

THE CITY OF
GREATER GEELONG

PANEL SUBMISSION

PART A



GREATER GEELONG PLANNING SCHEME AMENDMENT C432ggee

South Geelong Urban Design Framework

Part A Submission to the Independent Panel

Date: 28 October 2024

Prepared by: City of Greater Geelong

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INTRODUCTION

1. This Part A submission has been prepared by the Planning Authority, the City of Greater Geelong (Council), in response to the Panel's Direction No.6 issued on the 4 October 2024 which states:

Council must file Part A (Background and context) submission by **12 noon on Monday, 28 October 2024** that includes:

- a) a summary of the physical context of the subject land and surrounds.
- b) background to the Amendment including chronology of events.
- c) a summary of the conditions of authorisation and how they have been met.
- d) a summary of the strategic context, including:
 - i. relevant planning policies and provisions.
 - ii. any other recently approved or upcoming amendments that might impact on the Amendment.
- e) a summary of any permit applications or recently granted permits that might impact on the Amendment.
- f) a summary of the issues raised in submissions, including an explanation of which (if any) of those issues have been resolved and how.
- g) any changes Council proposes to make to the Amendment in response to submissions.
- h) any other strategic material that Council intends to rely upon in support of the Amendment that has not yet been provided, or that might assist the Panel in its consideration of the Amendment.
- i) a 'Day 1' version of Clauses 11.03 and 16.01 and the Schedule 4 to the Residential Growth Zone and schedule 5 of the General Residential Zone, Schedules 50 and 54 of the Design and Development Overlay and the Heritage Overlay schedule. The Day 1 version should be tracked against the exhibited version.

2. The structure of this Part A submission follows the above Panel Direction. A further “Part B” submission will be presented at the Panel Hearing starting on 12 November 2024. The Panel has directed that Council’s Part B submission includes:
 - a) How Council sees the relationship between the DDO, HO and the RGZ working.
 - b) The rationale for the GRZ5 and RGZ4, particularly around north of the south Geelong station.
 - c) Council’s response to the issues raised in submissions.
 - d) Its response to submissions and evidence.
 - e) Its final position on the Amendment.

Summary of the amendment

3. In summary, the amendment seeks to implement the *South Geelong Urban Design Framework, 2022* (UDF) into the Greater Geelong Planning Scheme.
4. Specifically, the amendment proposes to:
 - 4.1. Rezone land at 40-44 Lonsdale Street and along Moorabool Street identified as ‘Key Development Areas’ to the Mixed Use Zone (MUZ).
 - 4.2. Rezone land identified as ‘Substantial Change Area’ to Residential Growth Zone Schedule 4 (RGZ4).
 - 4.3. Rezone land identified as ‘Incremental and Minimal Change Area’ to General Residential Zone Schedule 5 (GRZ5).
 - 4.4. Apply the Heritage Overlay to an additional 193 properties in the City South Heritage Area, to three individual properties with local significance and remove it from properties that lack any defining heritage attributes or have the heritage overlay applied incorrectly.
 - 4.5. Apply the Public Acquisition Overlay (PAO4) to the rear of the properties fronting Moorabool Street to facilitate the widening of Lamb Place to cater for deliveries and vehicle parking and movement.
 - 4.6. Apply a Design and Development Overlay (DDO50 and DDO54) to the ‘Key Development Areas’ to control built form outcomes.
 - 4.7. Apply the Environmental Audit Overlay to potentially contaminated land along Moorabool Street and 40-44 Lonsdale Street.

- 4.8. Insert local policy at Clause 11.03 and Clause 16.01 to implement objectives and strategies for South Geelong's Key Development Areas and to facilitate the delivery of Social and Affordable Housing.
- 4.9. Amend Clause 72 to list the Statements of Significance for Kelvendon, Penlea and Kardinia Villa as incorporated documents and the South Geelong Urban Design Framework, September 2022 as a background document.

Section 173 Agreements

5. Council drafted and exhibited a Section 173 agreement for land with Barwon Region Water Corporation (Barwon Water) at 40-44 Lonsdale, Geelong (Barwon Water Site).
6. The Section 173 Agreement facilitates the redevelopment of the Barwon Water Site and provides for an improved public realm to the redeveloped Geelong South Station. It does this through the deviation of Carr Street and with public realm improvement works generally in accordance with the Public Realm Improvement Works Plan.
7. To facilitate this occurring, Council will transfer an equivalent size parcel of land, approximately 500m², of the original Carr Street to Barwon Water in exchange for the new Carr Street Alignment.
8. Barwon Water are in general agreement with the public realm works and road deviation agreement.
9. A second Section 173 Agreement was drafted to facilitate social and affordable housing contributions. However, this was not exhibited as Barwon Water indicated it cannot commit to the Affordable Housing Agreement.

A. SITE AND CONTEXT

South Geelong context

10. Land subject to the Amendment includes the study area for the UDF. The study area is bounded by Latrobe Terrace to the west, Fyans Street to the south, Garden Street to the east and McKillop Street to the north (see Figure 1 below).
11. Council would like to clarify that the amendment applies to all land in the UDF study area (“the study area”) shown in Figure 1 below. In the South Geelong Urban Design Framework Sept 2022, there is an error with Figure 11 on page 18 where the study area does not show the correct boundary. This will be corrected along with other anomalies found within the UDF as noted in Section G to this submission.



Figure 1; Map of South Geelong Urban Design Framework study area

12. The study area contains two proposed “Key Development Areas”, Moorabool Street and South Geelong Station Hub (Barwon Water Site, 40-44 Lonsdale Street) as shown in Figure 2 below.
13. The study area for the UDF extends approx. 400m to the north and south and 800m to the east and west of the South Geelong train station. The study area is located south of the Central Geelong Framework Plan area (Activity Centre Zone) and north of the West Fyans – Fyans Street Precinct Structure Plan. (Figure 3)

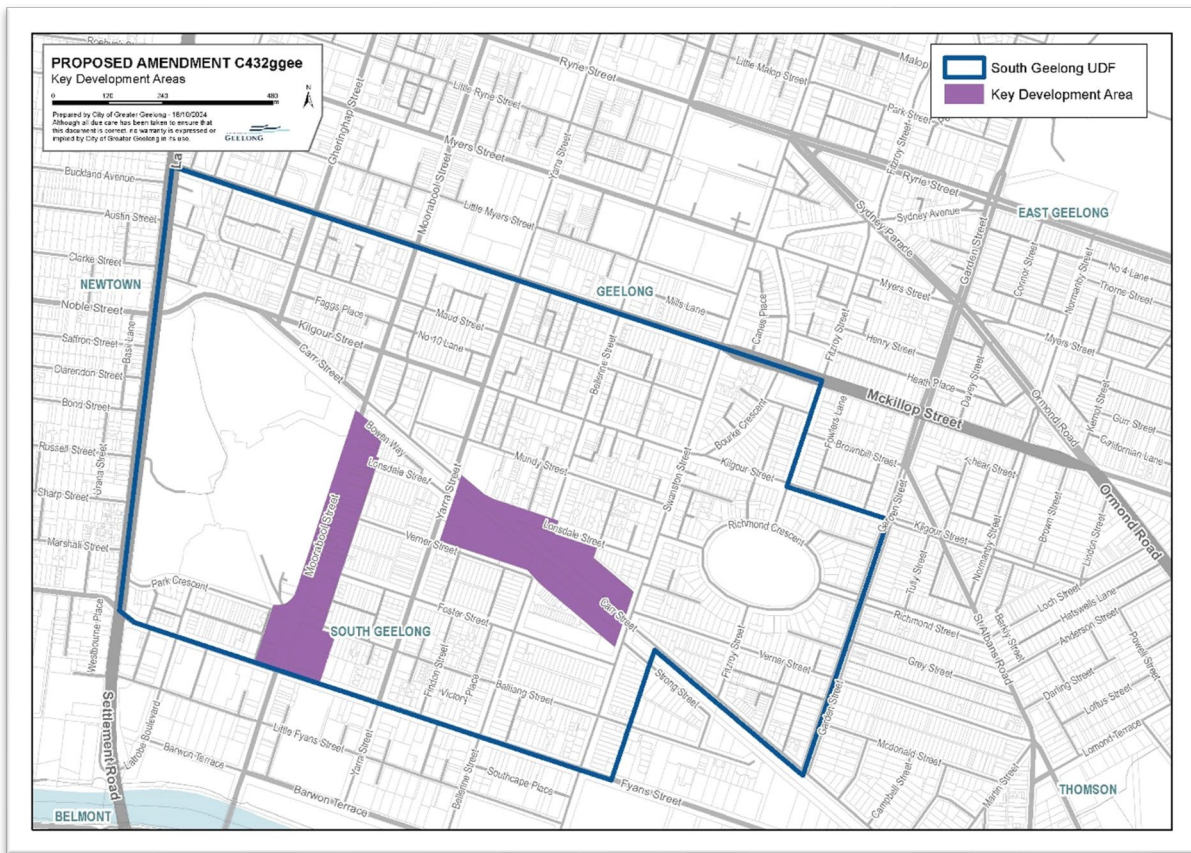


Figure 2; South Geelong Urban Design Framework Key Development Areas

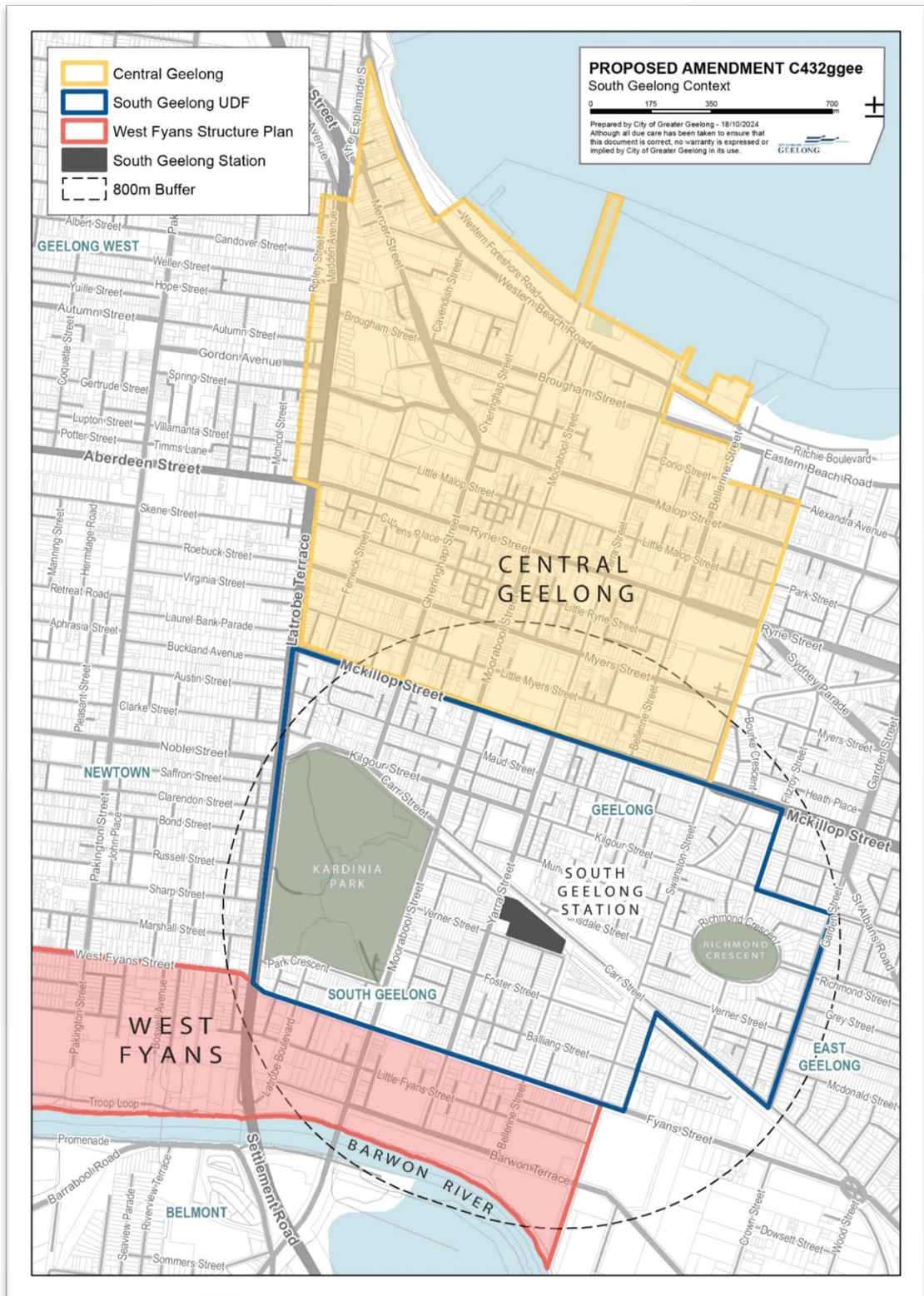


Figure 3; Subject land in context of Geelong and its surrounding area

14. Latrobe Terrace, Fyans Street and McKillop Street are major arterial roads and are managed by Department of Transport and Planning. Moorabool Street, forms part of the principal bicycle network and a major link to Central Geelong for the bus network. Yarra Street, Swanston Street and Kilgour Street are also in the principal bicycle network.

Increased Housing Diversity Area

15. The City of Greater Geelong Council has nominated Increased Housing Diversity Areas (IHDA) that are designated in and around activity centres and train stations to accommodate more significant increases in dwelling density. South Geelong has been identified as an IHDA. The extent of the current IHDA around South Geelong Station can be seen in figure 4 below.

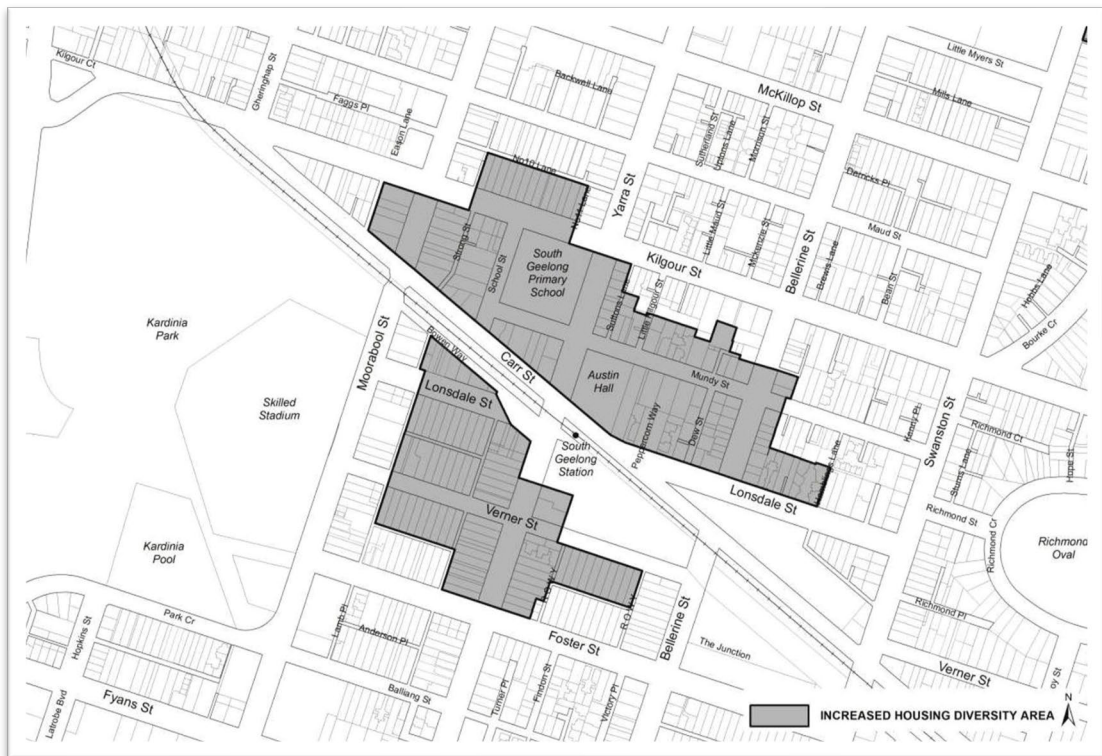


Figure 4; South Geelong Station Increased Housing Diversity Area

Existing Zoning

16. Current zoning of the study area is shown in figure 5 below. Residential land is zoned General Residential Zone Schedule 1 (GRZ1), General Residential Zone Schedule 4 (GRZ4) or Neighbourhood Residential Zone Schedule 8 (NRZ8). The Moorabool Street proposed 'Key Development Area' is currently zoned Commercial 2 Zone (C2Z) and the Barwon Water Site 'Key Development Area' is currently zoned Public Use Zone Schedule 1 Service and Utility (PUZ1).

Existing Overlays

17. The study area is affected by Design and Development Overlay Schedule 36 (DDO36) on land north of the Barwon Water Site, the Environmental Audit Overlay (EAO) on land directly south of the Station Hub and Specific Control Overlay (SCO13 and SCO5) shown in figure 6 below. The Heritage Overlay also applies to several properties in the City South Residential Heritage Precinct. (Figure 7).

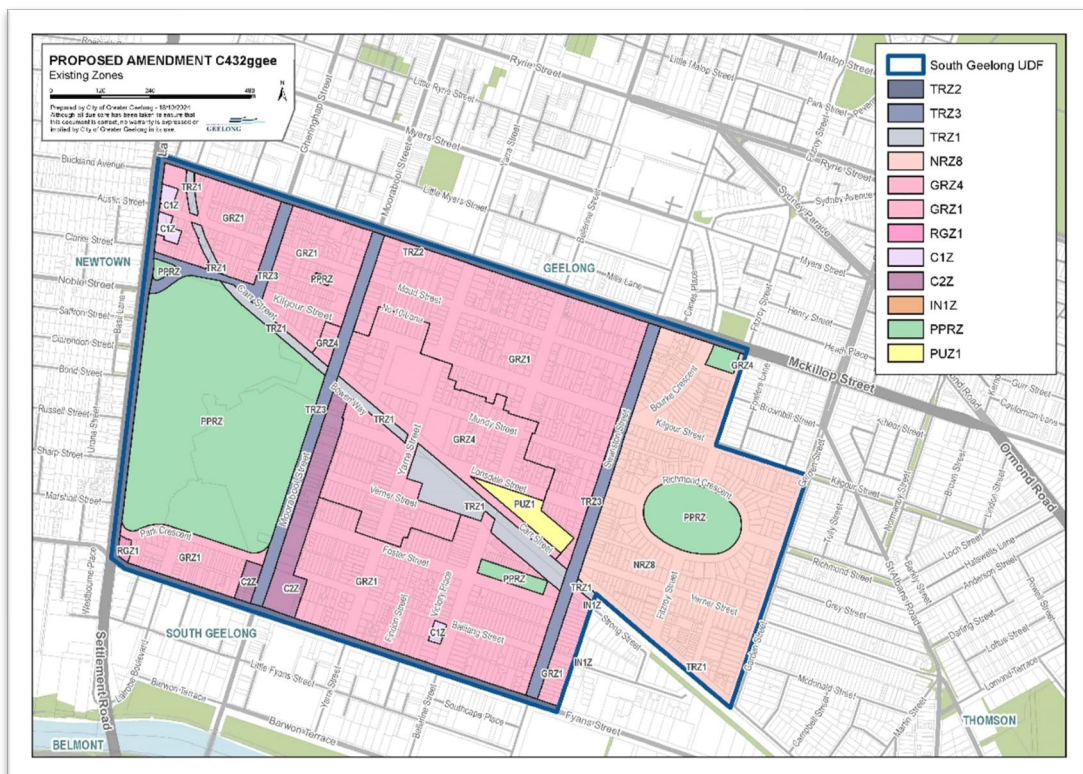


Figure 5; Existing Zoning

B. BACKGROUND

18. This section of the submission sets out the background to the Amendment including a chronology of events as requested in Direction no. 6b of the Panel Directions.
19. The UDF was driven by the potential future development of the Barwon Water site at 40-44 Lonsdale Street Geelong, the South Geelong to Waurn Ponds rail duplication project, and the City's Settlement Strategy 2020 and related planning policy which seeks to facilitate infill development to increase its housing supply contribution.

Redevelopment of Barwon Water Site

20. Barwon Water approached City of Greater Geelong between 2017 and 2019 with an application to rezone and subdivide surplus land at 40-44 Lonsdale Street, Geelong.
21. The land is approx. 1.2 hectares in size and operated primarily as an office, depot storage and maintenance yards. Several petrol tanks were present and triggered the need for an environmental audit.
22. Preliminary discussions were held between Department of Transport and Planning previously known as Department of Environment, Land, Water and Planning, Barwon Water, City of Greater Geelong, Regional Development Victoria, and Public Transport Victoria.
23. Due to the Barwon Water Site's location, size and ownership, it was identified as having the potential to be a "Key Development Area" which is the top of the residential hierarchy in Greater Geelong Planning Scheme policy.



Figure 8; Barwon Water Depot 40-44 Lonsdale Street, Geelong (2017-2019)



Figure 9; Aerial Image of Barwon Water Site 40-44 Lonsdale Street 2019

South Geelong to Waurin Ponds rail duplication project.

24. The South Geelong to Waurin Ponds rail duplication project is part of a staged upgrade to the Geelong Rail Line delivered by the State Government. Initial discussion began as early as 2017 with construction commencing late 2022.
25. The project included the duplication of eight kilometres of track and signalling upgrades between South Geelong and Waurin Ponds station, the removal of the level crossing at Fyans Street and the Surf Coast Highway and upgraded stations at South Geelong and Marshall with new station buildings, landscaped forecourts, second platforms, and accessible pedestrian overpasses.
26. The South Geelong to Waurin Ponds rail duplication project was completed August 2024.

The City's Settlement Strategy 2020

27. The City's Settlement Strategy (2020), which was implemented into the Planning Scheme with the gazettal of Amendment C385ggee in May 2021, acknowledged the need for an Urban Design Framework for South Geelong including a review of the Increased Housing Diversity Areas and nomination of the precinct as a Key Development Area.

"A change to the South Geelong Increased Housing Diversity Area boundary could increase diversity within 800m of the station, by extending towards Central Geelong, and south to Fyans Street. Heritage areas and established character will need to be carefully managed. The expansion of the South Geelong Key Development Areas and Increased Housing Diversity Areas would, in effect, create a wider city area, comparable in size to the Melbourne Hoddle Grid."

Community Engagement

28. Three stages of community engagement for the UDF were conducted between 2019 and 2022. Various engagement techniques were used including face-to-face and online workshops, while letters were sent to all owners and occupiers prior to the commencement of each consultation.
29. The key issues raised by the community over the three-year period include:
 - 29.1. Density and Height of Development: Concerns were raised about increased building heights and density with many opposing 10-storey developments but showing some acceptance for 4-6 storey buildings.
 - 29.2. Public Realm and Streetscape: Community members supported increased green spaces, more tree plantings, and improved pedestrian and cycling infrastructure.

There were also concerns about the adequacy of social infrastructure like schools and medical facilities to accommodate the growing population.

- 29.3. Traffic and Transport: Existing traffic and parking issues were highlighted, and there were requests for a traffic impact and management plan.
- 29.4. Heritage and Character Preservation: Protecting existing heritage and neighbourhood character was a high priority from the community, while some members expressed concerns regarding the impact of higher densities on existing heritage.

Urban Design Framework

- 30. The UDF was prepared internally by Council and was informed by a series of background technical studies (relating to development feasibility, a heritage review, traffic and car parking impact on Carr Street, environmental assessment and a capacity for change study) as well as extensive community and stakeholder consultation.
- 31. The UDF includes an implementation plan that addresses:
 - 31.1. a framework for capital works on priority projects for the public realm;
 - 31.2. changes to zones and overlays;
 - 31.3. revision and changes to policy;
 - 31.4. requirements for 173 agreements and social housing
 - 31.5. public investment for infrastructure projects at local and state level.

Council adoption and authorisation

- 32. The UDF was adopted by Council at its Council meeting on 27 September 2022 and resolved to request the Minister for Planning authorise the preparation and exhibition of a planning scheme amendment to implement the UDF.
- 33. Further work was undertaken for the remainder of 2022 and 2023 to prepare the amendment including drafting of Design and Development Overlay schedules, environmental assessments to deal with potentially contaminated land and negotiations on affordable housing and infrastructure contributions with Barwon Water.
- 34. On 22 December 2023, Council requested Ministerial authorisation to exhibit Amendment C432ggee. The application was put on further review on 2 January 2024.

35. On 12 March 2024 under delegation from the Minister, Council was authorised to prepare and exhibit Amendment C432ggee subject to conditions. The conditions of authorisation and how Council met these conditions are discussed further in Section C to this submission.

Exhibition and Submissions

36. The amendment was placed on exhibition from 11 April 2024 to 13 May 2024.
37. Letters and an information sheet were mailed to 2508 owners and occupiers of properties potentially impacted by the amendment. Letters were also sent to relevant government and service authorities and prescribe Ministers.
38. Statutory notices were published in the Times News Group Newspaper on 5 April 2024 and the Victorian Government Gazette on 11 April 2024. An informal notice appeared in the Times News Group Newspaper on 1 May 2024.
39. In response to exhibition, Council received 51 submissions.

Council Resolution regarding the submissions

40. On 27 August 2024 Council considered a report on the submissions and made the following decision:

That Council:

1. Having considered all submissions to Amendment C432ggee to the Greater Geelong Planning Scheme resolves to:

1.1 Request the Minister for Planning to appoint an Independent Panel under Part 8 of the Planning and Environment Act 1987;

1.2 Refer all submissions to the Panel; and

1.3 Submit to the Panel its response to the submissions generally as outlined in this report.

Planning Panel

41. On 27 August 2024, Council requested the Minister to appoint a Planning Panel and refer all submissions to the Panel and a Panel was appointed on 4 September 2024.

Chronology of events.

Table 1. Chronology of events for Amendment C432ggee

Date	Event
2017 – 2019	Barwon Water consolidated their offices to Ryrie Street and approached Council regarding the potential redevelopment of the former depot at 40-44 Lonsdale Street.
July – Aug 2019	UDF stage 1 engagement face to face workshop to inform the key issues and challenges within the study area.
July 2020	Council published the First Draft UDF.
Aug – Sept 2020	Stage 2 community engagement following the exhibition of the Draft UDF.
2020 - 2021	Council finalised a draft version of the South Geelong Urban Design Framework informed by Stage 2 consultation.
Feb – Apr 2022	Stage 3 community engagement.
27 Sept 2022	The UDF was adopted by Council which resolved to support the preparation and exhibition of the amendment.
22 Dec 2023	Council requested Ministerial authorisation to exhibit the amendment.
12 March 2024	Council was authorised to prepare and exhibit the amendment subject to conditions.
11 April – 13 May 2024	Amendment C432ggee was placed on exhibition.
27 Aug 2024	Council considered a report on submissions and resolved to refer them to an independent panel to review all submissions.
28 Aug 2024	Council submitted request for Panel.
4 Oct 2024	Directions hearing held.
12 Nov 2024	Panel hearing to commence.

C. CONDITIONS OF MINISTERIAL AUTHORISATION

42. On 12 March 2024 under delegation from the Minister, Council was authorised to prepare and exhibit Amendment C432ggee subject to the following conditions (see Appendix 1 for a copy of the Authorisation letter):
- 42.1. Remove the proposed Specific Control Overlay (SCO) and Social Housing Contribution incorporated document from the amendment. Relevant content of the incorporated document should be transferred to the proposed local policy at Clause 16.01-2L and any application requirements may be included in Design and Development Overlay (DDO) Schedule 54.
 - 42.2. Revise the following documents as per the advice previously provided by Department of Transport and Planning (DTP) officers:
 - a) Clause 11.03-6L-05.
 - b) Clause 16.01-1L-02.
 - c) Clause 16.01-2L (including the transfer of any relevant strategies within the proposed Social Housing Contribution incorporated document).
 - d) DDO Schedules 50 and 54 (including the transfer of any relevant application requirements within the proposed Social Housing Contribution incorporated document).
 - 42.3. Revise the following documents as per DTP comments:
 - a) Explanatory Report (including removal of references to the proposed SCO and Social Housing Contribution incorporated document).
 - b) Instruction Sheet (including removal of references to the proposed SCO).
43. Council amended the documents in accordance with DTP officer comments and previous advice.

D. STRATEGIC CONTEXT

Strategic Assessment

44. Minister's Direction No. 11 requires a planning authority to evaluate and discuss how an amendment addresses a number of strategic considerations. What should be considered as part of the Direction is explained in the Department's *Practice Note 46 (May 2017)*: "*Strategic Assessment Guidelines* for preparing and evaluating planning scheme amendments." The exhibited Explanatory Report includes a Strategic Assessment in response to the Strategic Assessment Guidelines.
45. The Amendment implements the following objectives of planning in Victoria set out in section 4(1) of the Act:
- (a) To provide for the fair, orderly, economic and sustainable use, and development of land;
 - (c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
 - (f) To facilitate development in accordance with the objectives set out in the points above;
 - (fa) To facilitate the provision of affordable housing in Victoria; and
 - (g) To balance the present and future interests of all Victorians.
46. The amendment seeks to implement these objectives by:
- 46.1. rezoning land in well located areas to facilitate higher densities while preserving historical values.
 - 46.2. encouraging affordable and social housing in well facilitated areas.
 - 46.3. providing improved public realm and access to the South Geelong Station.

Consideration against the Planning Policy Framework

47. This section of the submission builds on the assessment in the Explanatory Report with respect to the Planning Policy Framework as it relates to the Amendment.
48. The proposed amendment has been assessed against the objectives and strategies of the Planning Policy Framework, in particular:

Clause 11 Settlement

49. Clause 11.01-1S Settlement – requires planning to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.
50. Clause 11.02-1S Supply of urban land – details strategies to ensure a sufficient supply of urban land is available.
51. The Amendment supports Clause 11 by:
 - 51.1. Facilitating urban infill and residential growth in an orderly manner within an established well serviced area.
 - 51.2. Implementing the South Geelong Urban Design Framework in line with the City's Settlement Strategy 2020.
 - 51.3. Providing opportunities for the consolidation, redevelopment and intensification of existing urban areas while considering neighbourhood character, landscaping, natural hazards, potential environmental concerns and service limitations.
 - 51.4. Acknowledging the adequacy of residential land supply in the municipality, and the role of South Geelong as an identified urban growth location.

Clause 13 Environmental Risks and Amenity

52. Clause 13.04-1S Contaminated and potentially contaminated land – ensures contaminated or potentially contaminated land will be suitable for the proposed use, prior to the commencement of any use or development.
53. Clause 13.05-1S Noise management – ensures that community amenity and human health is not adversely impacted by noise emissions.

54. Clause 13.07-1S Land use compatibility – protects community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.
55. The Amendment supports Clause 13 by:
 - 55.1. Applying the Environmental Audit Overlay (EAO) on land proposed to be rezoned to allow sensitive uses that has been identified as potentially contaminated.
 - 55.2. Protecting the internal residential amenity of new buildings from external noise sources such as trains, commercial activities and public spaces.

Clause 15 Built Environment and Heritage

56. Clause 15.01-1S Urban design – seeks to create urban environments that are safe, healthy, functional and enjoyable and that constitute to a sense of place and cultural identity.
57. Clause 15.01-2S Building design – seeks to ensure that the resulting built form provides an outcome that contributes positively to the local context, enhance the public realm and support environmentally sustainable development objectives.
58. Clause 15.03-1S Heritage conservation – aims to ensure conservation of places of heritage significance.
59. The Amendment supports Clause 15 by implementing the recommendations of the UDF including the introduction of built form controls to ‘Key Development Areas’ and the Heritage Overlay to newly recognised sites of significance.

Clause 16 Housing

60. Clause 16.01-1S Housing supply – ensures an appropriate quantity, quality and type of housing is provided, including social housing.
61. Clause 16.01-1L-01 Integrated housing and housing diversity – aims to accommodate medium and high-density housing in Key Development Areas and support social housing in areas with good access to services and facilities.
62. Clause 16.01-1L-02 Increased housing diversity areas – details objectives to evolve the character of Increased Housing Diversity Areas (IHDA) through more intensive development, to support development that makes a positive architectural and urban design contribution to the IHDA, to maintain streetscape character in heritage areas and to promote pedestrian safety within the IHDA.

63. Clause 16.01-2S Housing affordability – seeks to deliver more affordable and social housing closer to jobs, transport and services.
64. The Amendment supports the housing objectives by:
 - 64.1. Providing for a range of housing types close to existing services.
 - 64.2. Providing for the provision of social and affordable housing.
 - 64.3. Rezoning land identified as being in the Increased Housing Diversity Area to the Residential Growth Zone.

Clause 17 Economic Development

65. Clause 17.02-1S Business – seeks to encourage development that meets the community's needs for retail, entertainment, office and other commercial services.
66. The Amendment assists in implementing these objectives by ensuring commercial use is directed to appropriate locations and provide a net community benefit in relation to their viability, accessibility and efficient use of infrastructure.

Clause 18 Land Use and Transport

67. Clause 18.01-1S Land use and transport integration – provides for access to social, cultural and economic opportunities by effectively integrating land use and transport.
68. Clause 18.02-1S Walking and Clause 18.03-1S Cycling – facilitates an efficient and safe walking and bicycle network with routes that are safe, direct, low-stress and well connected.
69. The Amendment supports land use and transport by:
 - 69.1. Ensuring future development does not encroach on existing transport infrastructure.
 - 69.2. Coordinating the proposed amendment for land use changes with improvements to public transport, in particular, the current upgrades to the South Geelong Train Station.
 - 69.3. Supporting urban development that makes jobs and services more accessible.

Consideration against other Amendments.

Ministerial Amendment C431ggee - Central Geelong Framework Plan

70. Amendment C431ggee was gazetted 1 March 2023 and applied to all land within the Central Geelong Activity Centre shown as Activity Centre Zone Extract in Figure 10 below.



Figure 10; Central Geelong Framework Plan

71. Clause 37.08 Activity Centre Zone Schedule 1 (ACZ1) applies to the Central Geelong Activity Centre and provides centre wide provisions.
72. The South Geelong study area shares a boundary with Central Geelong Framework Plan at McKillop Street and extends down Latrobe Terrace.
73. The following provisions applied to McKillop Street and Latrobe Terrace through the ACZ1 should be considered against Amendment C432ggee:
 - 73.1. preferred street wall setback for McKillop Street is a minimum of 3m from the property boundary; and
 - 73.2. preferred street wall setback for Latrobe Terrace is a minimum of 6m from the property boundary.
74. Under Amendment C432ggee, properties south of McKillop Street are proposed to be primarily zoned GRZ5 with a small portion of properties rezoned to RGZ4 between Moorabool Street and Gheringhap Street.
75. There are two properties along Latrobe Terrace between McKillop Street and Kilgour Court that are proposed to be rezoned to RGZ4.
76. The properties proposed to be rezoned to GRZ5 along McKillop Street have been identified as Area 6 in the *South Geelong Capacity and Change Aeras Review, Feb 2022* and is characterised by front setbacks typically between 3-5m.
77. Considering properties on the north side of McKillop Street have a setback requirement of 3m, the provisions of Clause 54 and 55 will provide for a similar setback requirement and no variation is required in Schedule 5 to the GRZ.
78. The properties proposed to be rezoned to RGZ4 along McKillop Street and Latrobe Terrace are identified as Area 1 and Area 2 in the *South Geelong Capacity and Change Aeras Review, Feb 2022* and are characterised by having front setbacks between 3-5m with some buildings to boundary with zero setbacks.
79. Council have considered the provisions in the ACZ1 relevant to the UDF and recommend changes to Schedule 4 to the Residential Growth Zone as outlined in Section G to this report.

Proposed Amendment C469ggee Planning Policy Framework Review and Housing Framework Review

80. Section 12B of *the Planning and Environment Act 1987* requires a planning authority to regularly review the provisions of the planning scheme.
81. A review of local planning policy and the housing framework has been undertaken by Council and its consultants.
82. Council adopted the recommendations of the Local Policy Review (2023) and Housing Framework Review (2024) on 23 July 2024 and authorised the preparation of a planning scheme amendment to introduce the proposed changes into the planning scheme.
83. Council is currently preparing documentation for Amendment C469 which looks to implement the Local Policy Review and Housing Framework Review.
84. A summary of the proposed changes to the Greater Geelong Planning Scheme that are relevant to Amendment C432ggee are as follows:
 - 84.1. Update Clause 02.03 to utilise the Social Housing Plan 2020-2021 to include affordable housing strategic directions at Clause 02.03-6
 - 84.2. Update local policy to consider future strategic work.
 - 84.3. Update Clause 16 to implement the Social Housing Plan.
 - 84.4. Update zones schedules in accordance with the Housing Framework Review.

E. RELEVANT PERMIT APPLICATIONS

85. Direction 6e of the Panel Directions asks Council to provide a summary of any permit applications or recently granted permits that might impact on the Amendment,
86. We have reviewed the Planning Register for any relevant permit or demolition applications.
87. Given the size of the study area, we focused our review on the properties proposed to be added to the South Geelong Heritage Area and properties proposed to have the Design and Development Overlay applied.
88. The following planning permit is relevant and its impact on the Amendment has been considered.

Planning Permit No. PP-358/2022 – 20 Foster Street, South Geelong

89. On 28 April 2022, Council granted a permit for an extension to an existing dwelling.
90. 20 Foster Street is proposed to be included in the Heritage Overlay and is described as a single story detached weatherboard dwelling in an interwar architectural style, setback 2.5m from the street. It is one of a cluster of four interwar houses in an older area,
91. The extension is a minor single roomed addition with a flat roof to the rear of a weatherboard cottage and is not expected to have any impact on its heritage significance nor will it have any impact the Amendment.
92. The following demolition consents under Section 29A of *the Building Act 1993* have been considered against the Amendment.

Planning General No. PG-500/2022 and Planning Permit No. PP-700/2022 – 69 Balliang Street, South Geelong

93. On 15 March 2022 consent from Council was provided for the demolition of a dwelling including outbuilding at 69 Balliang Street, South Geelong.
94. On 1 November 2022 Council granted a permit for buildings and works to subdivide the and construct two dwellings.

95. Aerial imagery confirms that 69 Balliang Street has been demolished and two dwellings have been developed in place of the original building.
96. 69 Balliang Street is proposed to be included in the Heritage Overlay under the City South Heritage Precinct HO1641.
97. The original cottage with its hipped and gabled roof form has been replaced with a larger building with a hipped and gabled roof form. Hence the new character remains complementary despite being substantially larger and subdivided into two dwellings. Whilst the property is a modern development that cannot be considered 'contributory', it is proposed to remain in the heritage overlay and graded as non-contributory.

Planning General No. PG-283/2024 – 231 Yarra Street, South Geelong

98. On 27 February 2024 consent from Council was provided for the demolition of a garage at 231 Yarra Street.
99. 231 Yarra Street is proposed to be included in the Heritage Overlay in the City South Heritage Precinct HO1641.
100. The garage is not considered to have any significance to the building and its demolition is not expected to have any impact on the Amendment.

Planning General No. PG-1217/2024 – 61 Balliang Street, South Geelong

101. On 16 August 2024 consent from Council was provided for the partial demolition of the existing garage, northern part of dwelling roof structure and ceiling, south porch and roof and partial demolition of internal walls and floor area.
102. 61 Balliang Street is proposed to be included in the Heritage Overlay under the City South Heritage Precinct HO1641 and is described as a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.
103. Significant characteristics relevant to the demolition consent include its roof form and its wall and roof cladding.
104. Whilst the roof has a slight increase in height, and there are additions to the sides of the house, they are set back greater than 6m from the façade. The garage is on the rear lane way and is not perceived to be of heritage value in its own right.
105. The demolition is not considered to have any impact on the Amendment.

F. SUMMARY OF ISSUES RAISED IN SUBMISSIONS

106. The Panel Direction 6f requests a summary of the issues raised in submissions, including an explanation of which (if any) of those issues have been resolved and how.
107. The Council Report of 27 August 2024 provides a detailed summary of the key issues raised in submissions and Council Officers response to each of the issues.
108. The key issues raised in submissions were grouped under the following themes:
- 108.1. Objection to the proposed Public Acquisition Overlay to the rear of properties fronting Moorabool Street to facilitate the widening of Lambs Place.
 - 108.2. Objections to the proposed and existing Heritage Overlay.
 - 108.3. Objections to the proposed rezoning of residential land from Neighbourhood Residential Zone (NRZ) to the General Residential Zone (GRZ) for the following reasons:
 - a) Impact the GRZ will have on the heritage, landscape, and environmental character of the existing neighbourhood.
 - b) NRZ recognises areas of predominantly single and double storey residential development.
 - c) The NRZ will manage and ensure that development respects the identified neighbourhood character, heritage, environmental and landscape characteristics.
 - 108.4. Objection to the proposed rezoning of residential land from General Residential Zone (GRZ) to the Residential Growth Zone (RGZ) for the following reasons:
 - a) Potential for overshadowing and overlooking on neighbouring properties.
 - b) Concerns about loss of privacy and loss of productive gardens for food production.
 - c) Potential increases in crime rates with a change in demographic.
 - d) Negative impacts to the landscape and environment of the area particularly the loss of green space.
 - e) Negative impacts to property values.

- f) Increased levels of traffic and limited car parking.
- g) Impact on amenity and neighbourhood character of the area.
- h) Impact on the existing infrastructure.
- i) Impact on surrounding heritage.

108.5. Requested changes to Schedules 50 and 54 to the Design and Development Overlay (DDO50 and DDO54).

108.6. Requested changes to Planning Policy in Clause 11.03.

108.7. Requested changes to the Urban Design Framework.

109. The Council Report of 27 August 2024 outlines the issues raised by all submitters in detail and Councils response to submissions. While some issues have been partially resolved with changes to the Amendment, all submissions were referred to an independent Panel.

110. Proposed changes to the Amendment are discussed further in Section G of this submission.

G. CHANGES TO THE AMENDMENT IN RESPONSE TO SUBMISSIONS

111. Direction 6g of the Panel Directions requests Council to list any changes to the Amendment in response to submissions.
112. The Council Report on considering submissions (27 August 2024) discussed several proposed changes to the Amendment in response to submissions. Council officers conducted a further review of submissions and met with Barwon Water and APCO Service Stations post the Directions Hearing. Council officers propose additional changes to the Amendment not mentioned in the Council Report of 27 August 2024.
113. Table 2 below lists all proposed changes to the Amendment.
114. The further review is discussed at point 113.

Table 2. Changes to Amendment in response to submissions

Submission no.	Affected land / policy	Issue raised	Proposed change in response to submission
3	Schedule 50 to Clause 43.02	Submitter no. 3 (Barwon Water) provided a tracked change version of DDO50 with their requested changes.	Several of the requested changes to DDO50 have been accepted. A 'Day 1' version of DDO50 can be viewed at Appendix 2 to this submission. Council officers met with Barwon Water post the Direction Hearing. A further review of DDO50 in regard to table 1 was undertaken by Council officers. This is discussed under the heading 'Further changes to the Amendment'
1, 4 and 13 (DTP)	Clause 11.03	Submitter no. 1 (APCO Service Station) objected to the lack of policy direction on car parking, specifically the absence of	Council officers recommended the following changes to the Amendment. Remove the following policies:

		<p>reduced carparking for commercial land use.</p> <p>Submitter no. 4 requested a review of the objectives and strategies and to remove Moorabool Street strategies under the headings Public Domain, Street Network and Access and Movement Networks.</p> <p>Submitter no. 13 (DTP) noted that the direction in the UDF to discourage private vehicles on Moorabool St is not supported.</p>	<ul style="list-style-type: none"> • Provide directional signage to clearly mark the start and finish of the Bellerine Rail Trail. • Support an upgrade to the Bellerine/Lonsdale Street intersection to improve pedestrian and vehicle safety. <p>Reword the following policies:</p> <ul style="list-style-type: none"> • Discourage private vehicle use by designing streets for slow circulation speeds, giving priority to other modes at intersections and constraining provision of private vehicle parking. • Support a reduction in, or shared car parking space for residential development.
13 (DTP)	Schedule 4 to Clause 32.07	The UDF should contain interface measures such as controlling setbacks, limiting new vehicle crossovers, parking controls for corridors McKillop St, Latrobe Terrace and Fyans St	Council recommended amending Schedule 4 to the Residential Growth Zone to require a minimum street setback of 6m to Latrobe Terrace and 3m to all other street.
22	263 Yarra St	Submitter no. 22 requested 263 Yarra St be rezoned to RGZ.	<p>Council recommends 263 Yarra St be rezoned to RGZ4.</p> <p>Council officers conducted a further review of submission no. 22. While the submission did not request the property to be removed from the Heritage Overlay, Council officers determined that 263 Yarra Street no longer contributes to the City South Heritage Precinct and should be removed from the HO. This is discussed in greater detail under</p>

			heading 'Further changes to the Amendment'.
40	262 Bellerine St	Submitter no. 40 requested 262 Bellerine St be removed from the proposed HO1641 on the basis the building was demolished and rebuilt in 2004/2005	Council supported this request and recommended its removal from the proposed HO.
1, 2, 4, 16, 17, and 26	Clause 45.01	Objection to the proposed Public Acquisition Overlay	While the Council report recommends retaining the PAO, Council officers consulted with submitter 1 (APCO Service Station) regarding the issues raised in their submission post the Direction hearing. Council officers recommend removing the proposed PAO from the rear of properties along Moorabool St. This is discussed in greater detail under heading 'Further changes to the Amendment'.
45	Schedule 50 and 54 to Clause 43.02	Submitter no. 45 raised the issue that there was very limited discretionary guidance provided to enable variations to the preferred requirements of both DDO's. They requested additional discretionary guidance that provides for the provision of affordable housing or exceptional public realm, environmental or social outcomes.	Council officers recommend subheading 'variation to preferred requirements' for both DDO50 and DDO54 include the following: Whether the proposal results in, or substantially facilitates, the delivery of appropriately secured public benefits including: <ul style="list-style-type: none"> • Provision of pedestrian links or public open space in excess of any minimum requirement in this Scheme.
1 and 4	Schedule 54 to Clause 43.02	Objection of and request to remove laneway interface rear setback requirement.	After a further review, Council officers recommend the following: <ul style="list-style-type: none"> • Removing the 2.5m rear setback requirement to properties fronting Moorabool Street but retain the 2m

		<p>Provisions for preferred height limits, street wall heights and setbacks.</p>	<p>interface requirement to lambs Place.</p> <ul style="list-style-type: none"> • Amending the (preferred) maximum street wall height for interface B1, B2, L1 and L2 to 11 metres (3 storeys) to reflect the adjoining properties in GRZ. • Amending strategies relevant to the proposed changes for interface requirements. <p>These changes discussed in greater detail under the heading 'Further changes to the Amendment'.</p>
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Discussion of further changes made to the Amendment.

- 115. Council officers met with Barwon Water and APCO Service Stations post the Directions Hearing to discuss their concerns and submissions in detail.
- 116. The further changes to the Amendment made by Council officers after reviewing submissions post the 27 August 2024 Council meeting are discussed below.

Public Acquisition Overlay

- 117. Six submitters objected to the Public Acquisition Overlay (PAO) for 2 metres of land adjacent to Lamb Place for the following reasons:
 - 117.1. There is a lack of documentation or assessment explaining why 2m is needed.
 - 117.2. Timing and delivery of a PAO has not been adequately considered.
 - 117.3. The PAO combined with the setback requirement in DDO54 results in 4 metres of undevelopable land.
- 118. The 2m PAO is proposed to facilitate the widening of Lamb Place to 6m to allow for dual carriageway, and safe vehicle manoeuvring. The UDF and DDO54 also directs for the number of vehicle crossings on Moorabool Street to be reduced.
- 119. The Council Report of 27 August 2024 proposed to retain the PAO for the above reasons.

120. After further review, Council officers have decided that the PAO is difficult to implement at this point in time and is premature. This is particularly the case where parts of the proposed PAO contain existing buildings. An accurate plan or budget for widening Lambs Place has also not yet been formulated and the delivery lacks certainty for property owners.
121. Council officers propose to retain the 2m rear setback requirement to the boundary of Lambs Place as it will provide sufficient access and ensure safe vehicle manoeuvring with the option for potential acquisition in the long term after development of the area has occurred.

Schedule 50 to Clause 43.02 Design and Development Overlay

122. Submitter no. 3 questioned the justification of the maximum building heights, street wall heights and above street wall heights in table 1 to Schedule 50 of the Design and Development Overlay which applies to the Barwon Water site.
123. Council officers conducted a further review of table 1 to Schedule 50 to Clause 43.02 and concluded the following:
 - 123.1. Parcel B lists a range to its preferred maximum building height of 18-22m (5-6 storeys) and provides little clarity to Council's overall preferred maximum.
 - 123.2. Parcel C's preferred maximum building height of 11 metres (3 storeys) was reflecting the current zone provisions of adjacent properties.
 - 123.3. The proposed zone for properties north of the Station Hub is primarily RGZ with a maximum building height of 13.5m.
124. Council officers therefore propose to change the preferred maximum building height to 22m (6 storeys) for Parcel B, 13.5m (4 storeys) for Parcel C and amend the DDO accordingly.

Schedule 54 to Clause 43.02 Design and Development Overlay

125. Submitter no. 1 and 4 raised concerns regarding the laneway interface setback requirements and the "stepping back design as it relates to residential properties".
126. Council would like to clarify that the proposed ground floor rear setback requirement being decreased is the 2.5m shown in Figures 1 and 2 to Schedule 54 of Clause 43.02. The Council report of 27 August 2024 mistakenly referred to it as a 2m rear setback.
127. The Council report considered these submissions and came to the following conclusion:
 - 127.1. The rear setback of 2.5 metres from the laneway extension is supported by the South Geelong UDF and ensures development can provide improved landscaping

within public spaces and streetscapes and to provide an appropriate transition of building height and interface between Moorabool Street and residential properties to the east of Moorabool Street.

- 127.2. The DDO54 building heights, street wall and above street wall heights are discretionary and reflect a number of conditions including the context, openness of Kardinia Park and surrounding residential areas.
128. Council officers have reviewed the interface requirements further and concluded that the proposed rear setback of 2.5m could be removed for the following reasons:
 - 128.1. There is a lack of support in DDO54 for the provision of landscaping within the rear setback.
 - 128.2. DDO54 directs vehicle access to side streets and laneways and avoids vehicle crossovers to Moorabool and Lonsdale St. This strategy is likely to result in new development along Moorabool Street locating carparking access and garage doors to Lambs Place making it difficult for the provision of landscaping.
 - 128.3. Any negative amenity impacts on neighbouring residents can be assessed at the permit stage through provisions at Clause 55 and 58 of the Planning Scheme.
129. Council officers recommend changes to the preferred maximum street wall heights and preferred setback above street wall as follows:
 - 129.1. Amend the (preferred) maximum street wall height for the interface B1, B2, L1 and L2 to 11 metres (3 storeys) and preferred setback above street wall height for L1 and L2 to 4.5m to Lambs Place to reflect the surrounding GRZ.
 - 129.2. Remove Figure 1 and 2.
 - 129.3. Remove the following strategies:
130. Council recommends amending several relevant strategies pertaining to interface the requirements to ensure consistency within the DDO. These changes can be viewed in the 'Day 1' version of the Amendment documents circulated with this submission.

Schedule to Clause 43.01 Heritage Overlay

131. Council officers have further reviewed the submission no. 22 request to rezone 263 Yarra St to RGZ.

132. 263 Yarra Street is partially included in the City South Residential Heritage Area - Heritage Overlay (HO1641) (Figure 110. This is thought to be an anomaly and consideration has been given to correct this error.



Figure 11; 263 Yarra Street, South Geelong – extent of current HO

133. Geelong’s Senior Heritage Officer has confirmed that the Geelong City Urban Conservation Study – Vol 5 that identified 263 Yarra Street as a place of significance listed the property as being constructed in the 1890s. The current development was constructed c1990 and is no longer considered significant to the City South Heritage Precinct.
134. Council officers recommend removing it from the Heritage Overlay and retaining it in the IHDA.

Corrections to the Amendment

135. The Council Report of 27 August 2024 identified a number of anomalies with the Amendment discovered at exhibition.
136. The following corrections to the Amendment are recommended:

137. Amend the Schedule to Clause 72.08 (Background Documents) to include the *South Geelong UDF Heritage Review (City of Greater Geelong, 2024)* as a background document (Appendix 3)
138. Amend the primary sources in the Statements of Significance for the three individual significant properties (HO2023, HO2024, HO2025) and the Statement of Significance and Heritage Design Guidelines for the City South Heritage Area to:
139. Add City of Greater Geelong, South Geelong UDF Heritage Review, (City of Greater Geelong 2023) as a primary source.
140. Add Bantow, J., *Stage 3 Submission, South Geelong Interim Final Urban Design Framework*, 10 April 2022
141. Remove Ecology & Heritage Partners Pty Ltd, *South Geelong Heritage Precinct HO1641, Peer Review*, August 2022 as a primary resource.
142. Remove South Geelong Urban Design Framework - Heritage Character Study (Authentic Heritage Services, June 2020).
143. Remove South Geelong Urban Design Framework - Proposed Revision to HO1641 City South Heritage Area (City of Greater Geelong, October 2021).

Corrections to the UDF

144. Council have reviewed the adopted UDF to identify any errors that need to be corrected.

Corrections to the South Geelong Urban Design Framework		
Section	Change to the UDF	Page Number
2.2	Amend the study area boundary in Figure 11.	18
2.4	Development Feasibility Study – Barwon Water Site. Duplication of line one.	34
3.3	Figure 42 displays the sustainable change area not the Increased Housing Diversity Area.	49
4.1	Station Hub Staging Plan – Key item 5 “Verner Street and Bellerine Street public realm upgrades by State Government of Victoria” to be amended to include “subject to future funding approval”.	68
	Concept Plan for Station Precinct – Item 7. Remove the second sentence as it is not relevant to the Station Carpark Development.	70

H. OTHER STRATEGIC MATERIAL

145. Direction 6h of the Panel Direction requests Council to provide any other strategic material that Council intends to rely upon in support of the amendment that has not yet been provided, or that might assist the Panel in its consideration of the Amendment.
146. Council have already provided the Panel with the following strategic material:
- 146.1. [Housing Diversity Strategy 2007](#)
 - 146.2. [The City's Settlement Strategy 2020](#)
 - 146.3. [Social Housing Plan 2020-2014](#)
147. In addition to the above strategies, Council would also like to supply the Panel with the following strategic material:
- 147.1. [Saleyards Precinct Plan 2021](#)
 - 147.2. [Retail Strategy 2020-2036](#)
148. All five strategies have been uploaded onto Amendment C432ggee webpage under "Supporting Documents"
149. A summary of the supporting strategic material and it's relevance to the Amendment is below:

Housing Diversity Strategy 2007

150. South Geelong is identified as an Increased Housing Diversity Area (IHDA) in the City's Housing Diversity Strategy, adopted in 2007. Clause 16.01 of the Greater Geelong Planning Scheme provides policy for residential land located in IHDAs. The Housing Diversity Strategy guides how urban consolidation should occur and defines three different area types with reference to the general density and type of development which each area is expected to accommodate:
- 150.1. Key Development Areas; being large existing and future development areas that have the potential to accommodate significant amounts of new medium and higher housing, including mixed use development;

- 150.2. Increased Housing Diversity Areas; being areas where a mix of high, medium and conventional density housing will be encouraged.
- 150.3. Incremental Change Areas; being residential areas where the majority of new development will be in keeping with Geelong's traditional suburban character.
151. The UDF has identified the three housing categories according to the Housing Diversity Strategy informed by the background studies, Capacity and Change Areas Review and the South Geelong UDF Heritage Study.

The City's Settlement Strategy 2020

152. The City of Greater Geelong Settlement Strategy provides a framework and gives direction on where growth and development should occur, to ensure the City can meet the housing needs of the municipality by 2036. The principles and directions relevant to the South Geelong Urban Design Framework are as follows:
- 152.1. Direct the majority of future housing needs to urban Geelong.
- 152.2. Continue to implement and build upon the Housing Diversity Strategy to increase housing diversity in existing communities.
- 152.3. Investigate model voluntary agreements, inclusionary zoning and development of surplus government sites to deliver social housing.
- 152.4. Facilitate infill development to increase its housing supply contribution to 50 per cent, by 2047.
- 152.5. Support affordable housing in areas suitable for urban consolidation.
- 152.6. Investigate a 'rail corridor precinct' approach to infill opportunities from North Geelong Station through to Waurin Ponds.
- 152.7. Continue to support the following policy directions set out in the Housing Diversity Strategy:
- a) Maximise opportunities for a diverse mix of housing types around activity centres in Increased Housing Diversity Areas.
 - b) Support low-scale, medium-density housing in Incremental Change Areas.
153. The City's Settlement Strategy acknowledged the need for an Urban Design Framework for South Geelong including a review of the Increased Housing Diversity Areas and nomination of the precinct as a Key Development Area.

“A change to the South Geelong Increased Housing Diversity Area boundary could increase diversity within 800m of the station, by extending towards Central Geelong, and south to Fyans Street. Heritage areas and established character will need to be carefully managed. The expansion of the South Geelong Key Development Areas and Increased Housing Diversity Areas would, in effect, create a wider city area, comparable in size to the Melbourne Hoddle Grid.”

154. The UDF study area extends up to approx. 800m around the South Geelong Station and supports the City’s Settlement Strategy. Council undertook a review of development capacity and the potential for change to occur within the study area. The study examined existing neighbourhood character and the capacity for the area to accommodate change and future development. The residential areas within the study area were broken down into minimal, incremental and substantial areas of change in line with Planning Practice Note 90 (PPN90).

Social Housing Plan 2020 – 2014

155. Council adopted the Social Housing Plan 2020 - 2041 on 25 February 2020. The Social Housing Plan aligns with the Settlement Strategy and its overarching purpose is to facilitate an increase in the supply of social housing.
156. The Social Housing Plan notes that the current estimated demand for social housing is 13,500 new dwellings over 21 years, including the replacement of 1,500 existing public dwellings that will come to the end of their economic life. This equates to the delivery of an average of approximately 675 social housing dwellings (or an investment of \$235 million) per annum to 2041.
157. The Social Housing Plan outlines 5 key goals for increasing supply of social housing across the City:
 - 157.1. increase the supply of social housing from the current three per cent to seven per cent of total households by 2031 (an estimated increase in supply of 6,000 dwellings) and to 10 per cent by 2040 (a further 6,000 dwellings);
 - 157.2. increase the supply of social housing through the provision of City owned land for social housing developments, and a new requirement for all development on City owned land to contribute to an increased supply of social housing;
 - 157.3. maximise State and Commonwealth investment in new social housing across the City;

157.4. amend the Scheme to require the inclusion of social and affordable housing in new development based on identified need; and

157.5. complete an 'Urban Refreshment' of areas of high social housing concentration to enhance the utilisation and quality of social housing and increase the liveability and social wellbeing of these areas.

Saleyards Precinct Plan

158. The Saleyards Precinct Plan provides direction on the land use and design of development on the former Geelong Saleyards (125 & 135 Weddell Road) and adjoining land in North Geelong.

159. The Saleyards Precinct Plan was implemented into the Greater Geelong Planning Scheme 29 June 2023, and facilitated urban consolidation and infill development through the rezoning of land to the Comprehensive Development Zone.

160. The Saleyards Precinct was identified as a 'Key Development Area' and supports a diversity of housing types and the delivery of social and affordable housing in accordance with the Saleyards Comprehensive Development Plan, May 2022.

Retail Strategy 2020-2036

161. The Retail Strategy was adopted by Council in 2018 and implemented into the Greater Geelong Planning Scheme on 20 May 2021 via Amendment C393ggee.

162. The Retail Strategy provides a review of current retailing trends, land use, population growth and makes recommendations for changes to planning policy.

163. The Retail Strategy identifies Moorabool/Fyans Precinct, South Geelong as a dispersed restricted retail centre. The retail strategy does not support the growth of this centre beyond current commercial zone land. The land along Moorabool Street is identified as having small land parcels and a lack of car parking making the area unattractive as a modern restricted retail precinct. It is envisaged that over time this broader area will transition to a mixed use, primarily residential precinct.

I. 'DAY 1' VERSION OF AMENDMENT DOCUMENTS

164. Direction No. 6 i) of the Panel Directions requested a 'Day 1' version of the following amendment documents:
165. Council have circulated the 'Day 1' Version of the Amendment Documents along with this Part A submission and includes the following documents:
- 165.1. Clause 11.03 Planning for Places;
 - 165.2. Schedule 4 to the Residential Growth Zone;
 - 165.3. Schedule 50 of the Design and Development Overlay;
 - 165.4. Schedule 54 of the Design and Development Overlay and
 - 165.5. Schedule to Clause 72.08 Background Documents:
 - 165.6. HO1641 City South Heritage Area Statement of Significance
 - 165.7. HO1641 City South Heritage Area Heritage Design Guidelines
 - 165.8. HO2023 Kelvendon Statement of Significance
 - 165.9. HO2024 Kardinia Villa Statement of Significance
 - 165.10. HO2025 Penlea Statement of Significance

APPENDICES

APPENDIX NO.	DOCUMENT TITLE
Appendix 1	Ministerial Authorisation Letter
Appendix 2	'Day 1' version of Amendment documents
Appendix 3	Background Document - <i>South Geelong UDF Heritage Review (City of Greater Geelong, 2024)</i>