

# **Greater Geelong Planning Scheme**

## **Amendment C432ggee**

### **Explanatory Report**

#### **Overview**

The amendment implements the South Geelong Urban Design Framework - City of Greater Geelong, 2022 (SGUDF) into the Greater Geelong Planning Scheme. Increased densities will occur within key development areas, including Moorabool Street, the Station Precinct and the Barwon Water site whilst neighbourhood character and heritage values will be protected in identified minimal change areas.

The amendment does this by introducing new planning policy, rezoning land to new residential zone schedules and the Mixed Use Zone and applying the Design and Development Overlay, Heritage Overlay, Public Acquisition Overlay and Environmental Audit Overlay to nominated properties.

#### **Where you may inspect this amendment**

The amendment can be inspected free of charge at City of Greater Geelong website at [www.geelongaustralia.com.au/amendments/](http://www.geelongaustralia.com.au/amendments/)

The amendment is available for public inspection, free of charge, during office hours at the following places:

Wurriki Nyal, 137-149 Mercer Street, Geelong

Monday to Friday 8am to 5pm

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

#### **Submissions**

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by 13 May 2024.

A submission must be sent to:

Strategic Implementation, City of Greater Geelong

**By post:** PO Box 104, GEELONG VIC 3220, or

By email: [amendments@geelongcity.vic.gov.au](mailto:amendments@geelongcity.vic.gov.au), or

Lodged online: [www.geelongaustralia.com.au/amendments](http://www.geelongaustralia.com.au/amendments)

## Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: 30 September 2024
- Panel hearing: 11 November 2024

## Details of the amendment

### Who is the planning authority?

This amendment has been prepared by the Greater Geelong City Council which is the planning authority for this amendment.

### Land affected by the amendment

The amendment applies to all land within the SGUDF study area, as shown in Figure 1.

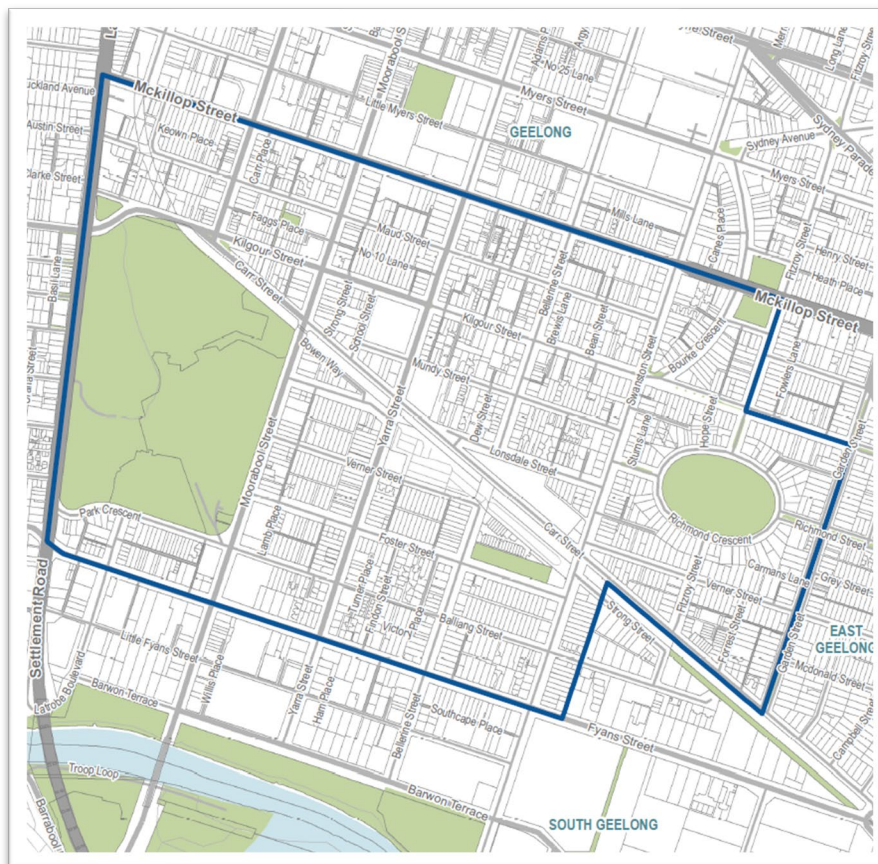


Figure 1: Map of South Geelong Urban Design Framework study area

A mapping reference table is attached at Attachment 1 to this Explanatory Report.

## **What the amendment does**

The amendment proposes to implement the SGUDF into the Greater Geelong Planning Scheme by introducing new planning policy, rezoning land to new residential zone schedules and the Mixed Use Zone and applying the Design and Development Overlay, Heritage Overlay, Public Acquisition Overlay and Environmental Audit Overlay to nominated properties.

Specifically, the amendment proposes to make the following changes:

### ***Planning scheme ordinance***

- Inserts Clause 11.03-6L-05 (South Geelong) to implement objectives and strategies for South Geelong and the Key Development Areas identified in the SGUDF.
- Amends Clause 16.01-1L-01 (Integrated housing and housing diversity) to insert the 'South Geelong Key Development Area Map', to identify Moorabool Street and Station Hub as Key Development Areas.
- Amends Clause 16.01-1L-02 (Increased Housing Diversity Areas) to remove 'Station' from 'South Geelong Station' in the policy application, add South Geelong Urban Design Framework (City of Greater Geelong, 2022) as a relevant policy document and replace the South Geelong Station Increased Housing Diversity Areas Map with a revised map.
- Inserts Clause 16.01-2L (Social and affordable housing) into the Greater Geelong Planning Scheme to facilitate the delivery of affordable housing in line with State and Regional Policy.
- Inserts new Schedule 4 to Clause 32.07 Residential Growth Zone (RGZ4)
- Inserts new Schedule 5 to Clause 32.08 General Residential Zone (GRZ5)
- Amends the Schedule to Clause 43.01 Heritage Overlay to insert HO2023, HO2024 and HO2025 and amend HO1641 to insert places where prohibited uses are permitted.
- Inserts new Schedule 50 to Clause 43.02 Design and Development Overlay (DDO50) applying to 40-44 Lonsdale Street (Existing Barwon Water Site), 146 Swanston Street, 51 Carr Street and a portion of the Carr Street Road reserve.
- Inserts new Schedule 54 to Clause 43.02 Design and Development Overlay (DDO54) applying to land along Moorabool Street, including rear laneways.
- Amends the Schedule to Clause 72.03 to include planning scheme map 50PAO.
- Amends the Schedule to Clause 72.04 Incorporated Documents to:
  - Replace HO1641 *City South Residential Heritage Area Heritage Design Guidelines (2022)* with revised Guidelines *City South Heritage Area Heritage Design Guidelines (July 2023)*.

- Replace HO1641 *City South Residential Heritage Area Statement of Significance (2022)* with a revised *Statement of Significance City South Heritage Area Statement of Significance (August 2023)*
- Insert Statements of Significance for *HO2023, HO2024 and HO2025*.
- Amends the Schedule to Clause 72.08 Background Documents to insert the *South Geelong Urban Design Framework (City of Greater Geelong, 2022)* as a Background Document.

### **Zoning maps**

- Amends Planning Scheme Map Nos. 49 and 50 to rezone land as detailed below:
  - Moorabool Street between Carr Street and Fyans Street, including rear laneways, from Commercial 2 Zone (C2Z) to Mixed Use Zone (MUZ).
  - 40-44 Lonsdale Street (existing Barwon Water Site), 146 Swanston Street, 51 Carr Street, 223 Yarra Street and a portion of the Carr Street Road reserve from Public Use Zone 1 (PUZ1) and General Residential Zone Schedule 1 (GRZ1) to Mixed Use Zone (MUZ).
  - 'Incremental Change Area' and 'Minimal Change Area' identified in the SGUDF from General Residential Zone Schedule 1 (GRZ1) and Neighbourhood Residential Zone Schedule 8 (NRZ8) to General Residential Zone Schedule 5 (GRZ5).
  - 'Substantial Change Area' identified in the SGUDF from General Residential Zone Schedules 1 and 4 to Residential Growth Zone Schedule 4 (RGZ4).

### **Overlays maps**

- Amends Planning Scheme Map no. 50DDO to:
  - Apply DDO50 to 40-44 Lonsdale Street (existing Barwon Water site), 146 Swanston Street, 51 Carr Street and a portion of the Carr Street Road reserve.
  - Apply DDO54 to land along Moorabool Street, including rear laneways.
- Inserts Planning Scheme Map No. 50PAO to apply the Public Acquisition Overlay Schedule 4 (PAO4) to the rear of the properties fronting Moorabool Street to facilitate the widening of the existing rear laneway to cater for deliveries and vehicle parking and movement.
- Amends Planning Scheme Map No. 50EAO to apply the Environmental Audit Overlay (EAO) to potentially contaminated land along Moorabool Street and 40-44 Lonsdale Street, Geelong (existing Barwon Water site).
- Amends Planning Scheme Map Nos. 49HO and 50HO to:
  - remove HO1641 from 8 properties that lack any defining heritage attributes or having the heritage overlay applied incorrectly.
  - remove HO999 from 315-323 Latrobe Terrace.
  - apply HO1641 to an additional 193 properties in the City South Heritage

Area.

- apply HO2023, HO2024 and HO2025 to three individual properties on Moorabool Street.
- apply HO1029, HO1161, HO1199, HO1644 to selected properties to correct mapping anomalies.

## **Strategic assessment of the amendment**

### **Why is the amendment required?**

South Geelong is identified as an Increased Housing Diversity Area (IHDA) in the City's *Housing Diversity Strategy (2007)*. IHDA are areas where a mix of high, medium, and conventional density housing will be encouraged, with the density of development being highest within the commercial core of the area and lower at the edge of the area.

In 2020, the *City's Settlement Strategy (2020)* 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."*

The SGUDF was adopted by the council on 27 September 2022, and is required to assist in implementing the City's Settlement Strategy and to create a transport and housing hub surrounding the South Geelong Train Station aligning with the Geelong Line upgrade.

The Geelong Line upgrade is a joint initiative of the Australian and Victorian governments and includes upgrades to train stations, signalling and railway track. The SGUDF seeks to increase housing densities and choice and provide public realm and amenity improvements. It capitalises on the South Geelong to Waurin Ponds rail duplication project and station upgrade to enable more frequent and reliable train services.

This amendment is required to implement the SGUDF, alongside a suite of complementary changes in the Greater Geelong Planning Scheme.

### **How does the amendment implement the objectives of planning in Victoria?**

The changes sought as part of this amendment will enable the development of the

area in accordance with Section 4(1) of the Act. Specifically, the amendment gives effect to the following objectives:

- (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.

## **How does the amendment address any environmental, social and economic effects?**

### Environmental Effects

The amendment has a positive environmental impact on the City of Greater Geelong by directing development within close proximity to public transport and by facilitating greater levels of active modes of transport.

The amendment appropriately manages environmental effects as recommended in a report by Landserv titled *City of Greater Geelong History Review of Planning Scheme Amendment Areas - Environmental Audit Overlay Recommendations, South Geelong and Pakington St / Gordon Avenue UDFs, June 2023* (the EAO report). The EAO report recommends applying the Environmental Audit Overlay (EAO) to properties with potential high levels of contamination related to previous uses and defers the requirement for a preliminary risk screen assessment (PRSA) or environmental audit to be met in the future. The application of an EAO on potentially contaminated sites ensures current uses can continue to operate and any future sensitive use is protected from potentially contaminated land.

Additionally, the amendment protects future sensitive land use from noise and vibration impacts by requiring an application to provide an acoustic assessment report in line with recommendations of the Environmental Protection Authority (EPA).

### Social Effects

Consultation has been undertaken during the preparation of the SGUDF to understand the views of the community and directly affected landowners and the associated feedback has been considered in the preparation of the amendment.

The amendment will have positive social effects as it will provide strategic direction for the future development of South Geelong, resulting in the provision of additional housing, social, recreational and commercial development near existing residential areas and community infrastructure.

The amendment will generate positive social benefits by increasing affordable and

social housing in key strategic locations. It will help to support and maintain the diverse community within Greater Geelong, in turn supporting the resilience of the local economy.

The amendment will have positive social effects by protecting places of cultural significance in the City South Heritage Area for present and future generations. The protection of these places in Greater Geelong's Planning Scheme will benefit the community by:

- Deepening the understanding of Geelong's cultural history.
- Acknowledging the valuable role that these important cultural places play in shaping the City of Greater Geelong.
- Strengthening individual, local, and national identity, highlighting Geelong's uniqueness.
- Providing a connection to the past, reinforcing our cultural identity, and a sense of place.

### Economic Effects

The amendment will allow for the development of housing near Central Geelong, which is expected to boost the local population. The increase in residents will likely increase demand for shopping and services bolstering the local economy. The amendment will contribute a net community benefit to the broader Greater Geelong area with investment in the region, job creation during construction, and a variety of housing options upon completion.

### **Does the amendment address relevant bushfire risk?**

The site is not located within a 'Bushfire Prone Area' as declared by the Minister for Planning under the Building Regulations 2018. The site is not subject to a Bushfire Management Overlay at Clause 44.06 of the Greater Geelong Planning Scheme.

The amendment meets bushfire policy in Clause 13.02-1S of the Planning Scheme because it directs population growth and development to low risk locations and the bushfire risk will not increase as a result of future land and development.

### **Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?**

#### Ministerial Direction – The Form and Content of Planning Schemes

All schedules and consequential changes to local planning provisions in the amendment have been prepared in accordance with applicable style guides, formatting and layout as specified in the Ministerial Direction - The Form and Content of Planning Schemes under section 7(5) of the Act.

#### Ministerial Direction No. 1 – Potentially Contaminated Land

The amendment complies with Ministerial Direction No. 1 – Potentially Contaminated

Land. Council sought assistance from suitably qualified consultant Landserv to undertake a site history review as set out in Appendix 2 of Planning Practice Note 30. Landserv's EAO report recommends applying the Environmental Audit Overlay to specific properties where sensitive uses would be permitted following rezoning to the Mixed Use Zone. Council is satisfied that none of the other properties proposed to be rezoned are potentially contaminated.

#### Ministerial Direction No. 11 – Strategic Assessment of Amendments

The amendment complies with Ministerial Direction No. 11 and has been prepared in accordance with the strategic assessment requirements of this direction, which ensures a comprehensive strategic evaluation of the amendment and the outcomes it produces.

#### Ministerial Direction No. 15 – Planning Scheme Amendment Process

The amendment complies with Ministerial Direction No. 15 (Planning Scheme Amendment Process) under section 12 of the Act.

#### Ministerial Direction No. 19 – EPA advice

The amendment complies with Ministerial Direction No. 19 in seeking the Environmental Protection Authority's (EPA) views on potentially contaminated land as identified in Landserv's EAO report.

The City's primary focus in dealing with potentially contaminated land is on sites that are being rezoned from a zone that doesn't allow (or allows a limited range of) sensitive uses to a zone that allows more or all sensitive uses. As such the main focus is:

- Land along Moorabool Street opposite Kardinia Park that is being rezoned from Commercial 2 Zone (C2Z) to Mixed Use Zone (MUZ).
- The Barwon Water site on Carr Street that is being rezoned from Public Use Zone 1 (PUZ1) to Mixed Use Zone (MUZ).

Five properties are assessed as "High Potential for potentially contaminated land" by Landserv and proposed for an EAO. The EPA noted a lack of sufficient information in the Landserv report to definitively determine if all land proposed for rezoning is potentially contaminated.

The amendment implements the SGUDF which is a long-term plan for the area. Therefore, it is difficult or inappropriate to meet environmental audit system requirements at the amendment stage. Applying the EAO allows the properties to continue to be used in their current capacity and is consistent with Planning Practice Note 30 – Potentially contaminated land (PPN30) in deferring the requirements to undertake site-specific environmental assessments to future developers as part of their development applications.

## **How does the amendment support or implement the Planning Policy Framework and any adopted State policy?**

The amendment supports and implements numerous policies within the Planning Policy Framework and State Policy. The most relevant policies are listed below:

*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. The Clause requires planning authorities to facilitate the orderly development of urban areas through preparation of strategic plans.

*Clause 11.02-1S – Supply of urban land* details strategies to ensure a sufficient supply of urban land is available. The Clause suggests that authorities plan to accommodate population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Furthermore, planning for urban growth should consider opportunities for the consolidation, redevelopment and intensification of existing urban areas. Factors such as neighbourhood character, landscaping, natural hazards, potential environmental concerns and service limitations and the cost of providing infrastructure are to be considered when planning for urban growth. The amendment acknowledges the adequacy of residential land supply in the municipality, and the role of South Geelong as an identified urban growth location.

*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.

*Clause 13.05-1S – Noise management* ensures that community amenity and human health is not adversely impacted by noise emissions.

*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.

*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.

*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.

*Clause 15.03-1S – Heritage conservation* aims to ensure conservation of places of heritage significance. The amendment will implement the recommendations of the SGUDF including the introduction of a Heritage Overlay and a statement of significance to newly recognised sites of significance and remove the heritage overlay from sites where there is no longer any significance or where there is an

error. The SGUDF heritage review is supported by a peer review by Ecology and Heritage Partners.

*Clause 16.01-1S – Housing supply* ensures an appropriate quantity, quality and type of housing is provided, including social housing.

*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.

*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. The amendment will implement the recommendations of the SGUDF which considers the above objectives.

*Clause 16.01-2S – Housing affordability* seeks to deliver more affordable and social housing closer to jobs, transport and services.

*Clause 17.02-1S – Business* seeks to encourage development that meets the community's needs for retail, entertainment, office and other commercial services. The proposed amendment will assist in implementing these objectives.

*Clause 18.01-1S – Land use and transport integration* facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport. The amendment considers the use of land adjacent to the South Geelong train station and has regard to the current and future development.

*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.

## **How does the amendment support or implement the Municipal Planning Strategy?**

The amendment supports and implements numerous policies within the Municipal Planning Strategy. The most relevant are listed below:

*Clause 02.02 – Vision* highlights key land use and development aspirations for Geelong including:

- Sustainable development that supports population growth and protects the natural environment.
- An inclusive, diverse, healthy and socially connected community.

*Clause 02.03 – Strategic Directions* includes key strategy with respect to settlement that outlines the predicted growth of Geelong that will create a demand for in excess of 73,000 new dwellings that are to be delivered via a combination of greenfield and infill development, with the share of infill development to increase over time.

*Clause 02.03-5 – Building environment and sustainability* outlines directions that seek to ensure that development enhances Geelong’s sense of place and identity, support the design and provision of health, walkable neighbourhoods, encourages environmentally sustainable design in all development and provide high quality urban design and landscaping.

*Clause 02.03-6 – Housing* outlines areas for increased housing diversity, facilitates infill development and increases affordable and social housing.

## **Does the amendment make proper use of the Victoria Planning Provisions?**

The amendment makes proper use of the Victoria Planning Provisions (VPP) by updating local policy, rezoning land and introducing appropriate overlays as detailed within the SGUDF.

### Moorabool Street

Rezoning the existing Commercial 2 Zone (C2Z) to Mixed Use Zone (MUZ) along Moorabool Street is expected to facilitate a mix of residential, commercial, industrial and other uses whilst promoting housing at higher densities.

The South Geelong design principles identified in the SGUDF are to be given weight through applying a Design and Development Overlay and by updating local policy. This will ensure that Moorabool Street develops appropriately to meet the needs of the local community.

A 2 metre wide Public Acquisition Overlay (PAO) is proposed to the rear of the properties fronting Moorabool Street to facilitate the widening of the existing rear lane way to cater for deliveries and vehicle parking and movements. The PAO is the most appropriate tool in achieving the above vision.

An EAO is proposed to apply to the land in Moorabool Street in accordance with PPN30 (Potentially Contaminated Land). The overlay will ensure that land can continue to be used in its current capacity and defers the application of a PRSA or environmental audit to future developers as per Clause 45.03-1.

### Station Hub

Rezoning the existing Barwon Water site from Public Use Zone to Mixed Use Zone (MUZ) is expected to facilitate high density housing and a mix of commercial uses which can service the surrounding community.

Applying a Design and Development Overlay (DDO) to the existing Barwon Water site is expected to facilitate built form outcomes consistent with the objectives and strategies contained in the SGUDF.

Applying an EAO to the existing Barwon Water Site will ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.

## Heritage

The SGUDF proposes a significant expansion of the current HO1641 City South Residential Heritage Area Overlay. *The South Geelong UDF Heritage Review 2023* (The Heritage Review) identified areas of expansion based on their ability to strongly demonstrate a range of historical and aesthetic values associated with the area's planning and development as a residential area over the period 1850s-1920s.

The Heritage Review consisted of a Character Study, Heritage Overlay Review, Peer Review and Statement of Significance. The Heritage Review does not constitute a review of existing heritage overlay (City South Residential Heritage Area HO1641, City South-East Heritage Area HO1644 and individual heritage places). The amendment does make corrections to HO1641 where the heritage overlay incorrectly impacts 8 properties that do not have any heritage significance or are impacted by more than one heritage overlay.

Within the proposed HO1641 precinct extension, 13 corner shops permit prohibited uses. Planning Practice Note 1 (PPN1) recommends that in heritage precincts if it is intended that a property is to have different controls from those generally applying in the precinct, it should be excluded from the precinct overlay and given its own Heritage Overlay number. However, Amendment C365 (Newtown West Heritage Area), a planning panel concluded that:

*“the selective application of additional control to properties within the precinct could be done by providing a list of properties to which the controls do not apply, alternatively providing a list of properties to which the controls only apply (whichever approach results in a less extensive list).”*

The proposed extension to HO1641 is likely to limit development in minimal change areas and preserve the neighbourhood's character and historical values. By strategically directing growth towards identified substantial change areas and the key development areas, the amendment aims to balance growth with sustainability and neighbourhood character in line with Victoria's Housing Statement.

The proposed amendment makes proper use of the VPP and PPN1 by including all heritage places in the Schedule at Clause 43.01 of the planning scheme, providing a Statement of Significance for each heritage overlay, and heritage design guidelines for HO1641 at Clause 72.04.

Introducing the Heritage Overlay to areas identified within the SCUDF is expected to protect sites of local historical significance and preserve historical streetscapes whilst allowing for a modest intensification of development.

A full list of the proposed sites to be included in the Heritage Overlay can be found at the end of this document in Appendix 1.

A full list of the proposed properties to be removed from Heritage Overlay HO1641 can be found in Appendix 2.

## Residential rezonings

The rezoning of Incremental and Minimal Change Areas to General Residential Zone, and Substantial Change Areas to Residential Growth Zone is expected to facilitate the housing outcomes identified in the SGUDF.

### **How does the amendment address the views of any relevant agency?**

A range of stakeholders were involved in the creation of the SGUDF. The key stakeholders consulted include:

- Regional Rail Victoria
- Barwon Water
- Environmental Protection Authority
- Department of Transport and Planning
- Residents and local business.

Where stakeholders have provided comment, these matters have been addressed through further collaboration and discussion.

Further views of relevant agencies will be considered during exhibition stage of this amendment.

### **Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The Transport Integration Act 2010 (the Act) establishes a framework for the provision of an integrated and sustainable transport system in Victoria. The Act provides for a system in which all transport activities and modes work together and recognises the interdependency of transport and land use.

The amendment aligns with the transport system objectives outlined in Division 2 of the Act. The amendment encourages land use and development with access to a transport system by which persons can access social and economic opportunities.

The amendment minimises harm to the local environment through a reduction in transport related emissions and pollutants and promotes forms of transport which have the least impact on the natural environment.

The amendment provides for the effective integration of transport and land use by reducing the need for private motor vehicle transport, facilitating better access to, and greater mobility within, local communities.

The surrounding road network is considered capable of accommodating all proposed uses and development resulting from this amendment.

## **Resource and administrative costs**

### **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment is likely to significantly increase the number of permit applications to Council.

## Attachment 1 – Mapping reference table

| Location      | Land /Area Affected  | Mapping Reference   | Address  | Proposed Zone changes                                      | Proposed Overlay changes   | Proposed deletion changes |
|---------------|--|---|--|--|--|---------------------------|
| South Geelong | Land bound by Latrobe Terrace, McKillop Street, Garden Street and Fyans Street | Greater Geelong C432ggee 004znMap49_50 Exhibition   | Numerous   | Rezone from NRZ8, GRZ1, C2Z and PUZ1 to RGZ4, GRZ5 and MUZ |  |                           |
| South Geelong | Moorabool St and Lonsdale Street   | Greater Geelong C432ggee 003eaoMap50 Exhibition   | 452-460, 464-470, 419-437, 367-369 Moorabool St<br><br>40-44 Lonsdale St |  | EAO  | South Geelong             |
| South Geelong | Moorabool St and Lonsdale Street   | Greater Geelong C432ggee 001ddoMap50 Exhibition   | Moorabool Street between Fyans and Carr St, 40-44 Lonsdale St            |  | DDO50 and DDO54  |                           |
| South Geelong | Lamb place between Carr St and Ballang St                                      | Greater Geelong C432ggee 006paoMap50 Exhibition   | Numerous   |  | PAO4   |                           |
| South Geelong | Land within City South Residential Heritage Area                               | Greater Geelong C432ggee 002d-hoMap50 Exhibition and Greater Geelong C432ggee 005hoMap50 Exhibition | Numerous   |  | HO1641, HO2023, HO2024, HO2025, HO1641, HO1199, HO1029, HO1161, HO1644 | HO1641 and HO0999         |

## Attachment 2: Additional properties to be included in the Heritage Overlay

| Number        | Street Name  | Grade            |
|---------------|--------------|------------------|
| <b>HO1641</b> |              |                  |
| 57            | Balliang St  | non-contributory |
| 59            | Balliang St  | Contributory     |
| 60            | Balliang St  | non-contributory |
| 61            | Balliang St  | Contributory     |
| 62            | Balliang St  | non-contributory |
| 63            | Balliang St  | Contributory     |
| 64            | Balliang St  | Contributory     |
| 65            | Balliang St  | Contributory     |
| 66            | Balliang St  | non-contributory |
| 67            | Balliang St  | Contributory     |
| 68            | Balliang St  | Contributory     |
| 69            | Balliang St  | Contributory     |
| 70            | Balliang St  | Contributory     |
| 71            | Balliang St  | non-contributory |
| 72/1          | Balliang St  | Contributory     |
| 73            | Balliang St  | Contributory     |
| 74            | Balliang St  | Contributory     |
| 75            | Balliang St  | Contributory     |
| 76            | Balliang St  | Contributory     |
| 77            | Balliang St  | Contributory     |
| 78            | Balliang St  | Contributory     |
| 79            | Balliang St  | Contributory     |
| 80            | Balliang St  | Contributory     |
| 81            | Balliang St  | Contributory     |
| 82-84         | Balliang St  | Contributory     |
| 83            | Balliang St  | Contributory     |
| 85            | Balliang St  | Contributory     |
| 262           | Bellerine St | Contributory     |
| 264           | Bellerine St | Contributory     |

|      |              |                  |
|------|--------------|------------------|
| 271  | Bellerine St | non-contributory |
| 273  | Bellerine St | Contributory     |
| 275  | Bellerine St | Contributory     |
| 277  | Bellerine St | non-contributory |
| 289  | Bellerine St | Contributory     |
| 291  | Bellerine St | Contributory     |
| 293  | Bellerine St | Contributory     |
| 295  | Bellerine St | Contributory     |
| 297  | Bellerine St | Contributory     |
| 53   | Carr St      | non-contributory |
| 59   | Carr St      | non-contributory |
| 130  | Fitzroy St   | Contributory     |
| 132  | Fitzroy St   | Contributory     |
| 134  | Fitzroy St   | Contributory     |
| 136  | Fitzroy St   | Contributory     |
| 138  | Fitzroy St   | Contributory     |
| 4-6  | Foster St    | Contributory     |
| 5    | Foster St    | Contributory     |
| 7    | Foster St    | Contributory     |
| 8    | Foster St    | Contributory     |
| 9    | Foster St    | non-contributory |
| 10/1 | Foster St    | non-contributory |
| 10/2 | Foster St    | non-contributory |
| 11   | Foster St    | Contributory     |
| 12   | Foster St    | Contributory     |
| 13   | Foster St    | Contributory     |
| 14   | Foster St    | non-contributory |
| 16   | Foster St    | Contributory     |
| 17   | Foster St    | Contributory     |
| 18   | Foster St    | Contributory     |
| 19   | Foster St    | Contributory     |
| 20   | Foster St    | Contributory     |
| 22   | Foster St    | Contributory     |
| 23   | Foster St    | Contributory     |

|      |                   |                  |
|------|-------------------|------------------|
| 24   | Foster St         | Contributory     |
| 25   | Foster St         | Contributory     |
| 27   | Foster St         | Contributory     |
| 29   | Foster St         | non-contributory |
| 31   | Foster St         | Contributory     |
| 33   | Foster St         | Contributory     |
| 35   | Foster St         | Contributory     |
| 37   | Foster St         | Contributory     |
| 39   | Foster St         | Contributory     |
| 41   | Foster St         | Contributory     |
| 43   | Foster St         | Contributory     |
| 64/1 | Foster St         | non-contributory |
| 66/1 | Foster St         | Contributory     |
| 68   | Foster St         | Contributory     |
| 70   | Foster St         | Contributory     |
| 72   | Foster St         | Contributory     |
| 72A  | Foster St         | Contributory     |
| 74   | Foster St         | Contributory     |
| 76   | Foster St         | Contributory     |
| 78   | Foster St         | Contributory     |
| 80   | Foster St         | Contributory     |
| 82   | Foster St         | Contributory     |
| 84   | Foster St         | Contributory     |
| 86   | Foster St         | Contributory     |
| 88   | Foster St         | Contributory     |
| 90   | Foster St         | non-contributory |
| 92   | Foster St         | Contributory     |
|      | Foster St Reserve | Contributory     |
| 40   | Kilgour St        | Contributory     |
| 42   | Kilgour St        | Contributory     |
| 44   | Kilgour St        | Contributory     |
| 46   | Kilgour St        | Contributory     |
| 48   | Kilgour St        | Contributory     |
| 50   | Kilgour St        | Contributory     |

|     |             |                  |
|-----|-------------|------------------|
| 52  | Kilgour St  | Contributory     |
| 54  | Kilgour St  | Contributory     |
| 56  | Kilgour St  | Contributory     |
| 58  | Kilgour St  | Contributory     |
| 60  | Kilgour St  | Contributory     |
| 62  | Kilgour St  | Contributory     |
| 2   | School St   | Contributory     |
| 4   | School St   | Contributory     |
| 6   | School St   | Contributory     |
| 131 | Swanston St | Contributory     |
| 133 | Swanston St | Contributory     |
| 135 | Swanston St | Contributory     |
| 137 | Swanston St | Contributory     |
| 139 | Swanston St | Contributory     |
| 141 | Swanston St | Contributory     |
| 143 | Swanston St | Contributory     |
| 145 | Swanston St | Contributory     |
| 147 | Swanston St | Contributory     |
| 149 | Swanston St | Contributory     |
| 151 | Swanston St | Contributory     |
| 153 | Swanston St | Contributory     |
| 155 | Swanston St | Contributory     |
| 157 | Swanston St | Contributory     |
| 159 | Swanston St | Contributory     |
| 161 | Swanston St | non-contributory |
| 162 | Swanston St | Contributory     |
| 163 | Swanston St | Contributory     |
| 164 | Swanston St | Contributory     |
| 165 | Swanston St | Contributory     |
| 167 | Swanston St | Contributory     |
| 169 | Swanston St | Contributory     |
| 170 | Swanston St | Contributory     |
| 171 | Swanston St | Contributory     |
| 173 | Swanston St | Contributory     |

|       |             |                  |
|-------|-------------|------------------|
| 174   | Swanston St | Contributory     |
| 175   | Swanston St | Contributory     |
| 177   | Swanston St | Contributory     |
| 178   | Swanston St | non-contributory |
| 179   | Swanston St | Contributory     |
| 181   | Swanston St | Contributory     |
| 184   | Swanston St | Contributory     |
| 185   | Swanston St | non-contributory |
| 185/1 | Swanston St | non-contributory |
| 187   | Swanston St | Contributory     |
| 188   | Swanston St | non-contributory |
| 189   | Swanston St | Contributory     |
| 190   | Swanston St | Contributory     |
| 191   | Swanston St | non-contributory |
| 193   | Swanston St | Contributory     |
| 195   | Swanston St | Contributory     |
| 197   | Swanston St | Contributory     |
| 199   | Swanston St | Contributory     |
| 112   | Verner St   | non-contributory |
| 114   | Verner St   | non-contributory |
| 117   | Verner St   | Contributory     |
| 119   | Verner St   | Contributory     |
| 120   | Verner St   | Contributory     |
| 121   | Verner St   | Contributory     |
| 122   | Verner St   | Contributory     |
| 123   | Verner St   | Contributory     |
| 124   | Verner St   | Contributory     |
| 125   | Verner St   | non-contributory |
| 126   | Verner St   | Contributory     |
| 127   | Verner St   | Contributory     |
| 128   | Verner St   | Contributory     |
| 129   | Verner St   | Contributory     |
| 130   | Verner St   | Contributory     |
| 131   | Verner St   | Contributory     |

|               |              |              |
|---------------|--------------|--------------|
| 132           | Verner St    | Contributory |
| 133           | Verner St    | Contributory |
| 134           | Verner St    | Contributory |
| 135           | Verner St    | Contributory |
| 137           | Verner St    | Contributory |
| 139           | Verner St    | Contributory |
| 141           | Verner St    | Contributory |
| 220           | Yarra St     | Contributory |
| 222           | Yarra St     | Contributory |
| 224           | Yarra St     | Contributory |
| 226           | Yarra St     | Contributory |
| 228           | Yarra St     | Contributory |
| 229           | Yarra St     | Contributory |
| 230           | Yarra St     | Contributory |
| 231           | Yarra St     | Contributory |
| 232           | Yarra St     | Contributory |
| 233           | Yarra St     | Contributory |
| 234           | Yarra St     | Contributory |
| 235           | Yarra St     | Contributory |
| 238           | Yarra St     | Contributory |
| 238           | Yarra St     | Contributory |
| 239           | Yarra St     | Contributory |
| 241           | Yarra St     | Contributory |
| 242           | Yarra St     | Contributory |
| 246           | Yarra St     | Contributory |
| 248           | Yarra St     | Contributory |
| 254           | Yarra St     | Contributory |
| 256           | Yarra St     | Contributory |
| <b>HO2023</b> |              |              |
| 332           | Moorabool St |              |
| <b>HO2024</b> |              |              |
| 344           | Moorabool St |              |
| <b>HO2025</b> |              |              |
| 343           | Moorabool St |              |

### Attachment 3: Properties to be removed from Heritage Overlay (HO1641)

| Number  | Street Name     | Reason for removal  |
|---------|-----------------|---|
| 4/4     | Korroit Place   | Property is listed under HO1644                                 |
| 2A      | Lonsdale St     | Limited contributory value                                      |
| 2B      | Lonsdale St     | Limited contributory value                                      |
| 315-323 | Latrobe Terrace | Not significant to the heritage of the precinct                 |
| 124     | McKillop St     | Property is of regional significance and is listed under HO1029 |
| 355-357 | Moorabool St    | Limited contributory value                                      |
| 94      | Swanston St     | Property is of local significance and is listed under HO1161    |
| 181     | Yarra St        | Property is of local significance and is listed under HO1199    |