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Proposed C409ggee

**SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE**

Shown on the planning scheme map as ACZ1.

**CENTRAL GEELONG ACTIVITY CENTRE**

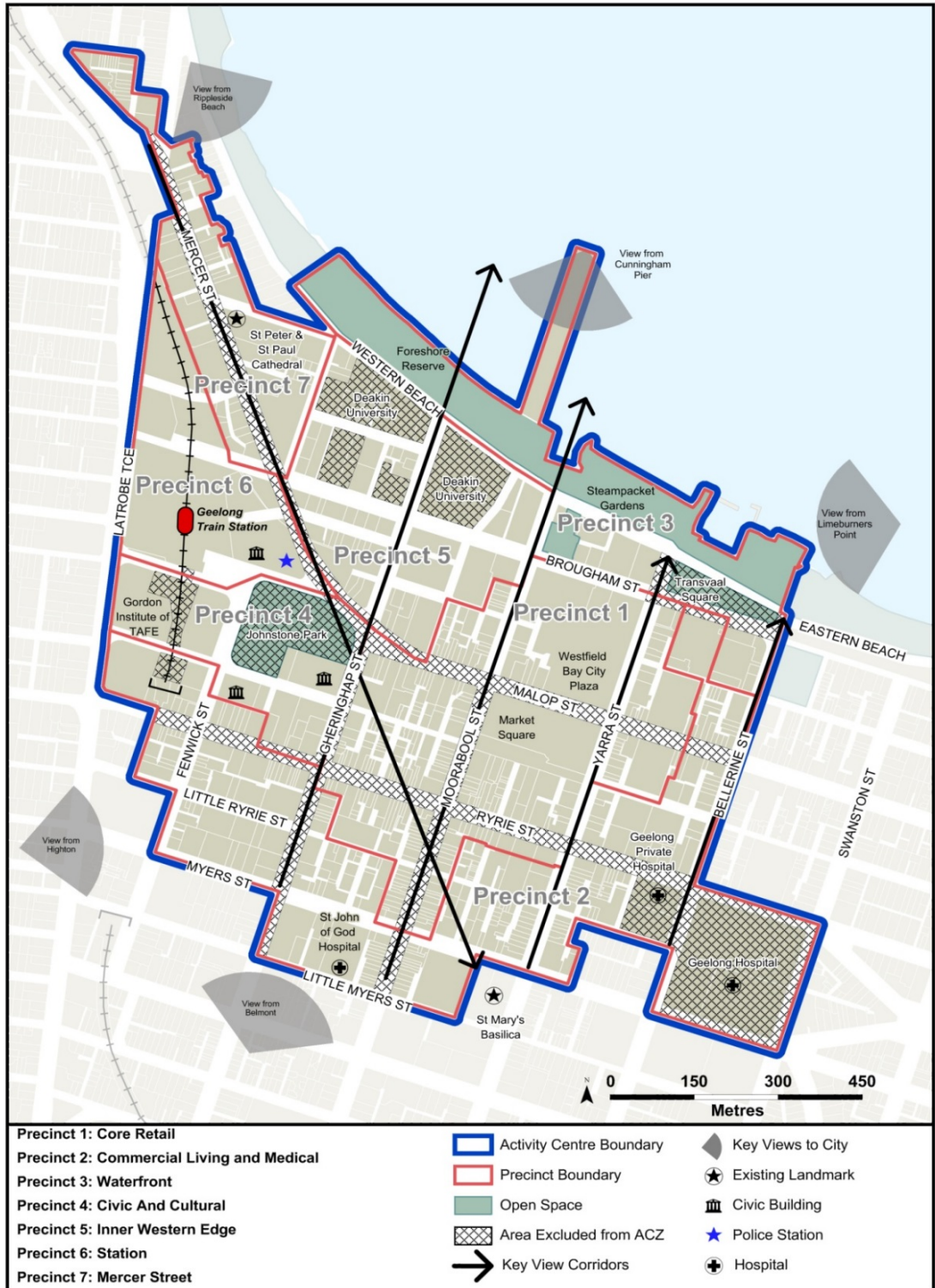
**1.0**

**Central Geelong Framework Plan**

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**Central Geelong Framework Plan**

**Central Geelong Framework Plan**



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**2.0**

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**Land use and development objectives to be achieved**

- To ensure Geelong remains an international waterfront city, with world-class facilities, that is a highly desirable place to be.
- To strengthen and revitalise Central Geelong as the region’s primary location for retail, professional and business services, residential, employment, tourism, cultural, entertainment, education and medical activities.

**Land use**

- To maximise the overall intensity of development, especially centred on the Geelong Railway Station.
- To encourage complementary and compatible mixed uses to co-locate within the centre.
- To allow a balance of retail uses across the Activity Centre Zone whilst maintaining the continued function of Precinct 1 as the core retail precinct.
- To provide a range of land uses.

**Built form**

- To create interest and active frontages at street level.
- To encourage the development of contemporary and innovative built form and urban design that complements the heritage and waterfront character of the centre.
- To encourage substantial change and redevelopment within the Geelong Western Wedge (Precincts 4-7), while sharing key views, respecting heritage areas and protecting the amenity of public spaces.
- To minimise the shadow impacts of building height and bulk on key pedestrian routes, parks and other public spaces.
- To promote a strong sense of place by encouraging development that builds on the history and culture of the city, and public art that reinforces Geelong’s indigenous and cultural heritage.
- To encourage best practice environmentally sustainable design in relation to building energy management, water sensitive urban design, construction materials, indoor environment quality, and waste management.
- To respect the existing waterfront character and avoid dominating the waterfront through excessive bulk and unarticulated built form.
- To promote a more human scale at street level and increase activity within the centre, with active street frontages that are attractive, comfortable, safe and add visual interest and vitality.

**Views**

- To ensure that views are shared from public spaces and along key view corridors.
- To ensure the reasonable sharing of views to Corio Bay.
- To maintain the visual dominance of prominent landmarks including St Mary’s Basilica spire and retain views to significant structures or features.

**Public realm**

- To establish strong gateway treatments at key arrival points to Central Geelong through innovative and iconic urban design and landscape treatments.
- To create public places that are adaptable for a diverse range of public events and activities.
- To protect and enhance areas of public open space including the Geelong waterfront as Geelong’s primary open space area.

**Accessibility and Movement**

- To develop a movement network that is efficient, legible, convenient, connects key destinations and precincts, and prioritises walkability, cycling and public transport use.
- To encourage greater use of sustainable transport through the clustering of uses relating to transport services around the Geelong Railway Station and maximising the intensity of activities in areas accessible to the station.
- To create new pedestrian routes within the activity centre through improved linkage opportunities.

**Land configuration and ownership**

- To encourage the reconfiguration and consolidation of land where necessary to create viable development sites.
- To avoid the fragmentation of land through subdivision.

**3.0**

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**Table of uses**

**Section 1 - Permit not required**

Use	Condition
<b>Accommodation (other than Camping and caravan park and Corrective institution,)</b>	Any frontage at ground floor level must not exceed 2 metres, unless the floor space adjoining the frontage is a common area accessible to the public.
<b>Bar</b>	Must be in Precinct 5, 6 or 7.
<b>Bus terminal</b>	Must be in Precinct 6.
<b>Child care centre</b>	Any frontage at ground floor level must not exceed 2 metres and access must not be shared with a dwelling (other than a caretaker's house).
<b>Cinema</b>	Must be in Precinct 1
<b>Cinema based entertainment facility</b>	
<b>Convenience shop</b>	
<b>Education centre</b>	Any frontage at ground floor level must not exceed 10 metres.
<b>Food and drink premises (other Bar and Hotel)</b>	
<b>Home occupation</b>	
<b>Informal outdoor recreation</b>	
<b>Minor utility installation</b>	
<b>Office</b>	In all precincts other than Precinct 2 any frontage at ground floor level must not exceed 2 metres and access must not be shared with a dwelling (other than a caretaker's house) unless the office is a bank, real estate agency, travel agency, or any other office where the floor space adjoining the frontage is a customer service area accessible to the public.

**GREATER GEELONG PLANNING SCHEME**

<b>Use</b>	<b>Condition</b>
<b>Postal agency</b>	
<b>Railway</b>	
<b>Railway station</b>	Must be in Precinct 6.
<b>Restricted retail premises</b>	Must be in Precinct 1.
<b>Shop (other than Adult sex bookshop and Convenience shop,)</b>	Must be in Precinct 1.
<b>Trade supplies (other than Timber production)</b>	Must be in Precinct 1.
<b>Tramway</b>	
<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01.

**Section 2 - Permit required**

<b>Use</b>	<b>Condition</b>
<b>Adult sex bookshop</b>	Must be in Precinct 1.  Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
<b>Amusement parlour</b>	Must not be in Sub-precinct 2F or 3C.
<b>Animal keeping</b>	
<b>Brothel</b>	Must be in Precinct 1, 2 or 4.  Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
<b>Hotel</b>	
<b>Industry</b>	Must not be a purpose listed in the table to Clause 52.10.
<b>Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility, and Motor racing track)</b>	
<b>Place of assembly (other than Cinema)</b>	
<b>Retail premises (other than Adult sex bookshop, Food and drink premises, Postal agency, Shop)</b>	
<b>Service station</b>	

Use	Condition
Transport terminal (other than Bus terminal and Road freight terminal)	
Warehouse (other than Mail centre)	Must not be a purpose listed in the table to Clause 52.10.
Any other use not in Section 1 or 3	

**Section 3 - Prohibited**

Use
Agriculture (other than Animal keeping or Apiculture)
Airport
Camping and caravan park
Cemetery
Corrective institution
Crematorium
Drive-in theatre
Freeway service centre
Host Farm
Intensive animal husbandry
Major sports and recreation facility
Motor racing track
Primary produce sales
Road freight terminal
Saleyard
Timber Production
Winery

**4.0**

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**Centre-wide provisions**

The schedule can include centre-wide provisions but this is not mandatory.

**4.1**

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**Use of land**

A permit is not required to use for land for public purposes providing the use is carried out by, or on behalf of, the public land manager.

**4.2**

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**Subdivision**

Applications for the subdivision of land that are not associated with a development proposal that supports the objectives promoted by this schedule are discouraged.

4.3

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**Buildings and works**

- A permit is not required to construct a building or construct or carry out works associated with:
- the internal rearrangement of a building if the maximum leasable floor area is not increased.
  - The installation of an automatic teller machine.
  - An alteration to an existing building facade provided:
    - The alteration does not include the installation of an external roller shutter.
    - At least 75 percent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
  - An awning that projects over a road if it is authorised by the relevant public land manager.
  - Plant rooms, services and equipment and solar collectors, provided these are not visible from any public street or public open space within 100 metres of the site.
  - Shade sails to an existing roof deck.
  - Railway, Railway Station and Bus Terminal.

4.4

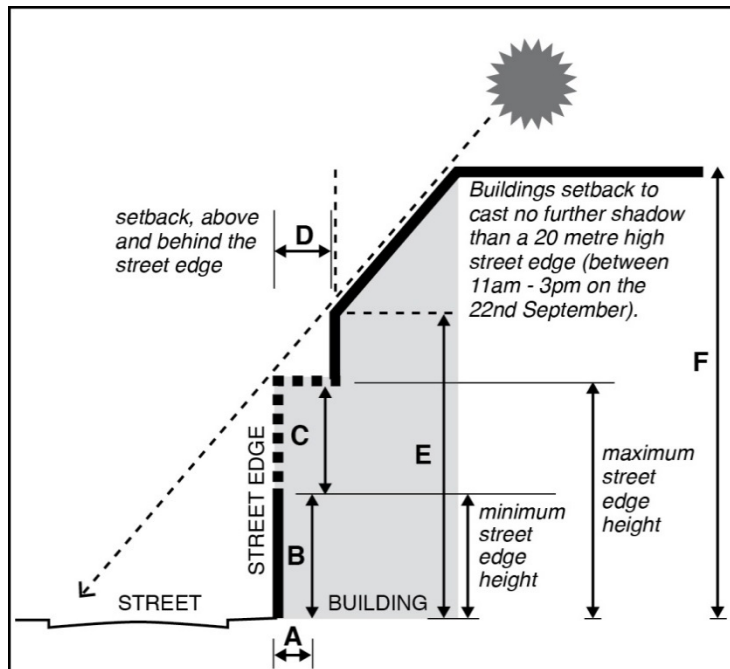
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**Design and development**

**Building heights and setbacks**

Development should meet any requirements specified at Clause 6 and as shown in Figure 1.

Figure 1



Preferred maximum building heights do not include non occupiable architectural features or landmarks, architectural features (such as domes, towers, masts) and building services, (including enclosed stairwells) that do not exceed the preferred maximum height by more than 4 metres. The combined floor area of these features should not exceed 10 percent of the gross floor area of the top building level.

Buildings and works that propose to exceed preferred maximum street edge wall height specified at Clause 6 of this schedule should be setback to ensure they do not add any additional shadow on the identified key pedestrian routes beyond that which would be cast by a 20 metre high street edge wall between 11am and 3pm on 22 September.

## Building design

Buildings should maintain a human scale and protect the street environs by:

- Locating taller buildings in the centre of sites, setback from lower building elements on street edges.
- Ensuring building features and upper storey balconies do not protrude outside the title boundary, including over public areas, excluding ground floor verandahs and sun/overlooking protection devices.
- The ground floor level of buildings should provide active frontages and be articulated using fenestration, including recessed windows with reveals; and architraves, cornices, pilasters and their contemporary equivalents.
- The articulation of facades above the ground floor should create interesting and attractive streetscapes and reduce the apparent bulk of tall buildings by using recesses, recessed balconies, setbacks and expressed roof forms.

Development should avoid blank walls, specifically when readily viewed from Western Beach Road, Eastern Beach Road, Mercer Street, Latrobe Terrace (Princes Hwy), Gheringhap Street, Brougham Street and Ryrie Street.

Protection should be provided for pedestrians with continuous and generous verandahs and canopies over footpaths along identified key pedestrian routes, unless they would result in conflict with significant heritage places.

Plant, equipment, rubbish and storage areas should be screened from the public domain and existing and potential adjacent developments.

New Landmark Buildings or Elements should:

- Assist in distinguishing a specific location and the activity that occurs in its vicinity.
- Complement the integrity of existing landmarks including through the use of towers, domes and spires.

Adequate daylight should be provided to adjacent buildings, particularly to windows of habitable rooms and balconies of adjacent dwellings.

Taller buildings and works should not dominate the streetscape.

Built form should retain and share views from within Central Geelong and from the identified key view corridors to the city and maintain the general stepping down of built form to Corio Bay.

Development which exceeds the preferred maximum building heights specified at Clause 5 should be of slender design, demonstrate design excellence, provide increased pedestrian permeability and spaces, retain generous visual permeability between taller buildings and retain key view corridors.

Development over water should maintain and enhance public access.

Excluding verandah and awning signs, signs should be contained within the site, and integrated into the design of the building façade, preferably within the first 9 metres, without projecting over footpaths.

The design of buildings and works should seek to minimise the impact of traffic, parking, odour, light spill, signage and noise on the amenity of surrounding neighbourhood.

All new accommodation uses should provide appropriate acoustic attenuation measures.

New development should:

- Provide appropriate lighting to evenly illuminate footpaths, particularly under verandahs and undercroft areas, recesses, building entrances and parking areas.

Car parking design should:

- Ensure that the location and design of car parks, loading bays, services areas, car access points and garages to the street should not dominate the public domain and should support safe use and access.
- Avoid car parking spaces, structures and accessways from dominating street frontages by placing car parking underground or in discreetly located multi-deck structures so that parked vehicles are not visible from the street.
- Ensure car parks, including multi-level parking structures, are designed for future potential adaptation, and achieve a safe and 'open' feel with good sight-lines, way-finding and adequate lighting throughout.
- Conceal parking structures behind or within other buildings and uses.
- Not be located at street level adjacent to identified key pedestrian routes.

### **Private open space**

Private open space provided in the form of a balcony should:

- Provide a balcony space of no less than 8 square metres, including a minimum dimension of 2.5 metres.
- Provide adequate weather protection.

### **Views and landmarks**

Development should consider its impact on identified key views to the city shown on the Central Geelong Framework Plan being:

- The Central Geelong Activity Centre as viewed from Rippleside Beach.
- The Central Geelong Activity Centre as viewed from the Limeburner's Point.
- The Central Geelong Activity Centre as viewed from the corner of High Street and Mt. Pleasant Road, Belmont.
- The Central Geelong Activity Centre as viewed from the Montpellier Park, Highton.
- The Central Geelong Activity Centre as viewed from the north end of Cunningham Pier.

Development which obscures or eliminates the identified key view corridors of Corio Bay and the You Yangs when viewed from Gheringhap Street, Moorabool Street, Yarra Street, Bellerine Street, and Swanston Street should be avoided.

Views of St Mary's Basilica Spire when viewed from the northern end of Mercer Street should not be obscured or encroached.

### **Strategic sites**

Central Geelong contains a number of significant strategic sites that have a high level of development opportunity as shown on the precinct plans. Larger scale development, consistent with the Precinct provisions at Clause 5, should be encouraged in these locations, particularly those close to the Waterfront and in Precincts 4, 5 or 6.

### **Access and mobility**

Development should allow for the provision of safe and publicly accessible pedestrian routes, linkages and spaces in accordance with the Precinct maps.

Adequate light should be provided to public places and to key pedestrian routes.

### **Environmentally Sustainable Development**

- Development should seek to deliver environmentally sustainable outcomes by:
- Encouraging the storage and reuse of storm water and recycling of grey water where possible.

## GREATER GEELONG PLANNING SCHEME

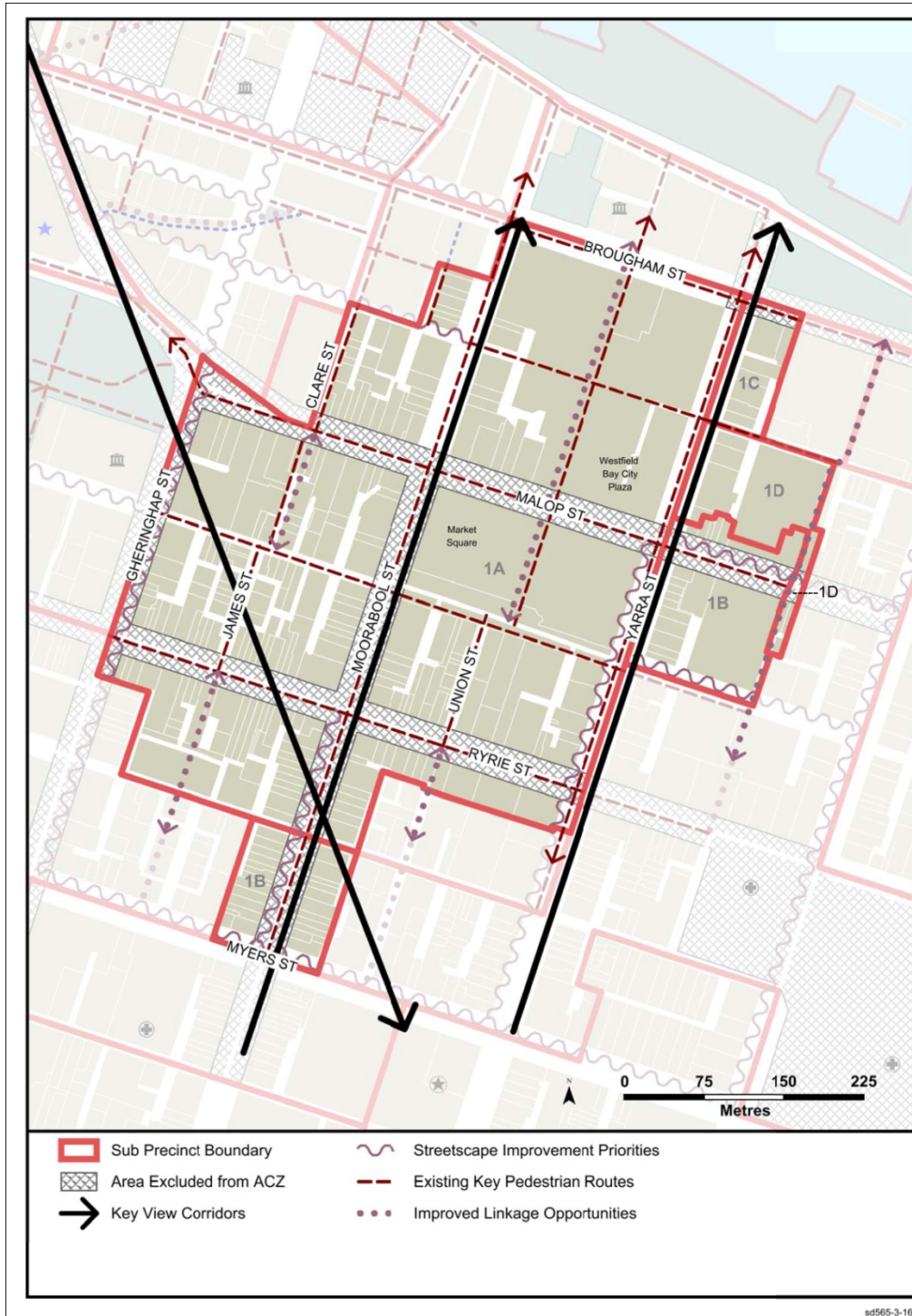
- Encouraging maximum building adaptability through the use of flexible floor plates and building frontages to the street and a minimum floor to ceiling height of 4 metres for ground floor levels.
- Developing buildings that are easily convertible to dwellings with the required amenity and facilities in the future.
- Encourage new buildings and significant renovations to provide sustainable solutions through materials, design, orientation, landscaping, energy use and water use.

5.0 Precinct provisions

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5.1 Precinct 1: Core retail

5.1-1 Precinct map



sd565-3-16

**5.1-2 Precinct objectives**

- To strengthen the precinct as the region’s primary location of retail, business and entertainment facilities.
- To support the following land uses and developments within the precinct:
  - Retail development serving the local community and the wider region, including supermarkets, department stores and specialty retail shopping.
  - Entertainment facilities including entertainment based retail, cinemas, nightclubs, bars and the provision of food and drink premises including restaurants.
  - Office and other employment uses that complement surrounding retail land uses.
- To improve linkages from Precinct 1 to other features, destinations and precincts around Central Geelong including the waterfront and the Western Wedge.

**5.1-3 Precinct requirements**

Sub-precinct	A Preferred setback of building from street frontage (boundary)	B Minimum street edge wall height +*	C Preferred maximum street edge wall height +*	D Preferred setback of building above street edge wall height+	E Preferred minimum building height*	F Preferred maximum building height*
1A	0 metres <sup>^</sup>	10	20 metres	5 metres	None Specified	32 metres
1B	0 metres <sup>^</sup>	10	20 metres	5 metres	None Specified	40 metres
1C	0 metres <sup>^</sup>	None specified	20 metres	None specified	None Specified	24 metres
1D	0 metres <sup>^</sup>	10	20 metres	5 metres	None Specified	40 metres

\* As measured from natural ground level.

<sup>^</sup> Setbacks at ground level along the frontage may need to be provided for outdoor seating or the display of goods where not suitable for the adjacent footpath.

+ Street edge wall height (using the mid point where building is on sloping land) is the height of the wall on the front title boundary where there is no front setback.

**5.1-4 Precinct guidelines**

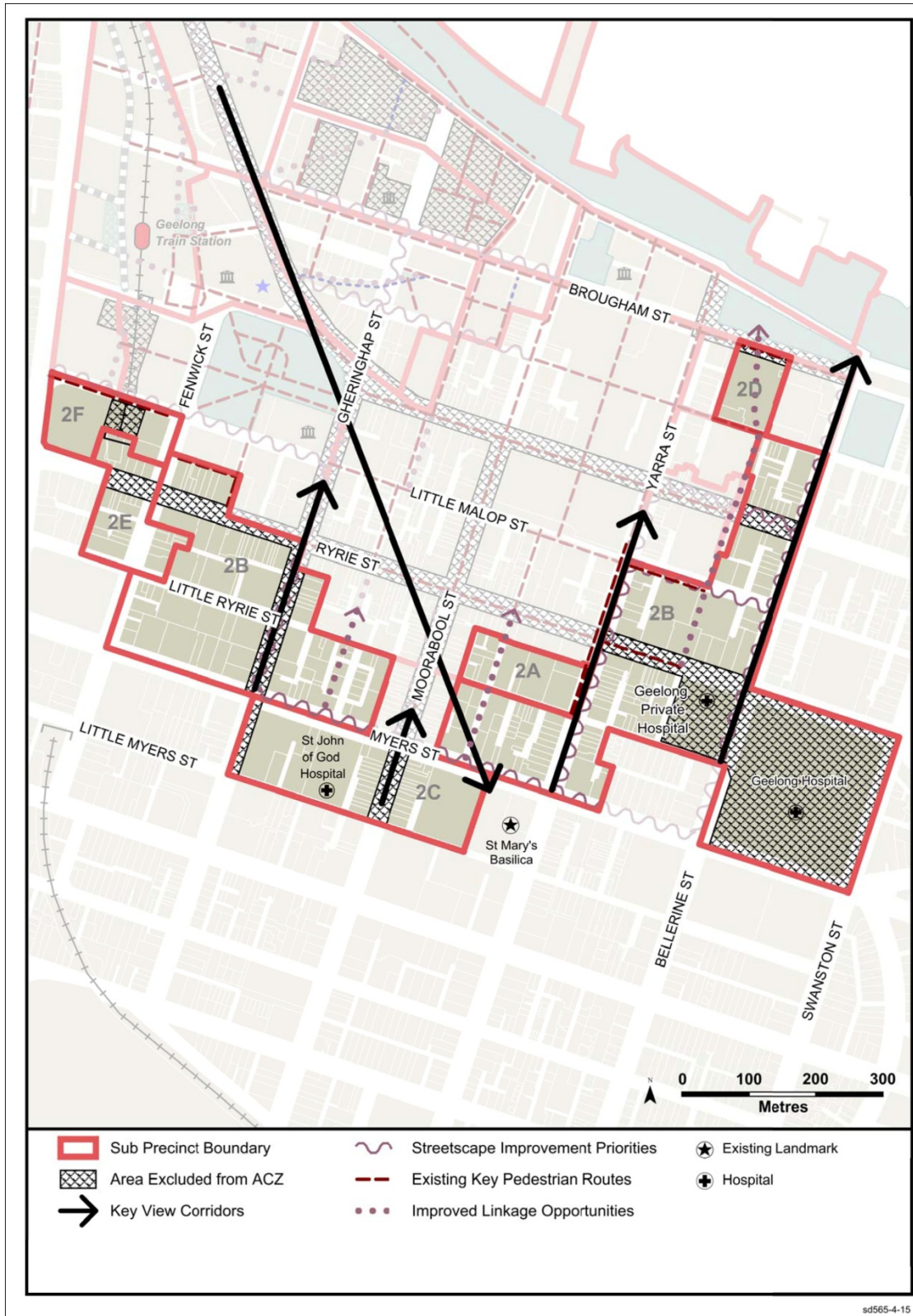
- Large building setbacks, landscaping and car parking in front setback areas should be avoided.
- Private balconies should be designed to minimise overlooking from adjacent streets, windows and balconies from the same or adjacent buildings. This may include opaque balustrades and side screening.

## GREATER GEELONG PLANNING SCHEME

- The location and design of private balconies and windows should contribute to the activation of street frontages and the surveillance of the street whilst minimising the overlooking of neighbouring private open spaces.
- Buildings at ground level along key pedestrian routes should ensure a minimum of 75 percent of the street frontage is a non-vehicular entry or display window.

5.2 Precinct 2: Commercial living and medical

5.2-1 Precinct map



**5.2-2 Precinct objectives**

- To strengthen the precinct as the primary area of health services, office and employment activity with complementary accommodation and secondary retail uses.
- To support the following land uses and developments within the precinct:
  - Office and business activity including professional and business services and other employment uses.
  - Medical/health uses in the clusters around the three major hospitals, including patient treatment, medical based retail and research facilities associated with the hospital facilities.
  - Accommodation uses, including student accommodation, above ground floor in new and refurbished buildings.
  - Retail uses where it does not undermine the core retail function of Precinct 1, including local convenience uses, restricted retail premises and trade supplies uses.

**5.2-3 Precinct requirements**

Sub-precinct	A Preferred setback of building from street frontage (boundary)	B Minimum street edge wall height +*	C Preferred maximum street edge wall height +*	D Preferred setback of building above street edge wall height+	E Preferred minimum building height*	F Preferred maximum building height*
2A	0 metres ^	10 metres	20 metres	5 metres	None Specified	32 metres
2B	0 metres ^	10 metres	20 metres	5 metres	None Specified	40 metres
2C	0 metres ^	10 metres	20 metres	5 metres	None Specified	24 metres
2D	0 metres ^	None specified	20 metres	None specified	None Specified	24 metres
2E	None Specified^	None specified	None Specified	None Specified	None Specified	None Specified
2F	None Specified^	None specified	None Specified	None Specified	None Specified	None Specified

*\* As measured from natural ground level.*

*^ Setbacks at ground floor level along the frontage may need to be provided for outdoor seating or the display of goods where not suitable for the adjacent footpath.*

*+ Street edge wall height (using the mid point where building is on sloping land) is the height of the wall on the front title boundary where there is no front setback.*

**5.2-4 Precinct guidelines**

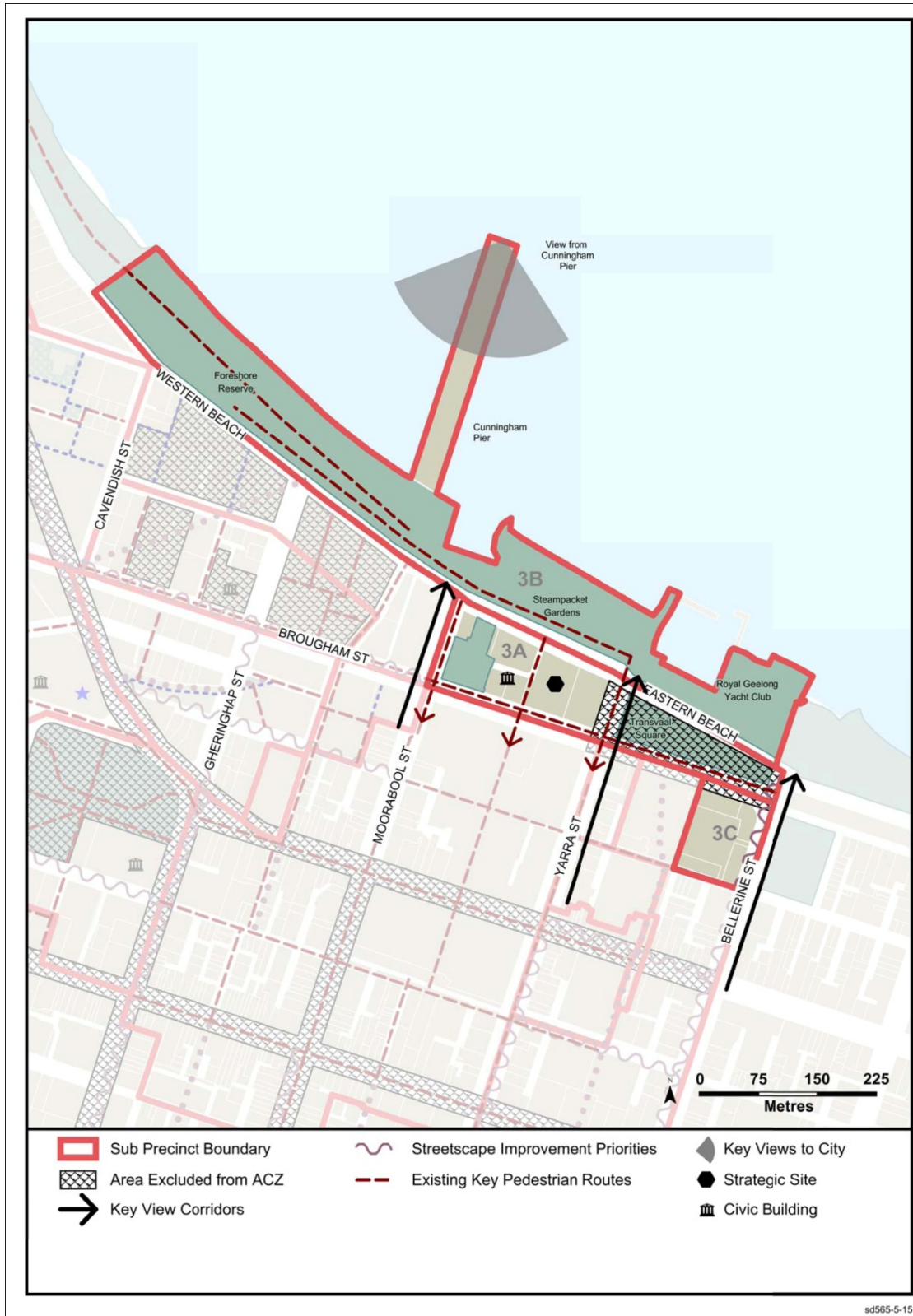
- Large building setbacks, landscaping and car parking in front setback areas should be avoided in sub-precincts 2A-2D.

## GREATER GEELONG PLANNING SCHEME

- Private balconies should be designed to minimise overlooking from adjacent streets, windows and balconies from the same or adjacent buildings. This may include opaque balustrades and side screening.
- Buildings along the edge of the Activity Centre boundary that adjoin a residential zone or heritage place should provide:
  - a transition by requiring new buildings to be no more than 1 storey higher than development on the adjoining residential zone or heritage place.
  - For additional storeys, a setback of 2 metres for every 1 metre in additional height.
- Buildings at ground level along key pedestrian routes should ensure a minimum of 75 percent of the street frontage is a non-vehicular entry or display window.

5.3 Precinct 3: Waterfront

5.3-1 Precinct map



sd565-5-15

**5.3-2 Precinct objectives**

- To strengthen the precinct as a tourist and leisure destination.
- To protect the existing amenity along the waterfront foreshore.
- To increase the range of living, working and visiting activities on the waterfront, and enhance its visual appearance as Central Geelong’s most iconic feature.
- To support the following land uses and developments within the precinct:
  - Tourist, lifestyle and entertainment activities.
  - Accommodation uses on upper floors.
  - Speciality retail uses that complement tourist activities.
  - Café and restaurant uses.

**5.3-3 Precinct requirements**

Sub-precinct	A Preferred setback of building from street frontage (boundary)	B Minimum street edge wall height +*	C Preferred maximum street edge wall height +*	D Preferred setback of building above street edge wall height+	E Preferred minimum building height*	F Preferred maximum building height*
3A	0 metres ^	None specified	20 metres	None specified	None Specified	24 metres
3B	None Specified ^	None specified	None Specified	None Specified	None Specified	None Specified
3C	0 metres ^	None specified	20 metres	None specified	None Specified	24 metres

*\* As measured from natural ground level.*

*^ Setbacks at ground floor level along the frontage may need to be provided for outdoor seating or the display of goods where not suitable for the adjacent footpath.*

*+ Street edge wall height (using the mid point where building is on sloping land) is the height of the wall on the front title boundary where there is no front setback.*

**5.3-4 Precinct guidelines**

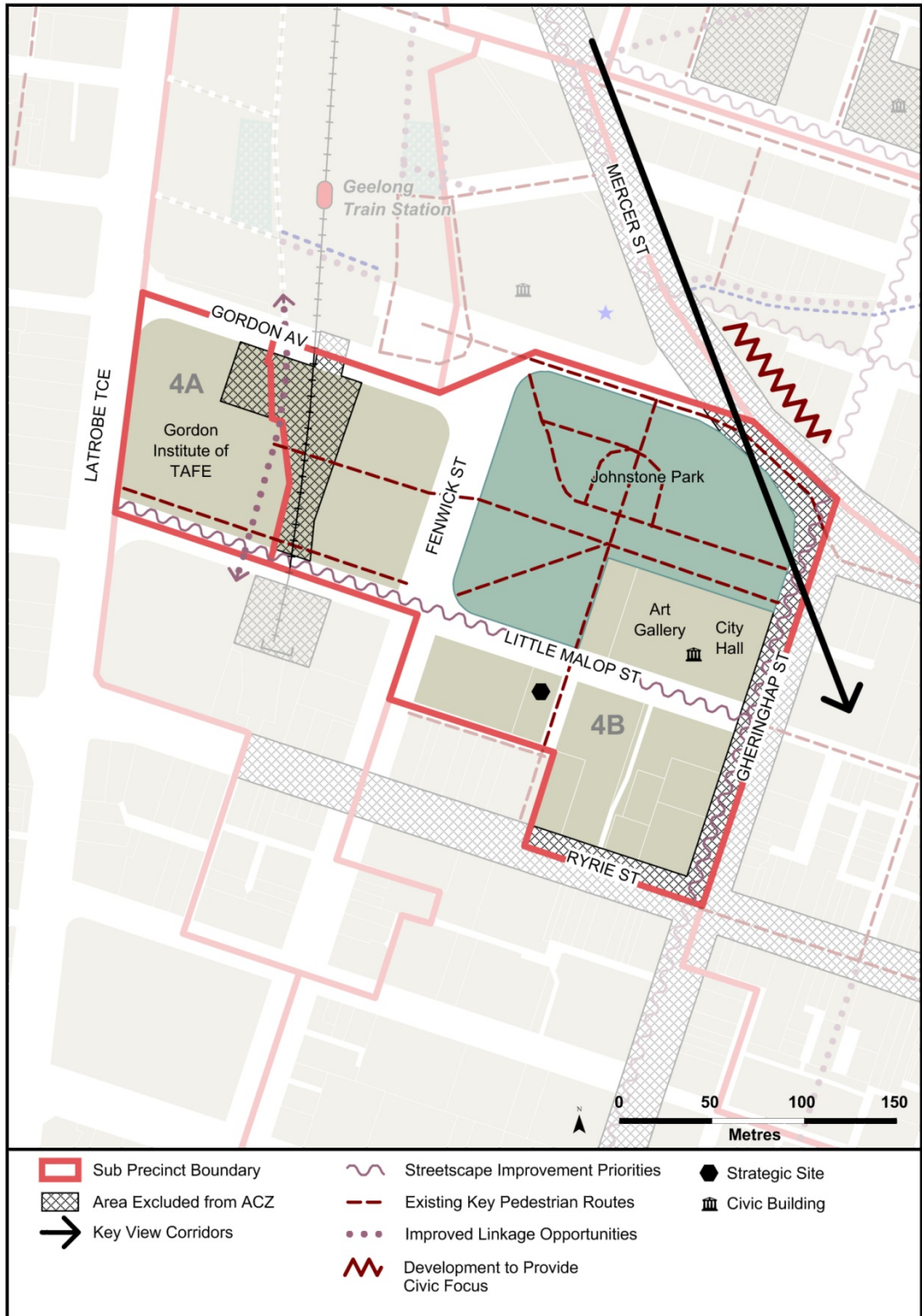
- Large building setbacks, landscaping and car parking in the front setback area should be avoided in Sub-precinct 3A.
- Redevelopment of sites where a pedestrian or vehicular linkage opportunity is identified should make provision for the linkage within the design of new development.
- Accommodation should only be provided in upper levels of development to maintain ground level areas for more active uses.
- Private balconies should be designed to minimise overlooking from adjacent streets, windows and balconies from the same or adjacent buildings. This may include opaque balustrades and side screening.

## GREATER GEELONG PLANNING SCHEME

- The location and design of private balconies and windows should contribute to the activation of street frontages and the surveillance of the street whilst minimising the overlooking of neighbouring private open spaces.
- Buildings at ground level along key pedestrian routes precinct should ensure a minimum of 75 percent of the street frontage is a non-vehicular entry or display window.

5.4 Precinct 4: Civic and Cultural

5.4-1 Precinct map



4614-12

**5.4-2 Precinct objectives**

- To maintain, strengthen and expand the precinct as the principal area for arts, culture, learning and civic activities.
- To support the following land uses and developments within the precinct:
  - Culture based activities, including the development and exhibition of art.
  - Consolidated civic functions that serve the local and regional community.
  - Education, training and learning uses.
  - Retail and office uses that are ancillary to arts and education facilities.
  - Auditorium facilities for public gatherings, including a convention centre.
- To ensure that new development along the Mercer Street frontage has a civic focus which complements the existing civic buildings surrounding Johnstone Park.
- To respect the character of Johnstone Park.
- To create attractive frontages onto streets approaching the railway underpass.

**5.4-3 Precinct requirements**

Sub-precinct	A Preferred setback of building from street frontage (boundary)	B Minimum street edge wall height +*	C Preferred maximum street edge wall height +*	D Preferred setback of building above street edge wall height+	E Preferred minimum building height*	F Preferred maximum building height*
4A	Must be a minimum of 6 metres and a maximum of 10 metres	None specified	None Specified	None Specified	12 metres	None Specified
4B	0 metres <sup>^</sup>	None specified	None Specified	None Specified	12 metres	None Specified

*\* As measured from natural ground level.*

*<sup>^</sup> Setbacks at ground level along the frontage may need to be provided to meet the objectives for this precinct and to provide for outdoor seating or the display of goods where not suitable for the adjacent footpath.*

*+ Street edge wall height (using the mid point where building is on sloping land) is the height of the wall on the front title boundary where there is no front setback.*

**5.4-4 Precinct guidelines**

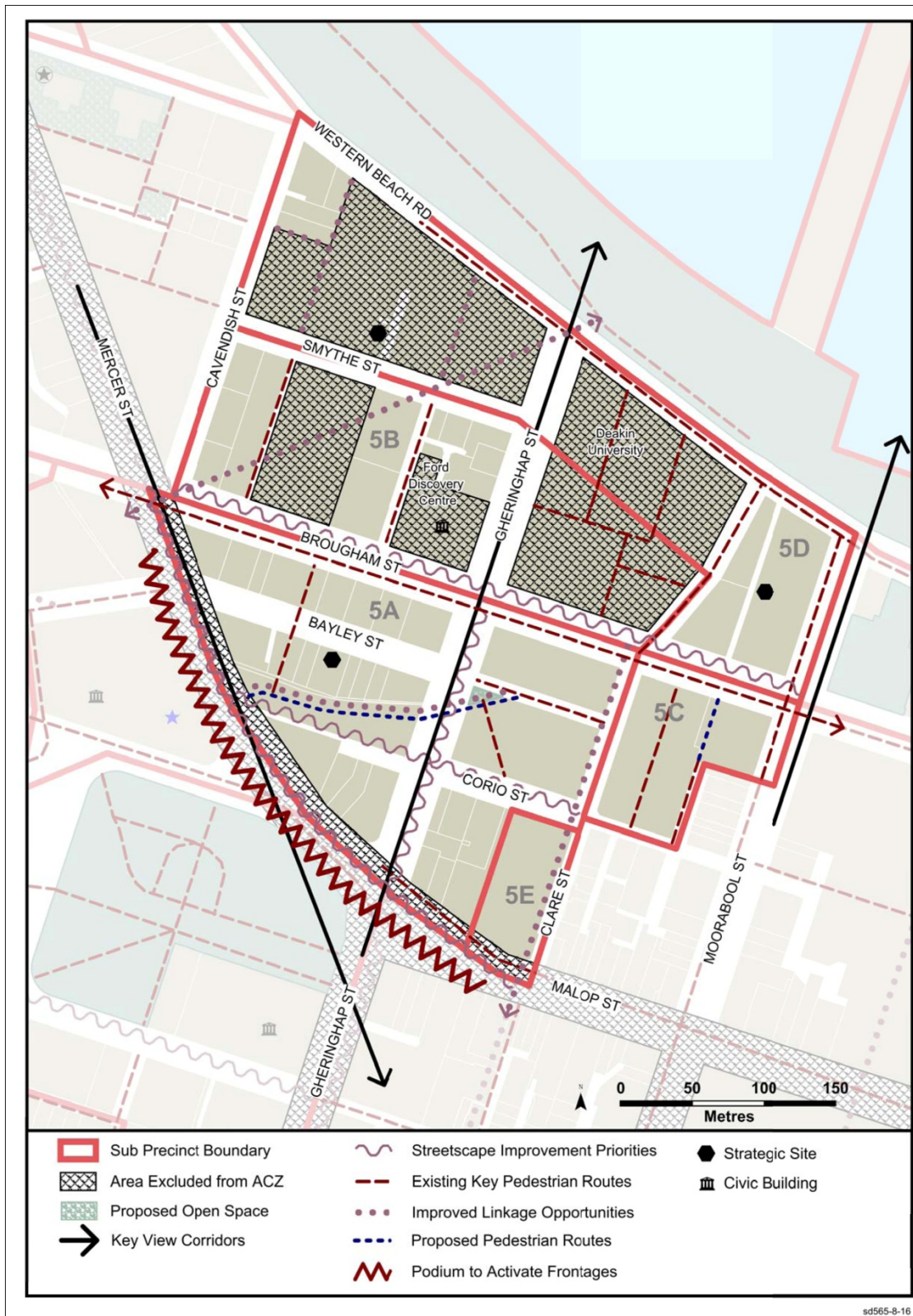
- Development adjacent or opposite to Johnstone Park should:
  - Have consistent building heights around the perimeter of Johnstone Park, respecting heritage buildings including City Hall, Art Gallery and Gordon Institute. Any increased building heights should be significantly setback from the frontages facing Johnstone Park, so as to appear to be separate buildings when viewed from across the park.
  - Avoid overshadowing of Johnstone Park.

## GREATER GEELONG PLANNING SCHEME

- Have a setback consistent with surrounding buildings.
- Provide landscape setbacks from the Gordon Avenue frontages to the rail underpasses.
- Side setbacks between buildings or building groups should be provided to allow buildings to appear as free standing.
- New buildings fronting Latrobe Terrace should continue the punctuated sequence of large free standing buildings in landscape settings.
- New buildings in frontages opposite Johnstone Park should maintain consistency in scale with City Hall, the Art Gallery and Gordon Institute.

5.5 Precinct 5: Inner western wedge

5.5-1 Precinct map



**5.5-2 Precinct objectives**

- To support development of the precinct with a mixture of uses with a design and technology focus integrating university activities into the city fabric.
- To ensure a mix of accommodation, business and office, education, food and drink premises and other complementary uses, including retail use where it supports a local convenience function and does not compete with the core retail function of Precinct 1.
- To encourage education, office and residential uses to locate above uses with active street frontages.
- To create a precinct of more intensive development permeated by a network of pedestrian routes, squares and courtyards that characterise a mix of street level activities.
- To create public spaces, plazas and pedestrian routes that link to Western Beach Road.
- To provide views of Corio Bay that enable shared views of the waterfront from the upper floors of new and existing development.
- To encourage building scales that are sensitive to the foreshore and environs.

**5.5-3 Precinct requirements**

Sub-precinct	A Preferred setback of building from street frontage (boundary)	B Minimum street edge wall height +*	C Preferred maximum street edge wall height +*	D Preferred setback of building above street edge wall height+	E Preferred minimum building height*	F Preferred maximum building height*
5A	0 metres <sup>^</sup>	None specified	15 metres along Mercer and Malop Streets	4 metres along Mercer and Malop Streets	12 metres	None specified
5B	0 metres <sup>^</sup>	None specified	None Specified	None Specified	12 metres	28 metres
5C	0 metres <sup>^</sup>	None specified	None Specified	None Specified	12 metres	28 metres
5D	0 metres <sup>^</sup>	None specified	None specified	None specified	12 metres	20 metres
5E	0 metres <sup>^</sup>	None specified	15 metres along Malop Street	4 metres along Malop Street	12 metres	None specified

*\* As measured from natural ground level.*

*<sup>^</sup> Setbacks at ground level along the frontage may need to be provided to meet the objectives for this precinct and to provide for outdoor seating or the display of goods where not suitable for the adjacent footpath.*

*+ Street edge wall height (using the mid point where building is on sloping land) is the height of the wall on the front title boundary where there is no front setback.*

**5.5-4 Precinct guidelines**

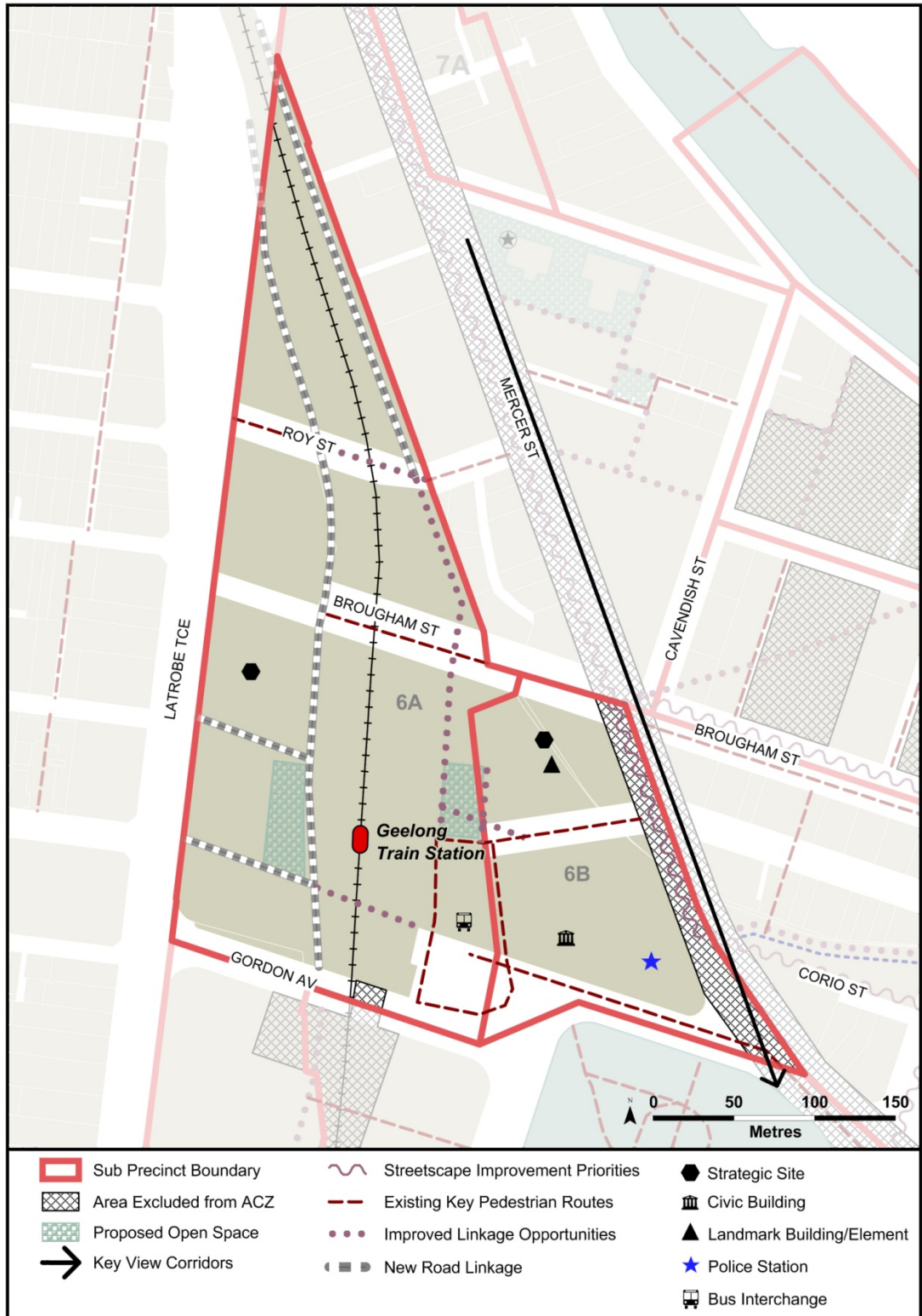
- New buildings opposite and adjacent to Johnstone Park should have a setback consistent with surrounding buildings.

## GREATER GEELONG PLANNING SCHEME

- The use and development of land on the east side of Mercer Street should provide an appropriate interface to protect the amenity of properties adjoining Western Beach Road.
- Any new buildings on frontages opposite Johnstone Park should maintain consistency in scale with the City Hall, the Art Gallery, and Gordon Institute.
- A podium to Mercer Street should be created to facilitate active frontages.

5.6 Precinct 6: Station

5.6-1 Precinct map



4616-14

**5.6-2 Precinct objectives**

- To support Geelong Railway Station as the region’s primary railway station, travel interchange and a sustainable multi-modal transport hub and encourage uses that have synergies with the station and contribute to an intensively used precinct at all times.
- To support development of the precinct for a mixture of uses including residential, food and drink premises and complementary retail with a design and technology focus.
- To create attractive frontages onto streets approaching the railway underpasses.
- To ensure new buildings along the east side of Latrobe Terrace retain the existing character of large free standing buildings in landscape settings.
- To enhance the visibility of Geelong Railway Station as a focal point of the Precincts 4, 5, 6 and 7.

**5.6-3 Precinct requirements**

Sub-precinct	A Preferred setback of building from street frontage (boundary)	B Minimum street edge wall height +*	C Preferred maximum street edge wall height +*	D Preferred setback of building above street edge wall height+	E Preferred minimum building height*	F Preferred maximum building height*
6A	Should be between 6-10 metres fronting Latrobe Terrace, 0 metres elsewhere	None specified	None Specified	None Specified	12 metres	None Specified
6B	0 metre front and side setback to Mercer Street.	None specified	15 metres	4 metres	12 metres	None Specified

*\* As measured from natural ground level.*

*^ Setbacks at ground level along the frontage may need to be provided to meet the objectives for this precinct and to provide for outdoor seating or the display of goods where not suitable for the adjacent footpath.*

*+ Street edge wall height (using the mid point where building is on sloping land) is the height of the wall on the front title boundary where there is no front setback.*

**5.6-4 Precinct guidelines**

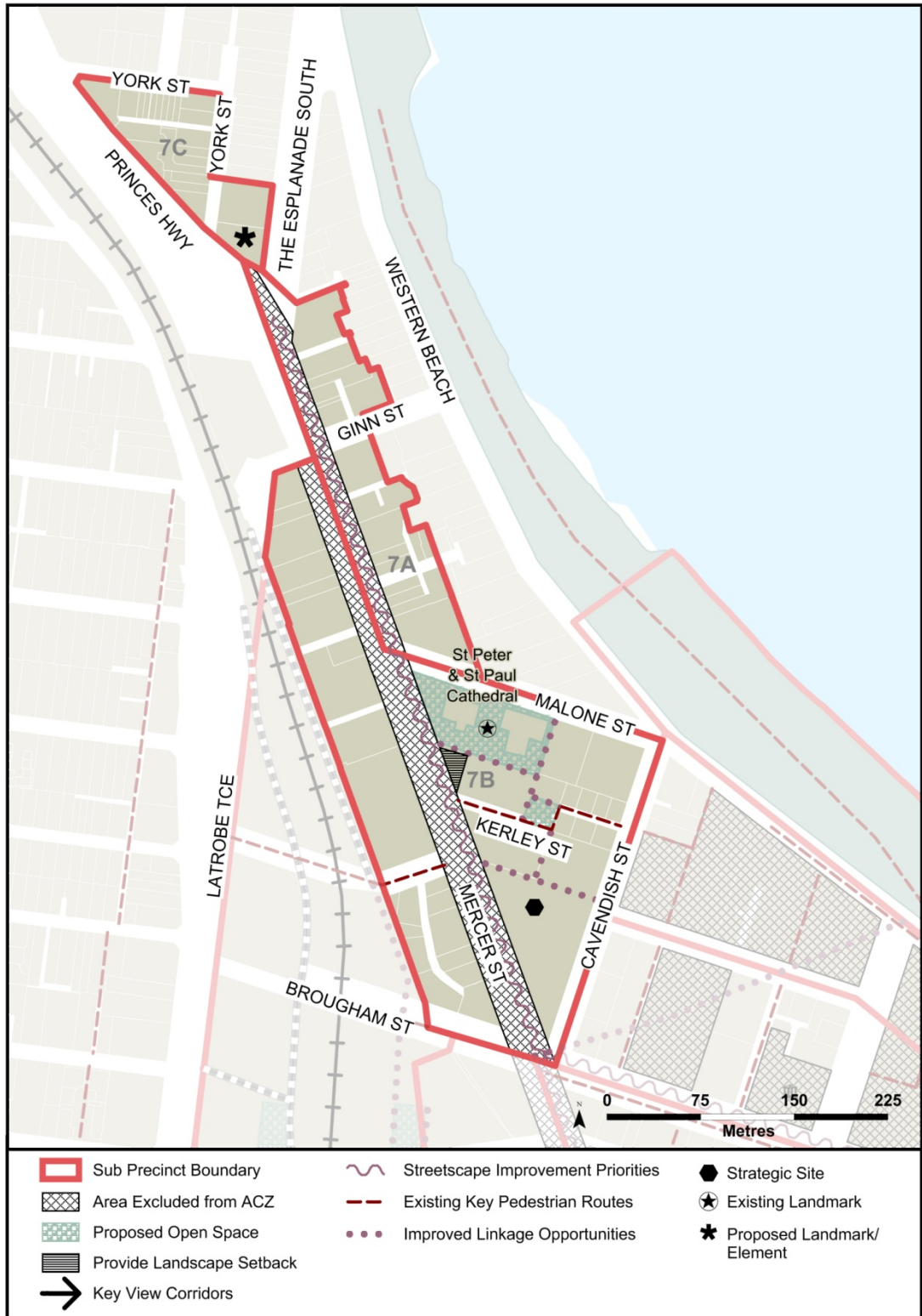
- Developments adjacent and opposite to Johnstone Park should:
  - Have consistent building heights around the perimeter of Johnstone Park, respecting heritage buildings including City Hall, Art Gallery and Gordon Institute. Any increased building heights should be significantly setback from the frontages facing Johnstone Park, so as to appear to be separate buildings when viewed from across the park.
  - Avoid overshadowing of Johnstone Park.
  - Have a setback consistent with surrounding buildings.
- Side setbacks should be provided between buildings or building groups.
- Landscape setbacks should be provided to Gordon Avenue, Brougham and Roy Streets.

## GREATER GEELONG PLANNING SCHEME

- Railway land should be intensively redeveloped to take advantage of its highly accessible location.
- Development should provide strong architectural enclosure and definition of plazas east and west of the station and improve the visibility of the station as a focal point of the Geelong Western Wedge.

5.7 Precinct 7: Mercer Street

5.7-1 Precinct map



4617-13

**5.7-2 Precinct objectives**

- To support development of the precinct to create a lively boulevard with active frontages providing a mixture of uses with residential accommodation at upper levels and to the rear.
- To ensure a mix of accommodation, business and offices, education and other complementary uses, including retail use where it supports a local convenience function and does not compete with the core retail function of Precinct 1.
- To encourage food, drink and entertainment uses to promote evening time activities and to take advantage of the close proximity of Geelong Railway Station, education institutions and the foreshore.
- To maximise the potential intensity of development adjacent to the railway where potential impacts on other uses will be minimal.
- To ensure that development abutting existing residential properties adjoining Western Beach Road does not unreasonably affect their amenity.
- To maintain and enhance the views of the St Peter and St Paul Cathedral from Mercer Street and enhance the surrounding open space.
- To encourage buildings on the west side of Mercer Street to increase in height from Ginn Street to Brougham Street.

**5.7-3 Precinct requirements**

Sub-precinct	A Preferred setback of building from street frontage (boundary)	B Minimum street edge wall height +*	C Preferred maximum street edge wall height +*	D Preferred setback of building above street edge wall height+	E Preferred minimum building height*	F Preferred maximum building height*
7A	0 metres <sup>^</sup>	None specified	15 metres	4 metres	12 metres	15 metres
7B	0 metres <sup>^</sup>	None specified	15 metres	4 metres	12 metres	None Specified
7C	0 metres <sup>^</sup>	None specified	15 metres	None Specified	12 metres	15 metres

*\* As measured from natural ground level.*

*<sup>^</sup> Setbacks at ground level along the frontage may need to be provided to meet the objectives for this precinct and to provide for outdoor seating or the display of goods where not suitable for the adjacent footpath.*

*+ Street edge wall height (using the mid point where building is on sloping land) is the height of the wall on the front title boundary where there is no front setback.*

**5.7-4 Precinct guidelines**

- Setbacks consistent with the existing buildings setbacks should be provided for new development in Malone Street.
- A landscaped angled setback from Mercer St between Kerley Street and Malone Street should be provided to improve northerly views to St. Peter and St. Paul Cathedral along Mercer Street.

- Where building sites directly adjoin houses with side setbacks, and are not separated from them by a street or laneway, a landscaped buffer of 2 metres should be provided to protect residential amenity.
- Heights of buildings in sub precinct 7C should reduce from 15 metres to the east and the north to respond to adjoining low level residential development.
- Use and development of land on the east side of Mercer Street should provide an appropriate interface to protect the amenity of residentially zoned properties adjoining Western Beach.

## 6.0

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### Application requirements

The following application requirements apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

#### Use of land

An application to use land must be accompanied by the following information:

- The likely economic impact on Precinct 1 of any proposed retail use/development of over 2,000 square metres of leasable floor area outside of Precinct 1.
- For applications for sensitive uses (residential, child care centre, pre-school or primary school uses) proximate to the Geelong Railway Station, an assessment prepared by an acoustic engineer, of the likely effects of railway noise and vibration on the proposed development and the amenity of its occupants and measures to attenuate any adverse effects.

#### Buildings and works

An application to construct a building or construct or carry out works must be accompanied by the following information:

- For any building or other structure with a height over 15 metres above natural ground level:
  - Diagrams which show:
    - Street views from eye-level within the context of the surrounding development showing the proposed building in 3 dimensional forms within the context of the surrounding development, with particular reference to demonstrating how the proposal complies with the objectives of this schedule.
    - Views from identified key views, including assessment of any impact on the view corridors to St.Mary's Basilica Spire.
    - An assessment of view sharing.
    - Details of roof forms and any tower elements/landmark features.
    - A wind assessment, including impact on the street microclimate.
  - A report outlining the environmentally sustainable design elements of the proposal in relation to building energy management, water sensitive urban design, construction materials, indoor environment quality, waste management and transport.
  - For developments adjacent to public streets or public pedestrian paths:
    - Details of the proposed interface treatment to the public domain, including façade treatment, entrances, advertising and any proposed streetscape improvements.
    - For an application that creates new pedestrian connections, a written statement showing how the proposal meets Crime Prevention through Environmental Design (CPTED) principles.

- For developments adjacent to heritage places within a Heritage Overlay, a written statement showing how the proposal respects and maintains views to the heritage place (consistent with the description in the Heritage Overlay).
- For any buildings and works associated with new accommodation or adjacent to existing accommodation where there is an interface between sensitive uses and noise generating uses, an acoustic assessment prepared by a qualified acoustic consultant . The assessment must document the acoustic mitigation measures and include:
  - The internal and external noise levels and the method of calculation used.
  - Details of the sound insulating materials and design of walls, roof, windows, door, external glazing and the air- conditioning or ventilation system.

## 7.0

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### Notice and review

An application for land in the Activity Centre Zone Schedule 1 under Clause 43.01, Clause 52.05, Clause 52.06, Clause 52.07 and/or Clause 52.27 is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

## 8.0

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### Decision guidelines

#### Use of land

Before deciding on an application, in addition to the decision guidelines at Clause 65 and Clause 37.08-9, the responsible authority must consider, as appropriate:

- Whether the proposed retail use and the existing overall retail floor area within the zone competes with the main retail area or replicates uses in the Core Retail Precinct 1.
- Whether the retail and food and drink component of a proposed Cinema based entertainment facility could reasonably be located at the ground floor with the cinema component located above.
- For applications in Precinct 6, the comments of the Director of Public Transport, any Minister or public land manager having responsibility for the care or management of the land or adjacent land, the municipal Council (where not the responsible authority).

#### Buildings and works

Before deciding on an application, in addition to the decision guidelines at Clause 65 and Clause 37.08-9 the responsible authority must consider, as appropriate:

- Whether the location, scale, siting, roof form, bulk and appearance of any proposed buildings and works will:
  - Strengthen the City's unique urban identity.
  - Promote sustainable growth.
  - Improve the public environment.
- Whether new buildings within and fronting Johnstone Park are of exceptionally high architectural quality.
- Whether the proposal would unreasonably overshadow the public or private realms.
- Whether the proposal achieves appropriate view-sharing to the identified key views, vistas and landmarks.
- Whether the proposal incorporates features of environmentally sustainable design.

- Whether the impacts of the proposed development on the micro climate are reasonable, particularly with regard to any wind tunnelling effect.
- Whether the proposed design of car parking and access arrangements is appropriate.
- Whether the proposal incorporates appropriate noise mitigation measures.
- For applications in Precinct 6, the comments of the Director of Public Transport, any Minister or public land manager having responsibility for the care or management of the land or adjacent land, and the municipal Council (where not the responsible authority).

## 9.0 Signs

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Sign requirements are at Clause 52.05. All land located within Precinct 3 is in Category 3. All other land is in Category 1.

## 10.0 Other provisions of the scheme

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None specified.

## 11.0 Reference documents

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*Central Geelong: Looking Forward Structure Plan*, City of Greater Geelong (July 2007)

*Central Geelong Urban Design Guidelines*, City of Greater Geelong and Department of Planning and Community Development, Victorian State Government (October 2008)

*Geelong Western Wedge Framework*, Planisphere and Jones & Whitehead Pty Ltd (April 2005, updated September 2005)

*Central Geelong Action Plan*, Central Geelong Taskforce, December 2013