

AMENDMENT C432GGEE

SOUTH GEELONG URBAN DESIGN FRAMEWORK

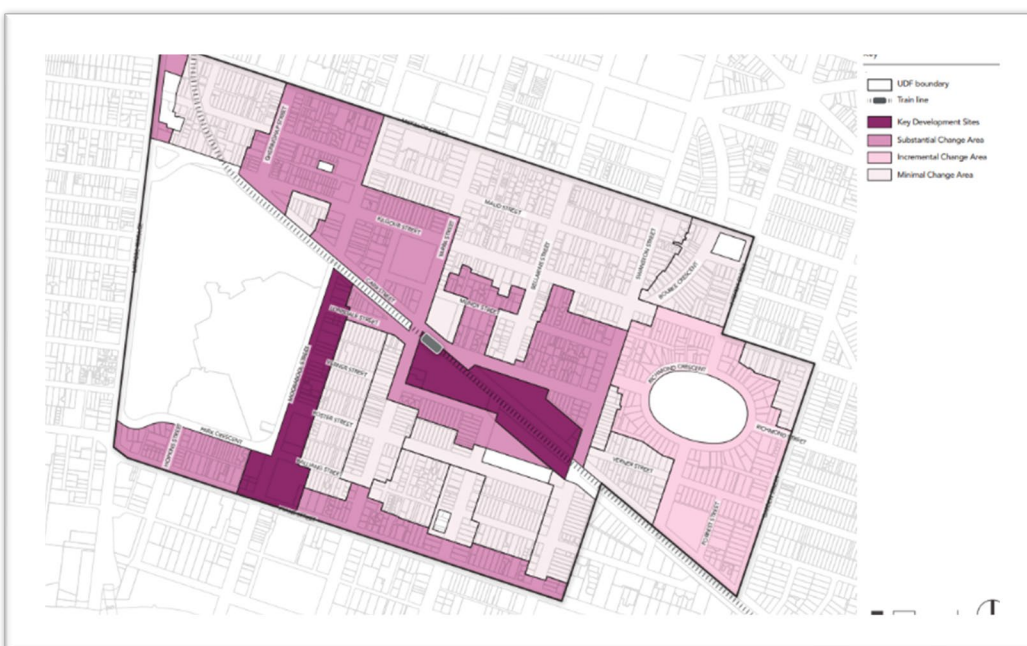


OVERVIEW

The South Geelong Urban Design Framework (SGUDF) is a strategic plan for South Geelong and aims to improve building design, public spaces, and accessibility while promoting high-density development. The SGUDF aims to balance heritage conservation with new housing opportunities that benefits from rail infrastructure upgrades. Key development will occur in Moorabool Street and the South Geelong Station Hub, transforming them into vibrant, mixed-use areas with sustainable designs. The framework includes enhanced infrastructure, social housing, expanded green spaces, and improved public areas.

RESIDENTIAL AREAS

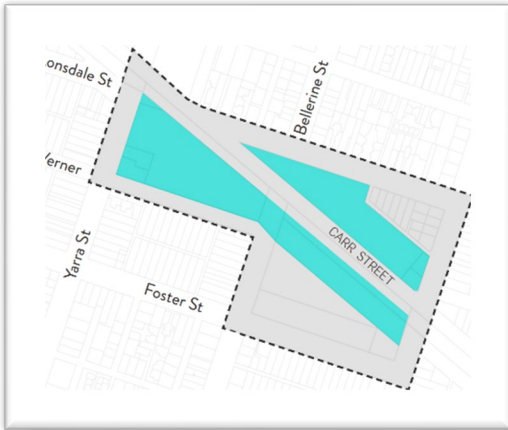
The Council reviewed development capacity and the potential for change within the precinct. The assessment analysed lot sizes, setbacks, site constraints and other distinctive features. Three change areas have been identified: minimal, incremental, and substantial change.



Housing intensification will occur in substantial change areas, resulting in a substantially different scale and intensity of housing compared to other municipality areas. Incremental change areas are where housing growth happens within the context of existing or preferred character. Minimal change areas have characteristics that are 'sufficiently special' to Geelong and should be protected because of their neighbourhood, heritage, environmental or landscape characteristics.

KEY DEVELOPMENT AREAS

South Geelong Station Hub Key Development Area



The South Geelong Station Hub focuses on the South Geelong railway station, the former Barwon Water site and surrounding areas, including Bellarine, Carr, Lonsdale, Verner and Yarra Streets. It aims to become a vibrant hub with a mix of supermarkets, cafes, restaurants, childcare, and medical centres. The precinct will feature a public square, enhanced pedestrian access to the station, and medium to high-density housing. Building heights will range from 6 to 3 storeys ensuring a smooth transition. The SGUDF advocates for various housing types, including social and affordable options, noise control in new buildings, water-sensitive urban design (WSUD) elements, bicycle infrastructure, and phased development. The project also looks to upgrade local infrastructure, manage parking demand ensuring a safe, accessible and aesthetically pleasing environment.

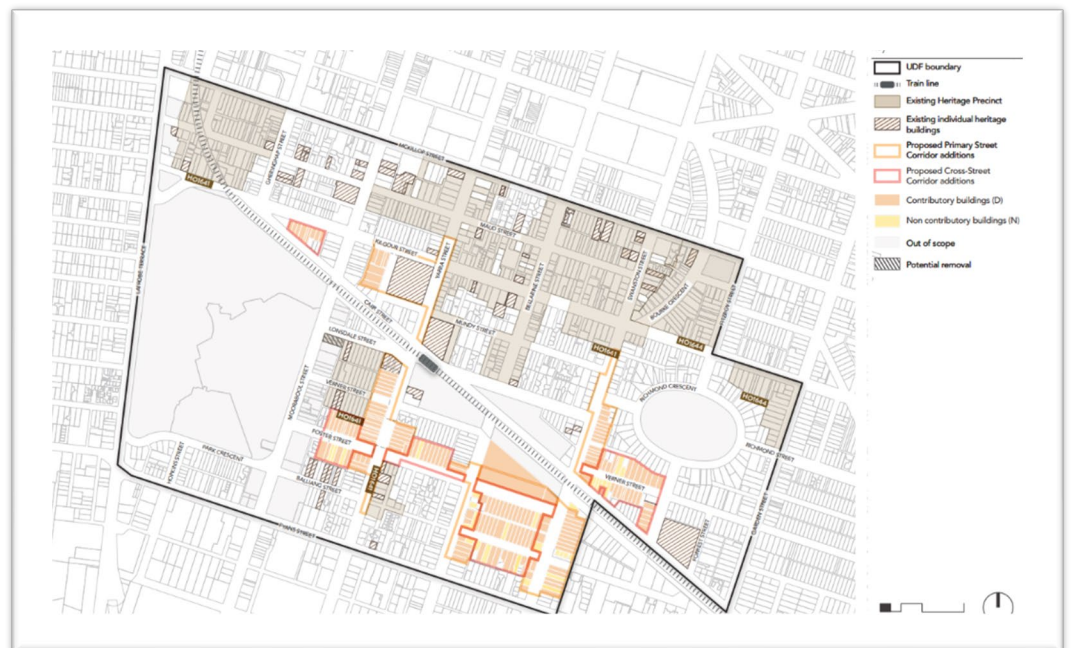
Moorabool Street Key Development Area

Moorabool Street, between Fyans Street and the railway line, is a key redevelopment area. The area will feature diverse land uses with retail and commercial spaces primarily on the ground floors and residential spaces above. Building heights range from 7 storeys to 2 storeys and minimises adverse off-site impacts such as visual bulk, overlooking and overshadowing to adjacent residential properties and the public realm. Strategies include improving solar access, enhancing building façades, and providing safe, well lit public spaces. The project also prioritises landscaping with indigenous species, private and communal open spaces and encourages green roofs for environmental benefits. The SGUDF seeks to create a vibrant, sustainable, and community-focused urban space in South Geelong.

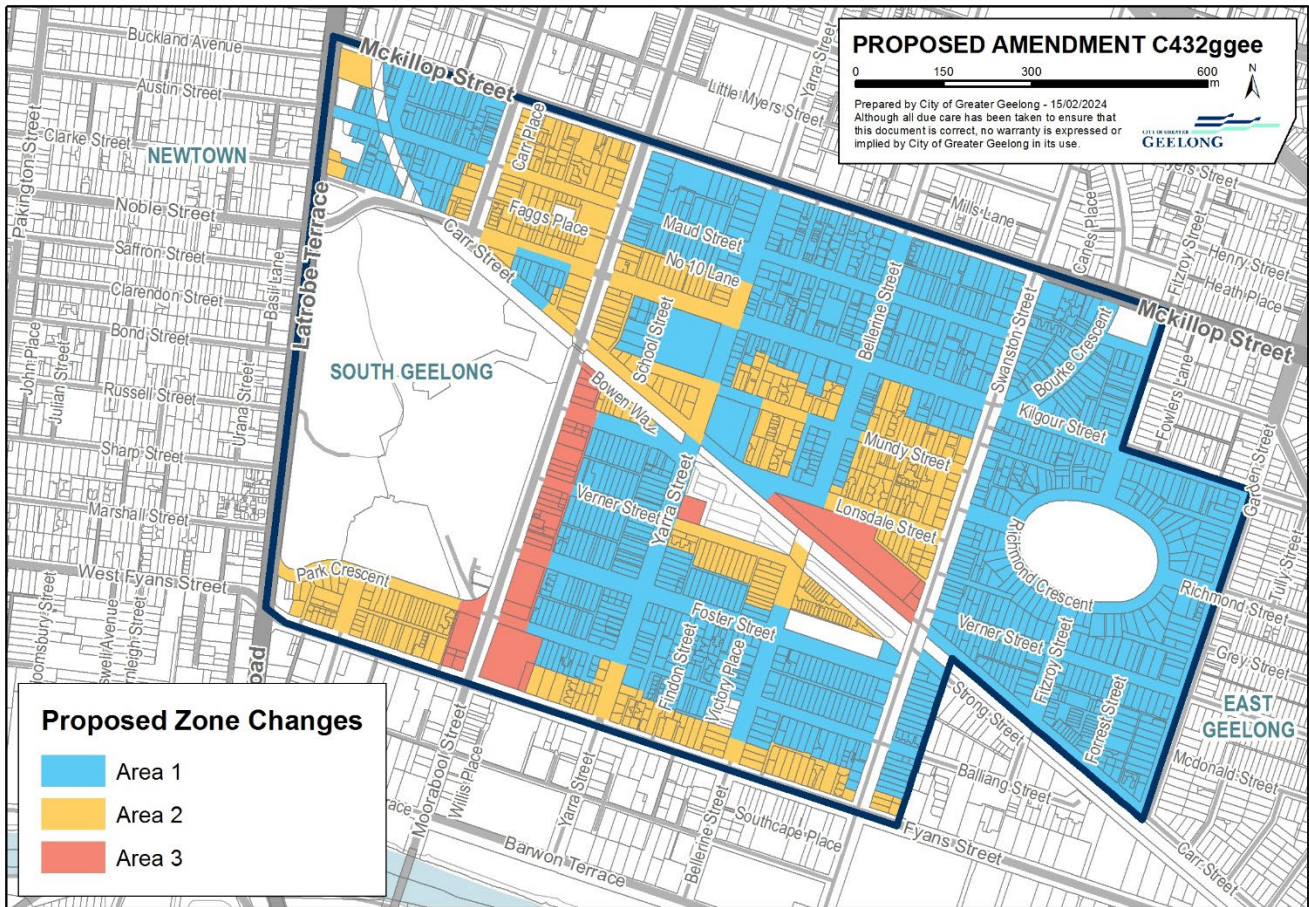


HERITAGE PRECINCT

Residents expressed a desire to retain significant heritage dwellings and neighbourhood character values. A heritage assessment identified several significant properties, including a combination of Victorian, Federation, and Inter-war dwellings from the 1850s-1920s. An additional 193 properties are recommended for inclusion within a Heritage Overlay.



PROPOSED ZONE CHANGES



AREA 1

Properties located in Area 1 will be rezoned to **General Residential Zone Schedule 5 (GRZ5)** to support local character, and diverse housing. GRZ5 mandates minimum garden areas, caps building height at 11 meters, and limits structures to 3 storeys.

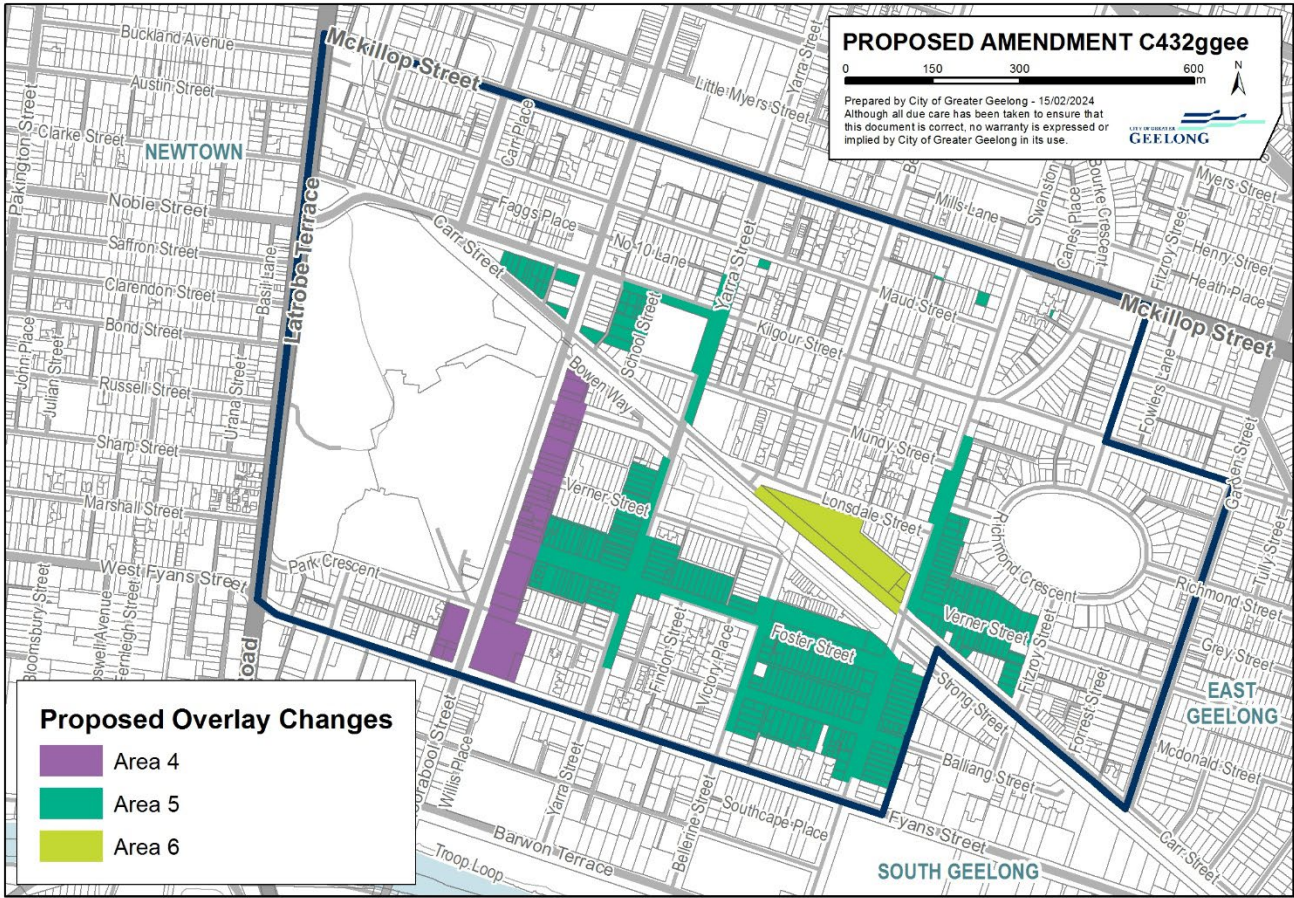
AREA 2

Properties located in Area 2 will be rezoned to **Residential Growth Zone Schedule 4 (RGZ4)** to provide diverse housing at increased densities in locations offering good access to services and transport. Building heights are limited to 13.5 metres, approx. 4 storeys.

AREA 3

Properties located in Area 3 will be rezoned to **Mixed Use Zone (MUZ)** to provide for a range of residential, commercial, industrial and other uses.

PROPOSED OVERLAY CHANGES



AREA 4

All properties located in Area 4 will be subject to the **Design and Development Overlay Schedule 54 (DDO54)**.

Properties at 452-460, 464-470, 419-437, 367-369 Moorabool St will be subject to the **Environmental Audit Overlay (EAO)**. A 2 m, wide strip of properties backing onto Lamb Street will be subject to the **Public Acquisition Overlay Schedule 4 (PAO4)**.

AREA 5

Properties located in Area 5 will be subject to the **Heritage Overlay (HO1641 - City South Heritage Area)** except the following properties will be subject to individual Heritage Overlays: 332 Moorabool St (HO2023), 344 Moorabool St (HO2024) and 343 Moorabool St (HO2025).

Properties at 315-323 Latrobe Terrace, 355-357 Moorabool St and 2A/B Lonsdale St will be removed from the Heritage Overlay.

A full list of properties included in the Heritage Overlay is available in the Explanatory Report.

AREA 6

Properties located in Area 6 will be subject to **Design and Development Overlay Schedule 50 (DDO50)**, and the **Environmental Audit Overlay (EAO)**.

FREQUENTLY ASKED QUESTIONS

WHAT IS AN INCREASED HOUSING DIVERSITY AREA?

Increased Housing Diversity Areas are designated zones in the municipality where a variety of housing densities—high, medium, and conventional—are promoted, with the highest density focused on commercial cores and tapering off towards the edges. These areas are primarily located around major activity centres and key transport hubs like the North Geelong, South Geelong, and Marshall railway stations, which are identified based on their potential to support increased residential and mixed-use development. The selection of these areas considers the need for spatially balanced housing diversity, the demand for varied housing densities, the preservation of neighbourhood character, especially in older suburbs, and the adaptation to local conditions. The overarching goal is to encourage mixed-use development, ensure compatibility with neighbouring areas, and guide the evolution of neighbourhood character in response to changing housing needs.

WHAT IS A GENERAL RESIDENTIAL ZONE (GRZ)?

The General Residential Zone is used in residential areas with few development constraints. It aims to support moderate growth and a variety of housing types. Buildings in this zone can be up to 11 meters, approx. 3 stories.

WHAT IS A RESIDENTIAL GROWTH ZONE (RGZ)?

The Residential Growth Zone is aimed at increasing housing density near centres of activity like train stations and shopping areas. It promotes medium-density residential development, utilising nearby services and transport for efficient urban growth. Building heights are limited to 13.5 meters, approx. 4 stories, to ensure a balanced transition between areas of more intensive use and development (like commercial centres or high-density residential areas) and areas where housing growth is more restricted.

WHAT IS A MIXED USE ZONE (MUZ)?

The Mixed Use Zone provides for a range of residential, commercial, industrial and other uses and is suitable for areas with a mixed use character.

WHAT IS A HERITAGE OVERLAY (HO)?

The Heritage Overlay recognises and protects areas of natural and cultural significance. It ensures that any new development, including buildings, additions, and alterations, does not harm the heritage value of these areas. While changes to properties within a Heritage Overlay are allowed, they require a Planning Permit from the council. Applications for these permits are reviewed by a town planner and the Council's Heritage Advisor to ensure the heritage significance is not negatively impacted.

WHAT IS A DESIGN AND DEVELOPMENT OVERLAY (DDO)?

The Design and Development Overlay is a tool used to guide the physical form and design of buildings in a specific area. Its primary purpose is to ensure that new development aligns with the desired look and feel of the area, based on identified needs for controlling the built environment. The overlay clearly outlines the intended appearance and structure of buildings, explaining how the requirements will achieve these design goals. Moorabool Street is subject to Design and Development Overlay Schedule 54 (DDO54), while the South Geelong Station Hub is subject to Design and Development Overlay Schedule 50 (DDO50).

WHAT IS A PUBLIC ACQUISITION OVERLAY (PAO)?

The Public Acquisition Overlay is a planning tool that identifies specific land intended for future acquisition by a public authority for public use. This overlay effectively reserves the land for purposes like road widening, park creation, or public facilities. Once the land is acquired, it will then be rezoned to a category that aligns with its new public use.

Lamb Street is subject to the Public Acquisition Overlay to facilitate the widening of the existing rear laneway to cater for deliveries, vehicle parking and movement.

WHAT IS AN ENVIRONMENTAL AUDIT OVERLAY (EAO)?

The Environmental Audit Overlay (EAO) is applied to areas that are known or suspected to be contaminated. Its main role in the planning process is to ensure that any development on potentially contaminated land is safe, especially for sensitive uses like schools or playgrounds. If an area has an EAO and a proposed development includes a sensitive use, a thorough environmental assessment is required. This might involve a Preliminary Risk Screen Assessment (PRSA) stating that no further audit is needed, or an environmental audit confirming the land is suitable for its intended use.