

AMENDMENT C409GGEE

CORRECTIONS TO PLANNING SCHEME



NOTICE OF PREPARATION OF AMENDMENT

18 MAY 2020

The City of Greater Geelong has prepared Amendment C409ggee to the Greater Geelong Planning Scheme. We are notifying you as an owner or occupier of land that may be affected.

WHAT IS AN AMENDMENT?

The Planning Scheme controls how land is used and developed. Sometimes we need to change the Scheme to reflect new circumstances or achieve new planning objectives. Changes to the Planning Scheme are known as 'amendments' and can include changes to zones, overlays and policies.

WHAT DOES AMENDMENT C409GGEE SEEK TO DO?

The amendment will change various provisions of the Planning Scheme to correct mapping and ordinance anomalies, to delete redundant controls and correct provisions. The items being changed are:

1. Rezone small parts of the land at 2 Newfields Drive, 6-10 & 12-14 Stonebridge Road, 19-27 Tranquil Terrace, 11-17 Woodville Street Drysdale from General Residential Zone 2 to General Residential Zone 1. This correction ensures that only one zone applies to each land parcel.
2. Rezone part of 1-3 Serene Terrace, Drysdale from General Residential Zone 1 to General Residential Zone 2. This correction ensures that only one zone applies to the land.
3. Rezone small parts of the land at 21-25 & 22-34 Enterprise Drive and 87-91 Prosperity Drive, Corio from Industrial 2 Zone to Industrial 1 Zone. This correction ensures that only one zone applies to the land.
4. Rezone small parts of the land at 155-175 O'Briens Road and 70-80 Prosperity Drive, Corio from Industrial 1 Zone to Industrial 2 Zone. This correction ensures that only one zone applies to the land.
5. Rezone the land at 6a Bennett Street, Highton from General Residential Zone 2 to Public Park and Recreation Zone. This applies the correct zone to Council owned land.
6. Rezone the land at 10 Bennett Street, Highton from Public Park and Recreation Zone to General Residential Zone 2. This applies the correct residential zone to the privately-owned land.
7. Rezone the land at 660 Bateman Road, Indented Head from General Residential Zone 2 to Public Conservation and Resource Zone. This applies the correct public land zone to Council owned land.
8. Rezone the land at 10 Murphys Road, Balliang from Farming Zone to Public Conservation and Resource Zone. This applies the correct public land zone to Council owned land.
9. Rezone a small part of the land at 17 Evans Street, Belmont from Residential Growth Zone 2 to General Residential Zone 1. This correction ensures that only one zone applies to the land.
10. Delete HO343 (heritage overlay) from part of the land at 50-54 Barwon Heads Road, Belmont. This correction ensures that the heritage overlay only applies to the heritage object on the land.
11. Delete HO1620 (heritage overlay) from the land at 31A, 33 & 35 Serene Terrace, Drysdale. This correction removes the heritage overlay from the new residential subdivision occurring at the rear of the Drysdale Heritage Area.
12. Delete HO1637 (heritage overlay) from the land at 171-173 Moorabool Street, Geelong. This correction removes the heritage overlay from land that has no heritage significance.
13. Delete HO1176 (heritage overlay) from the land at 106 Tanner Street, Breakwater. This correction removes the heritage overlay from land that has no heritage significance.
14. Extend the HO1785 (heritage overlay) to cover the whole property at 17 Evans Street, Belmont. This correction extends the heritage overlay to align with the property boundary after a recent subdivision permit.
15. Delete Design and Development Overlay 20 from the port zone land at 37-65 Walchs Road, North Shore. This correction deletes the overlay from land as it is only to apply to land included in the Industrial 1, 2 and 3 Zones.
16. Amend the Schedule to Clause 43.01 (heritage overlay) to delete external paint controls from the property at 191-195 Ryrie Street, Geelong as the heritage object is an internal plaque.
17. Amend the Schedule to Clause 43.01 (heritage overlay) to change the street address description for entry HO1926 from 354-358 Shannon Avenue, Geelong West to 354-388 Shannon Avenue, Geelong West to accord with the planning scheme map.

18. Amend the Schedule to Clause 43.01 to change the street address description for entry HO204 from 235 Mt Pleasant Road, Highton to 217 Mt Pleasant Road, Highton to accord with the planning scheme map.
19. Amend the Schedule to Clause 43.01 to change the HO number for the Western Beach Road Heritage Area from HO2048 to HO2018 to accord with the planning scheme map.
20. Amend Schedule 1 to Clause 37.08 to replace the land use term 'tavern' with the term 'bar'. This correction fixes land use terms that were changed by the State Government in August 2019.
21. Amend Schedule 13 to Clause 37.01 to replace the land use term 'tavern' with the term 'bar' This correction fixes land use terms that were changed by the State Government in August 2019.
22. Amend Schedule 5 to Clause 37.07 to replace the land use term 'tavern' with the term 'bar' This correction fixes land use terms that were changed by the State Government in August 2019.
23. Amend the Schedule to Clause 59.15 to replace the land use term 'tavern' with the term 'bar'. This correction fixes land use terms that were changed by the State Government in August 2019.

WHAT LAND IS AFFECTED?

The land affected by the amendment is spread across the municipality:

- 50-54 Barwon Heads Road, Belmont
- 31A, 33 and 35 Serene Terrace, Drysdale
- 258-388 Shannon Avenue, Geelong West
- 171-173 Moorabool Street, Geelong
- 2 Newfields Drive, Drysdale
- 6-10 Stonebridge Road, Drysdale
- 12-14 Stonebridge Road, Drysdale
- 1-3 Serene Terrace, Drysdale
- 11-17 Woodville Street, Drysdale
- 19-27 Tranquil Terrace, Drysdale
- 106 Tanner Street, Breakwater
- 217 Mt Pleasant Road, Highton
- 235 Mt Pleasant Road, Highton
- 37-65 Walchs Road, North Shore
- 21-25 Enterprise Drive, Corio
- 22-34 Enterprise Drive, Corio
- 87-91 Prosperity Drive, Corio
- 155-175 O'Briens Road, Corio
- 70-80 Prosperity Drive, Corio
- 191-195 Ryrie Street, Geelong
- 6a and 10 Bennett Street, Highton
- 660 Batman Road, Indented Head
- 10 Murphys Road, Balliang

- 17 Evans Street, Belmont
- Western Beach Road Heritage Area
- Land within the Activity Centre Zone Schedule 1, Urban Growth Zone Schedule 5 and Special Use Zone Schedule 13.
- Land affected by the local VicSmart provision and the schedule to Clause 59.15.

CAN I MAKE A SUBMISSION?

Any person may make a submission to the planning authority about the amendment. Submissions must include your name, contact address and email. You should say why you support or oppose the amendment and changes you would like made.

Submissions can be lodged online at

www.geelongaustralia.com.au/amendments

or

send the attached submission form (or your own letter) to:

The Coordinator
Strategic Implementation Unit
City of Greater Geelong
P O Box 104
GEELONG VIC 3220

CLOSING DATE FOR SUBMISSIONS.

The closing date for submissions is Tuesday **30 June 2020**.

WHAT HAPPENS TO MY SUBMISSION?

Your submission will be considered by the Council (or it's delegate) as part of the amendment process. Submissions may be referred to an independent panel if they can't be resolved.

The Planning and Environment Act 1987 requires the City to make a copy of every submission available at its office for any person to inspect free of charge until the end of two months after the amendment comes into operation or lapses.

WHERE CAN I GET FURTHER INFORMATION?

Go to our "amendments" website listed above to view the exhibited Amendment documents). If you have questions please call Susan Williamson, Senior Strategic Planner on telephone 5272 4845 or contact by email swilliamson@geelongcity.vic.gov.au

**PSETER SMITH
COORDINATOR
STRATEGIC IMPLEMENTATION**





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