	C207
Armstrong Creek North East Industrial Precinct Growing Grass Frog Conservation Management Plan, May 2010	C207
Armstrong Creek North East Industrial Precinct Native Vegetation Precinct Plan, May 2010	C207
Armstrong Creek North East Industrial Precinct, Precinct Structure Plan, May 2010	C207
Armstrong Creek South Precinct Structure Plan, February 2016	C301
Armstrong Creek Town Centre Precinct Structure Plan, March 2014	C267
Armstrong Creek Town Centre Development Contributions Plan, March 2014	C267
Armstrong Creek Town Centre Native Vegetation Precinct Plan, March 2014 Amended October 2019	C267 C399ggee
Armstrong Creek Urban Growth Plan Framework Plan, November 2008, updated September 2012 and June 2015	C301
Armstrong Creek West Precinct Development Contributions Plan, February 2013	C240
Armstrong Creek West Precinct Native Vegetation Precinct Plan, November 2012	C240
Armstrong Creek West Precinct Structure Plan, September 2012	C240
Australian Standard AS 2021-1994, Acoustics - Aircraft Noise Intrusion - Building Siting and Construction. Standards Association of Australia 1994	NPS1
Batman Park, Indented Head Incorporated Plan, June 2015	C274
BUPA Aged Care Facility, Bellarine Lakes, May 2016	C336
Chisholm Road Prison Project, Lara, Incorporated Document, June 2019	C389ggee
Commercial Tenancies at 55, 57 & 59 Kilgour Street, Geelong July 2017	C358
Drysdale Bypass November 2017	C369
Environmental Weeds, City of Greater Geelong, September 2008	C129 (Part 1)
Fibre Optic Project, Integrated Approval Requirements, December 2002	VC-17

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Name of document	Introduced by:
Geelong City Urban Conservation Study Vol. 1 Restoration and Infill Guidelines, Commercial and Civic Buildings, Graeme Butler for the City of Geelong, 1993	C258
Geelong Library and Heritage Centre Redevelopment, March 2013	C287
Geelong Ring Road – Section 4C Incorporated Document, June 2010	C232
Geelong TAC Office Development, October 2006	C142
Geelong Waterfront Safe Harbour Precinct Project Incorporated Document, July 2019	C398ggee
Great Western Hotel Heritage Place 177-179 Aberdeen Street, Newtown Incorporated Plan December 2017	C365
Heritage and Design Guidelines, City of Greater Geelong, 1997	NPS1
Horseshoe Bend Precinct Development Contributions Plan, September 2014	C259
Jetty Road Urban Growth Area Development Contributions Plan, September 2011	C230
Lara West Development Contributions Plan, Final Version – C246/C285, March 2014	C285
Lara West Growth Area, Lara, Native Vegetation Precinct Plan, September 2013	C246
Lara West Precinct Structure Plan, Revision J, 25 September 2013	C246
Melbourne Geelong Interconnection Project, June 2010	C229
Manzeene Village, Lara, Native Vegetation Precinct Plan, June 2014	C285
Native Vegetation Precinct Plan, Geelong Ring Road Employment Precinct, March 2013	C243
Native Vegetation Precinct Plan, Horseshoe Bend Precinct, Armstrong Creek Urban Growth Area August 2014 Amended November 2019	C259 C399ggee
Newtown Heritage Study Review Report, Volume 3, City of Greater Geelong, 2008	C191
New Station Estate Restructure Plan, July 2010 (Amended December 2017)	C376pt1ggee
Rail Gauge Standardisation Project, Integrated Approval Requirements, December 2002.	VC17
Regional Fast Rail Project, Integrated Approval Requirements, December 2002	VC17
Rail Upgrades at Geelong Port Project, May 2010	C211
Rippleside Comprehensive Development Plan, February 2000	C2
Rippleside Urban Design Guidelines, June 2000	C2
Small Lot Housing Code, December 2012	C267
Specialist Training Facility Incorporated Document, June 2019	C392ggee
Thirteenth Beach Golf Resort Barwon Heads, Barwon Heads Comprehensive Development Plan, Land Design Partnership, Anthony Cashmore & Associates and the Planning Group, May 2001 amended September 2006	C54
Warmambool Line Upgrade - Incorporated Document, December 2019	GC121
Waterfront Geelong Design and Development Code, Keys Young, July 1996	NPS1
West Fyans-Fyans Street Precinct Structure Plan, June 2009	C205