# MINUTES

## COUNCIL MEETING

## Tuesday 22 April 2025
## 6:00 pm

**City Hall**
**57 Little Malop Street, Geelong 3220**

**LIVE STREAMED ON THE CITY'S WEBSITE:**

**www.geelongaustralia.com.au/meetings**

**COUNCIL:**

Cr S Kontelj (Kardinia Ward) - Mayor
Cr R Nelson (Barrabool Hills Ward) - Deputy Mayor
Cr E Sinclair (Charlemont Ward)
Cr M Cadwell (Cheetham Ward)
Cr E Wilkinson (Connewarre Ward)
Cr A Aitken (Corio Ward)
Cr A Katos (Deakin Ward)
Cr E Kontelj (Hamlyn Heights Ward)
Cr T Sullivan (Leopold Ward)
Cr R Story (Murradoc Ward)
Cr C Burson (You Yangs Ward)

CITY OF GREATER GEELONG

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## 2.11. Amendment C432ggee South Geelong Urban Design Framework - Consideration of Panel Report and Adoption of Amendment

**Source:** **Placemaking**
**Executive Director:** **Tennille Bradley**

### Purpose

1. To consider the Amendment C432ggee Panel Report and adopt the Amendment.

2. To adopt the amended South Geelong Urban Design Framework, April 2025.

### Background

3. On 27 September 2022, Council adopted the South Geelong Urban Design Framework (UDF) and resolved to prepare and exhibit Amendment C432ggee to the Greater Geelong Planning Scheme. The amendment implements the key planning elements of the UDF.

4. The amendment applies to land bound by Latrobe Terrace to the west, Fyans Street to the south, Garden Street to the east and McKillop Street to the north and includes two 'Key Development Areas': Moorabool Street and Barwon Water Site (40-44 Lonsdale Street South Geelong). See **Attachment 1** for map of UDF area and 'Key Development Areas'.

5. The amendment implements the UDF into the Planning Scheme by introducing new planning policy, rezoning land to apply new Residential Zone Schedules and the Mixed Use Zone, and applying the Design and Development Overlay, Heritage Overlay and Environmental Audit Overlay to nominated properties.

6. Public exhibition of the amendment occurred in April-May 2024. 51 submissions were received. Of the 51 submissions, 19 were accepting or provided comments only and 32 objected or requested changes to the amendment.

7. On 27 August 2024, after considering submissions, Council resolved to refer all the submissions to an Independent Panel appointed by the Minister for Planning.

8. A Panel Hearing was held over one and a half days on 12 and 13 November 2024. Council engaged with some submitters prior to the hearing to resolve concerns expressed in submissions. This approach managed to resolve some, but not all concerns. There were 5 submitters in total, including Council, to the Panel Hearing.

### Key Matters

9. Key panel hearing issues included changes to Local Planning Policy, application of the Public Acquisition Overlay Schedule 4 to the rear of properties fronting Moorabool Street to facilitate the widening of Lambs Place, application of the Heritage Overlay, rezoning of residential land to the General Residential Zone or Residential Growth Zone, requested changes to the Design and Development Overlays for 'Key Development Areas', and requested changes to the UDF.

10. Council also proposed several changes to the amendment at the Hearing. Changes included removing the proposed Public Acquisition Overlay, changes to the Design and Development Overlays, removal of three properties from the Heritage Overlay, amending the street setback requirement in the Residential Growth Zone Schedule and changes to local planning policy. A summary of the key issues, Panel conclusions and recommendations can be viewed at **Attachment 2** to this report.

11. The Panel Report was then received on 15 January 2025. Under the *Planning and Environment Act 1987* the Planning Authority (i.e. Council) must consider the Panel's report before deciding whether or not to adopt the Amendment.

12. The Panel supported all post exhibition changes submitted by Council and did not recommend any further changes.

13. The Panel found the amendment to be strategically justified and recommends the amendment be adopted subject to the changes listed in the Panel Report Executive Summary, which can be viewed at **Attachment 3** to this report.

14. The Panel also recommended that the UDF be corrected to address minor errors that were identified by Council and the Panel. The final UDF document with the changes made and dated April 2025 can be viewed at **Attachment 6.**

15. It is recommended that the amendment be adopted in the form shown in **Attachment 4** and submitted to the Minister for Planning requesting approval. It is also recommended that the final UDF be adopted.

16. The Section 173 Agreement accompanying the amendment will be signed by the landowner and Council's delegate to provide for public realm improvement works within The South Geelong Station Precinct by future developers.

**RESOLUTION - Item 2.11**

**Cr M Cadwell moved, Cr A Katos seconded –**

**That Council:**

1. **Adopt Amendment C432ggee - South Geelong Urban Design Framework - in the form shown in Attachment 4 of this report;**

2. **Submit the adopted Amendment and prescribed information to the Minister for Planning requesting approval; and**

3. **Adopt the South Geelong Urban Design Framework (City of Greater Geelong, April 2025).**

**Carried**

***Financial Sustainability***

17. There are no adverse financial implications associated with the Amendment.

18. A signed Section 173 agreement with Barwon Water for land at 40-44 Lonsdale Street will facilitate the improvement of the public realm to the 'Station Precinct'. The works required by the Section 173 Agreement include realign Amphlett Way, previously known as Carr Street, with Bellerine Street, a round about to be constructed at the new Bellerine/Lonsdale Street intersection, reconfigured centre median car parking and a public plaza facing the station forecourt. See **Attachment 5** for the South Geelong UDF – Public Realm Improvement Works Plan. Council has already funded the design and costing for this project estimated at $30,000 and will fund the road deviation process, estimated to be between $5,000-6,000. All other costs associated with this project including the preparation of the Section 173 agreement and all civil works will be funded by a future developer, estimated to cost $4.7 million.

19. The Public Acquisition Overlay proposed to apply to properties fronting Moorabool Street, adjacent to Lamb Place to facilitate the widening of the laneway, is no longer recommended and its removal from the amendment documents is supported by the Panel.

***Community Engagement***

20. Amendment C432ggee was exhibited in accordance with the requirements of the Planning and Environment Act 1987.

21. All submitters had an opportunity to be heard before an Independent Panel. The Panel considered all submissions referred to it, not just the submissions presented at the hearing.

22. The City has advised submitters of the release of the independent Panel Report. Submitters will be notified of the final decision of Council and the Minister for Planning.

***Social Equity and Sustainability***

23. The amendment will provide social benefits by facilitating urban infill development near public transport and community services increasing housing supply for Greater Geelong.

24. Local Policy will be updated to encourage affordable and social housing contributions in the two 'Key Development Areas' for South Geelong consistent with the Council's Social Housing Plan 2020-2042 and State Government policy.

25. The amendment will facilitate improvements to the public realm of South Geelong Station creating a vibrant and sustainable precinct for locals and visitors to the area.

***Relevant Law/Policy/Legal Implications***

26. Council's 2020 Settlement Strategy outlines the need to provide infill housing opportunities to support population growth. The Settlement Strategy recommended the preparation of the UDF which included an Increased Housing Diversity Area review and nomination of possible 'Key Development Areas'.

27. Victoria's Housing Statement 2024-2034 recognises housing as one of the nation's biggest challenges and provides a long-term housing plan directing more housing in established suburbs close to existing infrastructure and transport.

***Alignment to Community Plan and Vision***

28. This report aligns with Our Community Plan 2021-2025 strategic priority:
Sustainable growth and environment.

29. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:
Sustainable development that supports population growth and protects the natural environment.

***Conflict of Interest***

30. No officer involved in the preparation of this report declared a general or material conflict of interest.

***Risk Assessment***

31. The UDF reviews the Increased Housing Diversity Area for South Geelong and aims to increase housing densities in well serviced, appropriate locations. Failure to implement these recommendations may lead to increased pressure on outer growth areas, which lack sufficient infrastructure and could negatively impact Geelong’s environment and biodiversity

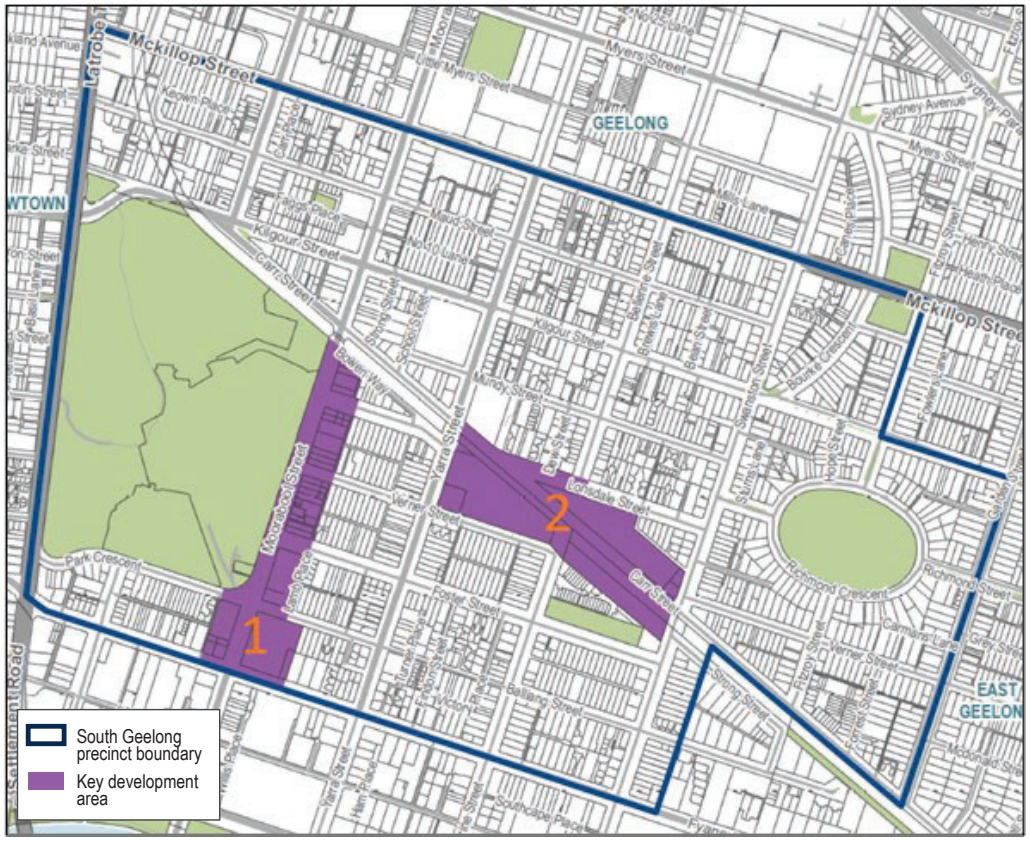
***Environmental Sustainability***

32. The amendment has a positive environmental impact by directing development within proximity to public transport and provides for best practice environmentally sustainable design. The amendment appropriately manages negative environmental effects through the application of an Environmental Audit Overlay on potentially contaminated land.

## Attachments

Attachment 1 – South Geelong UDF Area and Key Development Areas Map
Attachment 2 – Key Issues raised in submissions, Conclusion and Recommendation
Attachment 3 – Panel Report Executive Summary
Attachment 4 – Amendment Documents
Attachment 5 – South Geelong UDF – Public Realm Improvement Works Plan
Attachment 6 – Final South Geelong Urban Design Framework, April 2025 to be adopted

**South Geelong Urban Design Framework Area and Key Development Areas Map**




Key Development Areas

1. Moorabool Street
2. Station Hub

## Attachment 2 - Key Issues raised in submissions and the Planning Panel's Conclusion and Recommendation

| Issue | Discussion/Conclusion | Recommendation | Council's Response |
|---|---|---|---|
| **1. South Geelong Urban Design Framework (UDF)** | | | |
| Several submitters requested changes to the UDF. The Panel considered whether the changes to the UDF recommended in submissions are appropriate. | The Panel accepts Councils submission that the UDF has undergone extensive consultation and has provided ample opportunity for input from the community.<br><br>The panel concluded that the UDF is well founded as a basis for the amendment and is an appropriate strategic background document. | The Panel recommended that the UDF be amended to correct the anomalies identified by Council and the Panel listed in Attachment 2 to this report. | Council accepts the Panel's recommendations and has made the necessary corrections to the UDF. The amended document ready for adoption can be viewed at Attachment 6. |
| **2. Policy changes** | | | |
| Amendment C432ggee inserts new planning policy at Clause 11.03-6L-05 (South Geelong) to give effect to the objectives and strategies for South Geelong and the 'Key Development Areas'. The Panel considered whether the proposed changes to Clause 11.03-6L-05 are appropriate. | In response to submissions, Council reviewed the planning policy and agreed to remove or reword several strategies in Clause 11.03-6L-05.<br><br>The Panel acknowledged Council's attempt to deal with submissions by agreeing to changes in the exhibited policy and supports the post exhibition changes proposed by Council. | The Panel recommends Clause 11.03 be amended with the changes identified by Council and no further changes are required. | Council accepts the Panel's recommendation and has updated Clause 11.03 with the "Panel preferred version" which can be viewed in the Panel Report from 15 January 2025. |
| **3. Public Acquisition Overlay (PAO)** | | | |
| The exhibited amendment proposed to apply the Public Acquisition Overlay (PAO4) to the rear of properties fronting Moorabool Street to facilitate the widening of Lambs Place. Submitters expressed concern regarding the application and implementation of the | Council further reviewed the PAO4 and concluded that it would be difficult to implement given the current development on the land and agreed that the application of the PAO4 was premature acknowledging there were no plans or budget to undertake the acquisition. Council no longer supports the PAO4 as exhibited. | The Panel recommends deleting the application of the Public Acquisition Overlay (PAO4). | Council accepts the Panel's recommendation and has removed the application of the PAO4 from the amendment. |

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|---|---|---|---|
| PAO. The Panel considered whether the application of the PAO is appropriate. | The Panel noted, while reasonable in concept, the PAO4 was not supported by an appropriate level of detail/documentation and supports the removal of the PAO4 from the amendment. | | |
| **4. Heritage Overlay (HO)** | | | |
| The amendment proposes to apply the Heritage Overlay (HO) to an additional 193 properties in the City South Heritage Area, apply the HO to three individually significant properties and make several corrections to existing HO's that was discovered in the amendment process. Some submitter's objected to the proposed application of the HO while other submitters requested additional properties be included in the HO. The Panel considered whether the application of the HO is appropriate. | Council submitted that the application of the HO was informed by the *South Geelong UDF Heritage Review*. In response to submissions, Council recommended that 263 Yarra Street and 262 Bellerine Street, South Geelong be removed from the HO and recommended the Statements of Significance be amended to correctly reference primary sources. Council also called expert heritage witness, Helen Lardner, to provide a statement. Ms Lardner gave evidence that the Heritage Review was based on the best practice Australia ICOMOS Burra Charter and met the requirements of Planning Practice Note 1: Applying the Heritage Overlay. Ms Lardner considered all submissions relevant to the HO and made the following recommendations:<br>• 262 Bellerine Street South Geelong should not be included in the HO.<br>• 264 Bellerine Street South Geelong should not be included in the HO.<br>• The properties at 65, 67, 69, 71 and 73 Kilgour Street should be considered as part of a future amendment as they meet the threshold to be contributory to HO1641.<br>• the north side of Kilgour Street between Moorabool Street and Swanston Street, except for the properties in the proposed RGZ4 facing Moorabool Street, should be zoned GRZ5. This means that 65, 67, 69, 71 and 73 Kilgour Street would be zoned GRZ5 not RGZ4. | The Panel recommends Council amends the Statements of Significance and the Heritage Guidelines to correctly reference primary sources and to remove 262 Bellerine Street, 264 Bellerine Street and 263 Yarra Street, South Geelong from the HO. | Council accepts the Panel's recommendation and has updated the Statements of Significance and Heritage Guidelines and removed the three properties from the HO.<br><br>The *South Geelong UDF Heritage Review* (City of Greater Geelong, 2025) will be uploaded as a Background Document to the Planning Scheme. |

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| | The Panel accepts the evidence of Ms Lardner except for her recommendation with respect to Kilgour Street properties.<br><br>The Panel supports the post exhibition changes to the Statements of Significance and the removal of 262 Bellerine Street, 264 Bellerine Street and 263 Yarra Street, South Geelong from the HO. | | |
| **5. Zoning changes** | | | |
| The amendment proposes to rezone the land in South Geelong to General Residential Zone 5 (GRZ5), Residential Growth Zone 4 (RGZ4) and the Mixed Use Zone (MUZ) to facilitate the development of these sites for higher density residential and associated ancillary uses. Several submitters objected to the zoning changes. Panels considered whether the proposed zoning changes are strategically justified and appropriate and whether the spatial extent of zone changes are appropriate. | The Panel accepts Councils submission:<br>• that the application of the RGZ4 on 'Substantial' change areas is consistent with Planning Practice Note 91-Using the Residential Zones (PPN91).<br>• That the application of the GRZ5 to 'Minimal' and 'Incremental' change areas is not strictly aligning with PPN91, however agrees with Council's submission that this zoning and its purpose is appropriate given the proximity to South Geelong train station.<br><br>The Panel concludes the proposed rezoning of land has strategic merit is appropriate and supports Council's recommendation to amend the minimum setback requirement in Schedule 4 to the RGZ in response to submissions. | The Panel recommends amending Clause 2.0 of Schedule 4 to Clause 32.07 Residential Growth Zone to replace the text of the requirement of the minimum street setback with the following: "Setback a minimum of 6m to Latrobe Terrace and 3m to all other streets." | Council accepts the Panel's recommendation and has updated Schedule 4 to the Residential Growth Zone. |
| **6. Design and Development Overlay** | | | |
| Amendment C432ggee inserts two new Schedules to the Design and Development Overlay (DDO50 and DDO54) and applies them to the 'Key Development Areas'. Several submitters requested changes to the | DDO50 provides built form controls for the South Geelong Station Hub. DDO54 provides built form controls for development along Moorabool Street. Council met with some submitters and as a result agreed to make changes to the exhibited DDO50 and DDO54. | The Panel recommends replacing both the Design and Development Schedule 50 and 54 with the Panel preferred version which can | Council accepts the Panels recommendation and has updated Schedule 50 and 54 to the Design and Development Overlay as |

| | | | |
|---|---|---|---|
| DDO's. Panels considers whether the proposed DDO50 and DDO54 controls are appropriate and if the post exhibition changes proposed by Council are appropriate. | Council submitted and Panels agrees that the two DDO schedules strike an appropriate balance between encouraging development and respecting the existing surrounding land use and development. Council also submitted that all provisions are discretionary, providing flexibility when assessed at the planning permit stage.<br>The Panel concludes that the proposed DDO50 and DDO54 controls are appropriate and all post exhibition changes to DDO50 and DDO54 are supported. | be viewed in the Panel Report from 15 January 2025. | per the preferred Panel version. |

# Executive summary

Greater Geelong Planning Scheme Amendment C432ggee (the Amendment) seeks to implement the South Geelong Urban Design Framework (SGUDF) into the Greater Geelong Planning Scheme (Planning Scheme) by introducing new planning policy, rezoning land to new residential zones and the Mixed Use Zone (MUZ) and applying the Design and Development Overlay (DDO), Heritage Overlay, Public Acquisition Overlay (PAO) and Environmental Audit Overlay (EAO) to nominated properties.

The Amendment proposes significant changes to the Planning Scheme as it applies to South Geelong and it attracted just over 50 submissions on a variety of maters. Key issues raised in submissions included:

- Proposed changes to Planning Policy in Clause 11.03-6L-05.
- The application of proposed Public Acquisition Overlay Schedule 4 (PAO4) to the rear of properties fronting Moorabool Street to facilitate the widening of Lambs Place.
- The application of the Heritage Overlay.
- The proposed rezoning of residential land to the General Residential Zone Schedule 5 (GRZ5) or Residential Growth Zone Schedule 4 (RGZ4).
- Requested changes to the proposed Design and Development Overlay Schedule 50 (DDO50) and Design and Development Overlay Schedule 54 (DDO54) for key land parcels.
- Requested changes to the SGUDF.

While there were a large number of submissions only three submitters to the Amendment made submissions to the Panel. The Panel notes that post exhibition, Council engaged with submitters in an attempt to resolve concerns expressed in submissions. This approach managed to resolve some, but not all, concerns. The Panel is satisfied that the SGUDF has been through an extensive community engagement program and provides the appropriate strategic justification for the Amendment. In reaching its conclusion the Panel has considered the submissions made to the Amendment, the Council's response and its post exhibition changes.

The Panel concludes:

- The Amendment is supported by, and implements, the relevant sections of the Planning Policy Framework and strategically justified and should proceed subject to the changes identified by Council and recommended by the Panel.
- The South Geelong Urban Design Framework is well founded as a basis for the Amendment and is an appropriate background document.
- The application of the Heritage Overlay (HO1641) is appropriate subject to the deletion of of 263 Yarra Street South Geelong, 262 and 264 Bellerine Street South Geelong.
- The post exhibition changes to the Statements of Significance proposed by Council are appropriate and supported by the Panel.
- The proposed DDO50 and DDO54 controls are appropriate and supported by the Panel.
- The post exhibition changes to DDO50 and DDO54 proposed by Council are appropriate and supported by the Panel.

**Recommendations**

Based on the reasons set out in this report, the Panel recommends that Greater Geelong Planning Scheme Amendment C432ggee be adopted as exhibited subject to the following:

1. Amend the South Geelong Urban Design Framework to:
   a) correct the study area boundary in Figure 11
   b) remove the duplicated reference to 'Development Feasibility Study – Barwon Water site' in line one
   c) correct the title of Figure 42 so that it relates to the sustainable change area
   d) amend the Station Hub Staging Plan – Key item 5 'Verner Street and Bellerine Street public realm upgrades by State Government of Victoria' text to include "subject to future funding approval"
   e) remove the irrelevant second sentence of the Concept Plan for Station Precinct – Item 7
   f) correct the boundary description of the study area consistent with the descriptive dot points on page 9.
2. Replace Clause 11.03 with the Panel preferred version in Appendix E.
3. Delete the application of Public Aquisition Overlay 4 (PAO4).
4. Amend the Statements of Significance for the three individual significant properties (HO2023, HO2024, HO2025) and the Statements of Significance and Heritage Design Guidelines for the City South Heritage Area to amend the 'Primary sources' as follows:
   a) add 'City of Greater Geelong, South Geelong UDF Heritage Review, (City of Greater Geelong 2023)'
   b) add 'Bantow, J., Stage 3 Submission, South Geelong Interim Final Urban Design Framework, 10 April 2022'
   c) delete 'Ecology & Heritage Partners Pty Ltd, *South Geelong Heritage Precinct HO1641, Peer Review,* August 2022'
   d) delete 'South Geelong Urban Design Framework - Heritage Character Study (Authentic Heritage Services, June 2020)'
   e) delete South Geelong Urban Design Framework - Proposed Revision to HO1641 City South Heritage Area (City of Greater Geelong, October 2021).
5. Delete the application of the Heritage Overlay (HO1641) to 263 Yarra Street South Geelong ,262 Bellerine Street South Geelong and 264 Bellerine Street South Geelong.
6. Amend Clause 2.0 of the Residential Growth Zone Schedule 4 to replace the text of the minimum street setback requirement with the following:
   a) Setback a minimum of 6m to Latrobe Terrace and 3m to all other streets.
7. Replace the Design and Development Overlay Schedule 50 with the Panel preferred version in Appendix F.
8. Replace the Design and Development Overlay Schedule 54 with the Panel preferred version in Appendix G.

Attachment 04

*Planning and Environment Act 1987*

# Greater Geelong Planning Scheme

# Amendment C432ggee

# Instruction sheet

The planning authority for this amendment is the City of Greater Geelong.

The Greater Geelong Planning Scheme is amended as follows:

## Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 6 attached map sheets.

### Zoning Maps

1. Amend Planning Scheme Map Nos. 49 and 50 in the manner shown on the 1 attached map marked “Greater Geelong Planning Scheme, Amendment C432ggee”.

### Overlay Maps

2. Amend Planning Scheme Map Nos. 49HO and 50HO in the manner shown on the 3 attached maps marked “Greater Geelong Planning Scheme, Amendment C432ggee”.

3. Amend Planning Scheme Map No. 50DDO in the manner shown on the 1 attached map marked “Greater Geelong Planning Scheme, Amendment C432ggee”.

4. Amend Planning Scheme Map No. 50EAO in the manner shown on the 1 attached map marked “Greater Geelong Planning Scheme, Amendment C432ggee”.

## Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

5. In **Planning Policy Framework** – replace Clause 11.03 with a new Clause 11.03 in the form of the attached document.

6. In **Planning Policy Framework** – replace Clause 16.01 with a new Clause 16.01 in the form of the attached document.

7. In **Zones** – Clause 32.07, insert a new Schedule 4 in the form of the attached document.

8. In **Zones** – Clause 32.08, insert a new Schedule 5 in the form of the attached document.

9. In **Overlays** – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.

10. In **Overlays** – Clause 43.02, insert a new Schedule 50 in the form of the attached document.

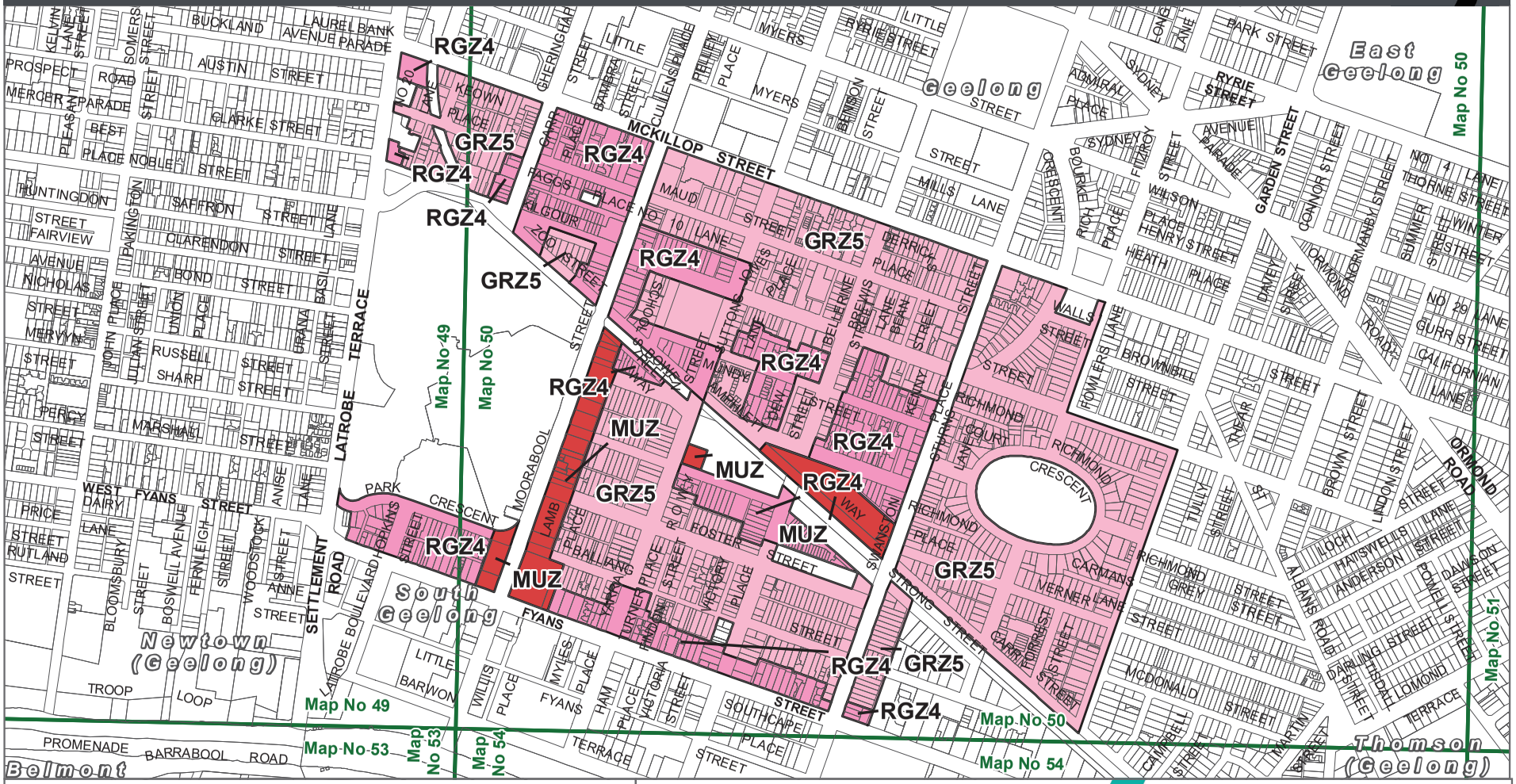
11. In **Overlays** – Clause 43.02, insert a new Schedule 54 in the form of the attached document.

12. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

13. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

**End of document**

# GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
## AMENDMENT C432ggee




**LEGEND**

**ZONE_CODE**

- GRZ - General Residential Zone
- MUZ - Mixed Use Zone
- RGZ - Residential Growth Zone
- Local Government Area

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Print Date: 17/02/2025
Amendment Version: 5

Part of Planning Scheme Maps 49 & 50

0 170 340
Metres

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# GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
## AMENDMENT C432ggee

**LEGEND**

- DDO50 - Design and Development Overlay - Schedule 50
- DDO54 - Design and Development Overlay - Schedule 54
- Local Government Area

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0 70 140
Metres

Part of Planning Scheme Map 50DDO

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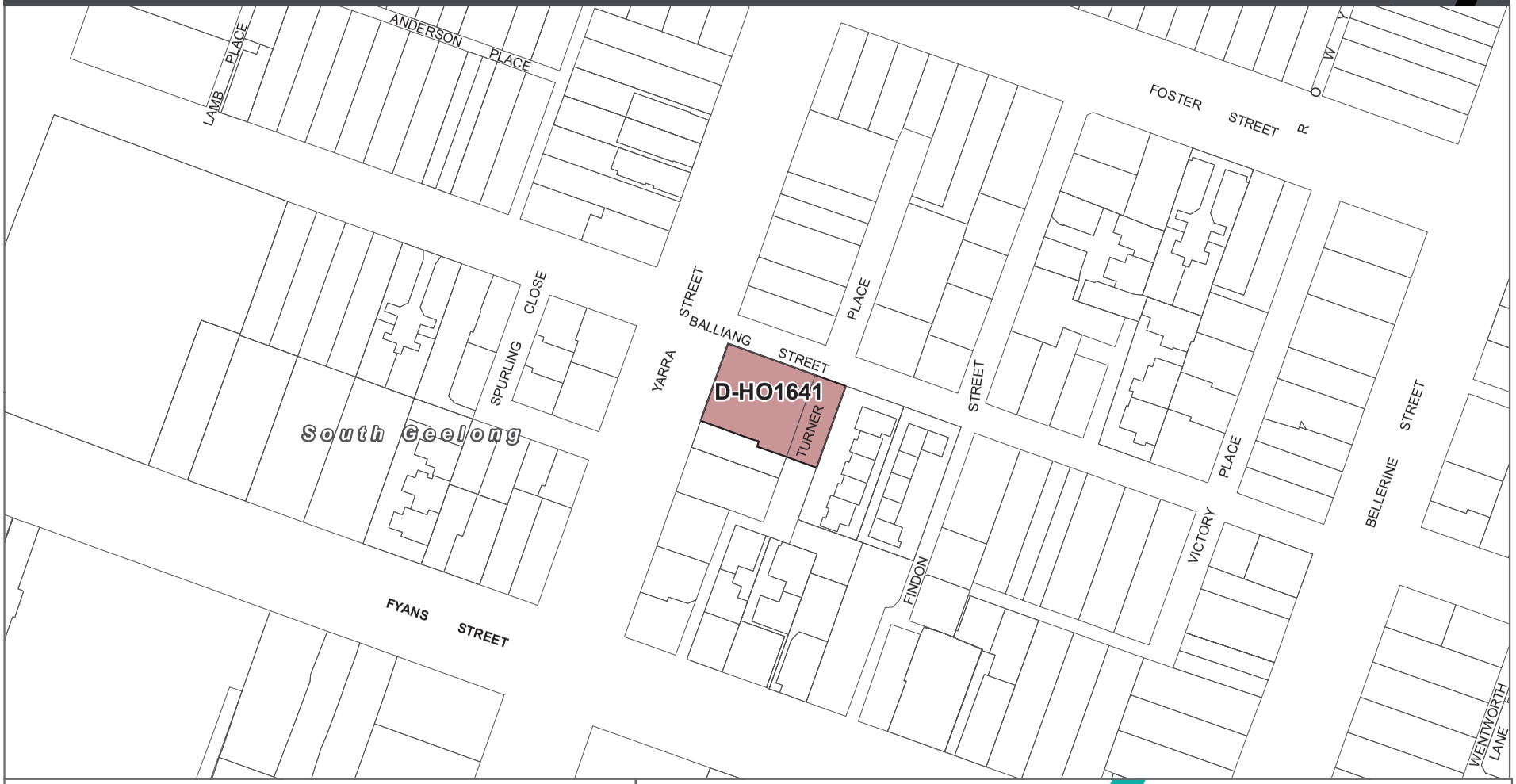
001

# GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
## AMENDMENT C432ggee




**LEGEND**

D-HO - Area to be deleted from a Heritage Overlay

Local Government Area

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Amendment Version: 5

0 25 50
Metres

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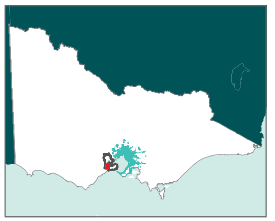
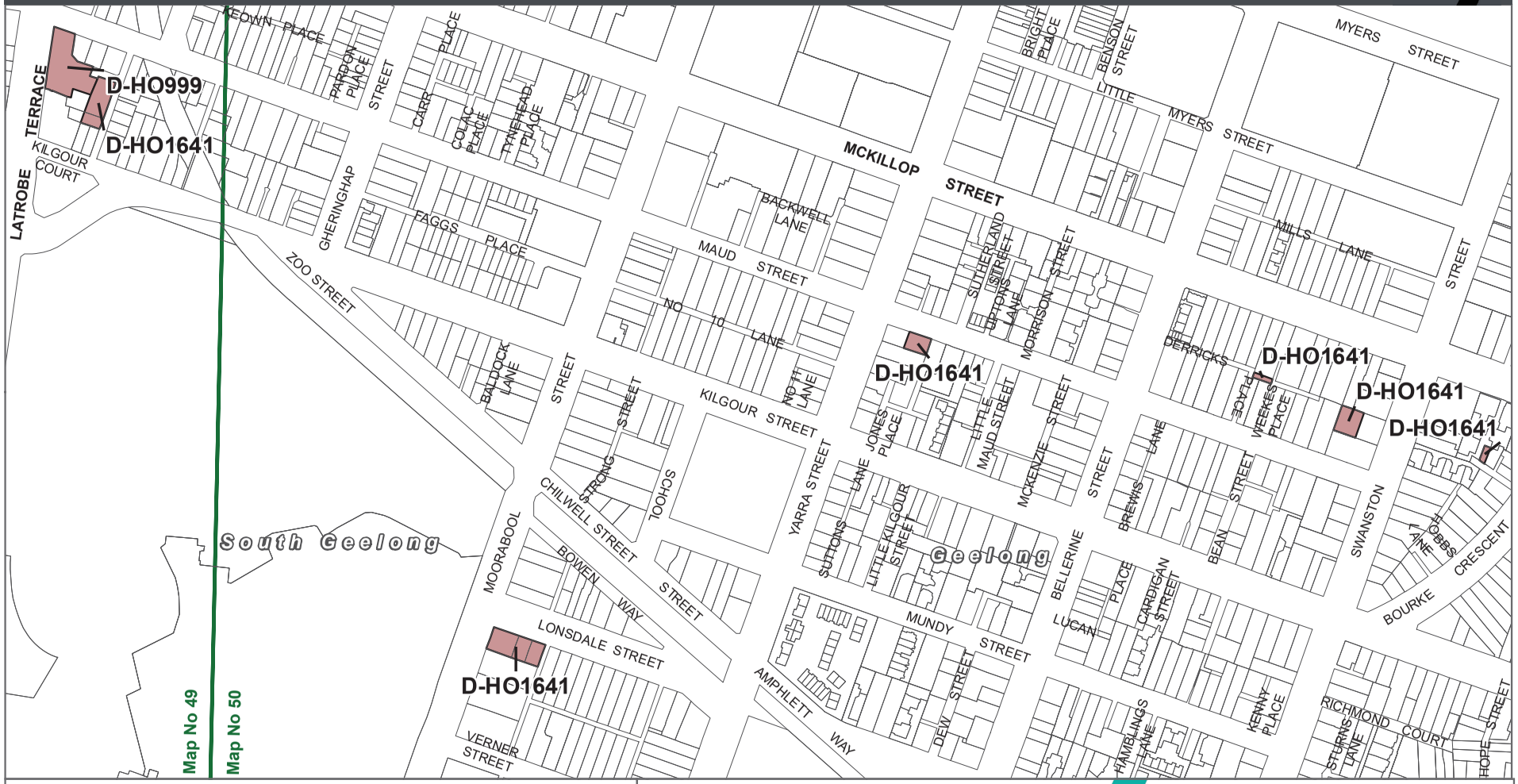
Part of Planning Scheme Map 50HO



006

# GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
## AMENDMENT C432ggee




**LEGEND**

D-HO - Area to be deleted from a Heritage Overlay

Local Government Area

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Part of Planning Scheme Maps 49HO & 50HO

0 75 150
Metres

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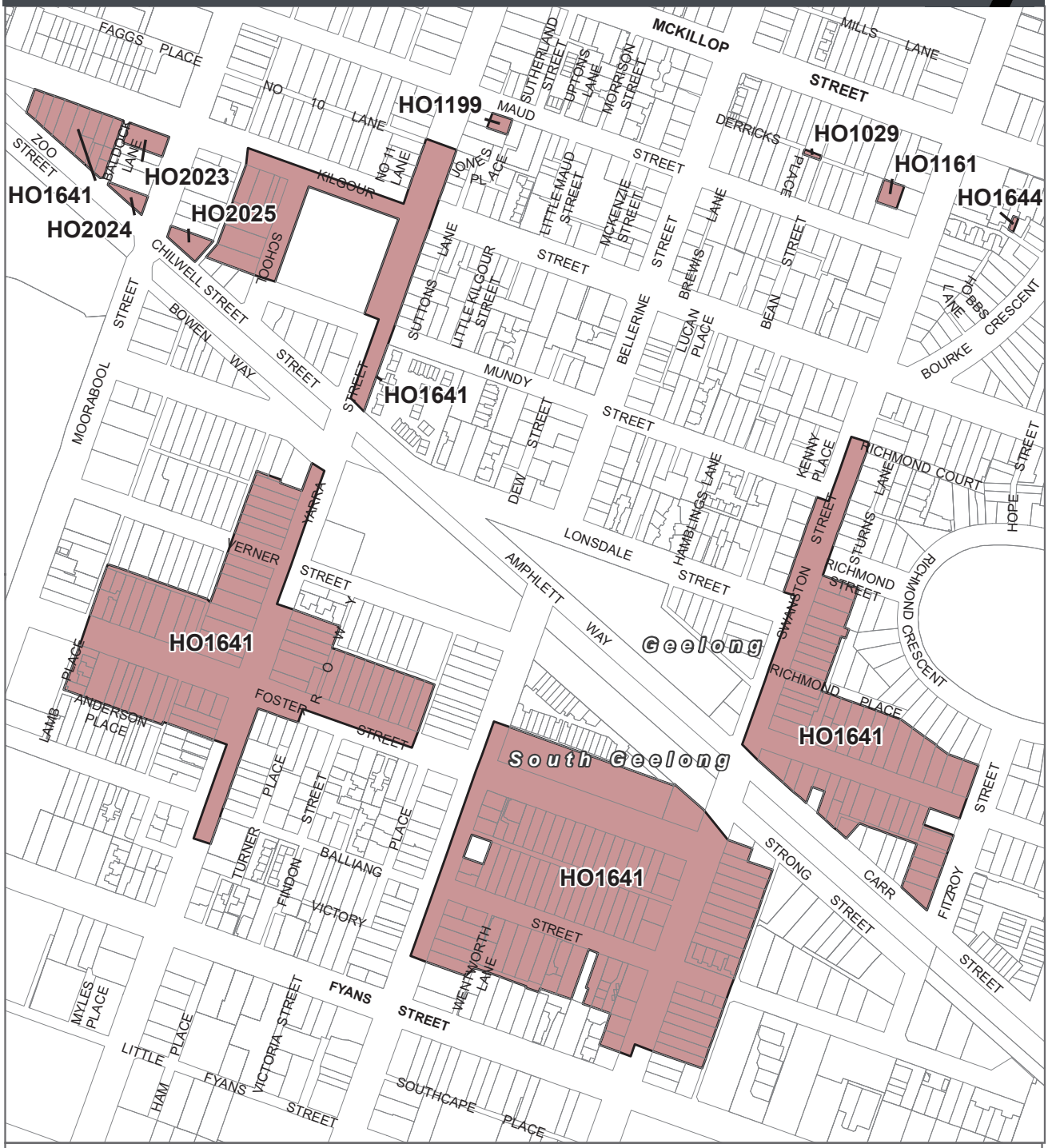
002

# GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
## AMENDMENT C432ggee




**LEGEND**

HO - Heritage Overlay

Local Government Area

Part of Planning Scheme Map 50HO

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Amendment Version: 5

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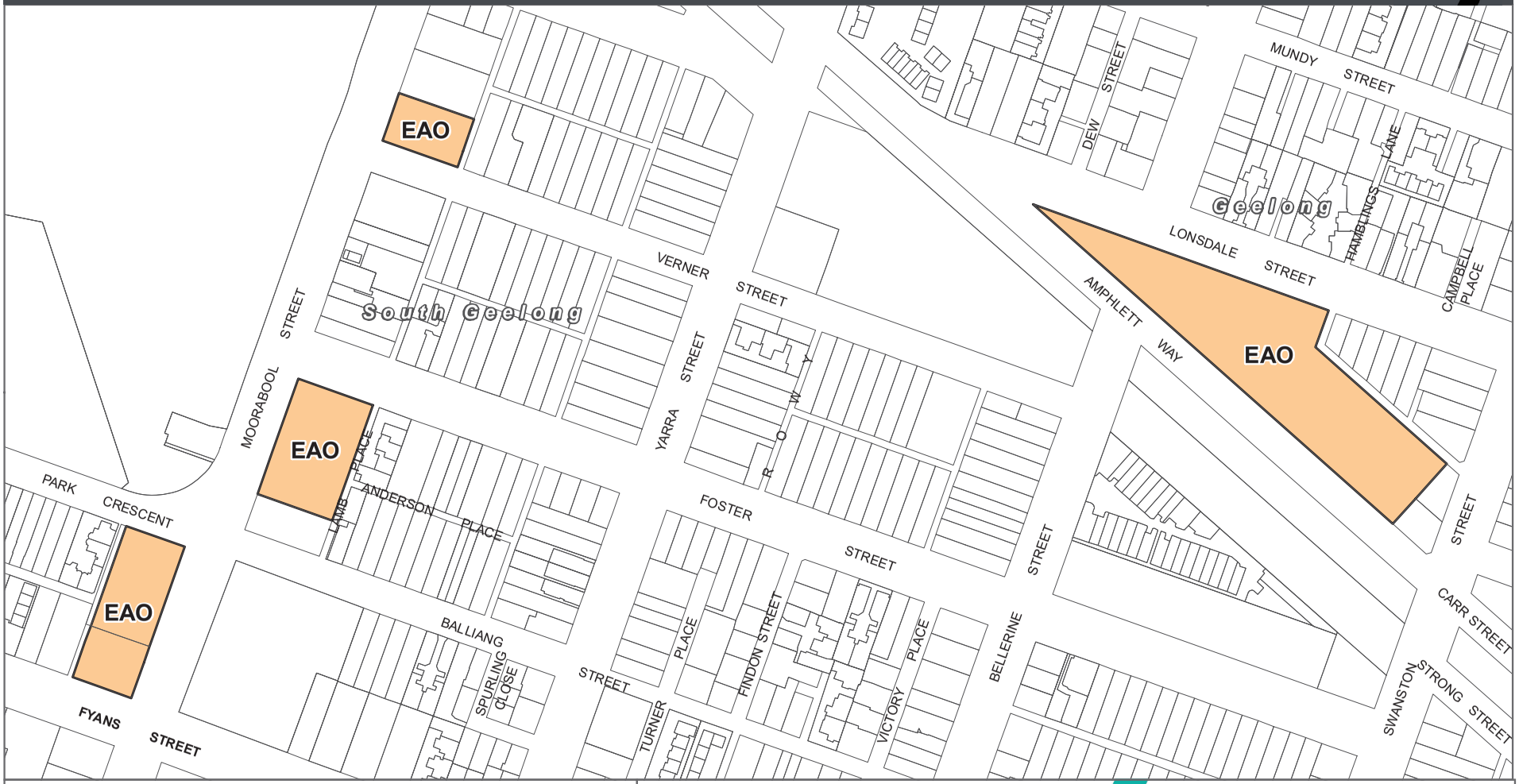
# GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
## AMENDMENT C432ggee




**LEGEND**

EAO - Environmental Audit Overlay

Local Government Area

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003

GREATER GEELONG PLANNING SCHEME

## 11.03 PLANNING FOR PLACES

31/07/2018
VC148

## 11.03-1S Activity centres

03/02/2022
VC199

### Objective

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

### Strategies

Build up activity centres as a focus for high-quality development, activity and living by developing a network of activity centres that:

- Comprises a range of centres that differ in size and function.
- Is a focus for business, shopping, working, leisure and community facilities.
- Provides different types of housing, including forms of higher density housing.
- Is connected by transport.
- Maximises choices in services, employment and social interaction.

Support the role and function of each centre in the context of its classification, the policies for housing intensification, and development of the public transport network.

Undertake strategic planning for the use and development of land in and around activity centres.

Give clear direction on preferred locations for investment.

Encourage a diversity of housing types at higher densities in and around activity centres.

Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.

Improve access by walking, cycling and public transport to services and facilities.

Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.

Encourage economic activity and business synergies.

Improve the social, economic and environmental performance and amenity of activity centres.

### Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)

## 11.03-1L Activity centres in Greater Geelong

07/07/2022
C417ggee

### Objectives

To support the role and function of centres in the Geelong Retail Centre Hierarchy.

To support continued diversification of retail centres over time.

### General strategies

Encourage a mix of retail, office, cafes, higher density housing, education and community facilities to locate within centres, but particularly in Regional (Central Geelong), Sub-regional and Town Centres.

Support accommodation uses above ground level floor space in retail and activity centres subject to provision of parking and access requirements to meet the needs of users.

Direct entertainment and cultural activities to Central Geelong and support local events in other centres.

Encourage the redevelopment of car parking areas for commercial and residential uses where adequate car parking to meet the needs of existing and future uses can be achieved.

Support increased intensity and vertical growth of centres to encourage expansion and to reduce the need to develop new centres.

### Retail hierarchy strategies

Direct new retail development to existing centres, consistent with the role and function described in the Geelong Retail Centre Hierarchy at Clause 02.03-1.

Support the development of discount department stores in Central Geelong and sub-regional centres over lower order centres.

Encourage development that supports a diversity of retail forms across the hierarchy.

Ensure planned centres in growth area are consistent with the role, function, size and type of centre as set out in the Geelong Retail Centre Hierarchy at Clause 02.03-1.

### Residential Growth Zone land strategies

Ensure that retail use and development on land within the Residential Growth Zone:

- Has a functional relationship with an existing activity centre.
- Is designed and sited to operate without amenity impacts to neighbouring residents.

### Commercial and industrial land strategies

Encourage retail use and development in industrial areas only if associated with an industrial use occurring on the land or where it will meet the needs of people employed in the area.

Encourage use and development that will provide for strategic employment land.

Ensure that use or development for a new or expanded supermarket-based centre within the Commercial 2 Zone or Industrial 3 Zone:

- Does not have a significant economic impact on a nearby centre(s) identified within the Geelong Retail Centre Hierarchy at Clause 02.03-1.
- Provides a net community benefit.

### Restricted retail uses strategies

Direct restricted retail use and development to nominated restricted retail precincts as identified in the Geelong Retail Centre Hierarchy at Clause 02.03-1.

Support the development of smaller scale, higher density restricted retail uses such as homewares within activity centres.

**Policy document**

Consider as relevant:

- *City of Greater Geelong Retail Strategy 2020-2036* (City of Greater Geelong and SGS Economics and Planning, August 2020)

## 11.03-2S Growth areas

04/05/2022
VC210

### Objective

To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

### Strategies

Concentrate urban expansion into growth areas that are served by high-capacity public transport.

Implement the strategic directions in the Growth Area Framework Plans.

Encourage average overall residential densities in the growth areas of a minimum of 15 dwellings per net developable hectare, and over time, seek an overall increase in residential densities to more than 20 dwellings per net developable hectare.

Deliver timely and adequate provision of public transport and local and regional infrastructure and services, in line with a preferred sequence of land release.

Provide for significant amounts of local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators.

Create a network of mixed-use activity centres that are high quality, well designed and create a sense of place.

Provide a diversity of housing type and distribution.

Retain unique characteristics of established areas impacted by growth.

Protect and manage natural resources and areas of heritage, cultural and environmental significance.

Create well planned, easy to maintain and safe streets and neighbourhoods that reduce opportunities for crime, improve perceptions of safety and increase levels of community participation.

Develop Growth Area Framework Plans that will:

- Include objectives for each growth area.
- Identify the long term pattern of urban growth.
- Identify the location of broad urban development types, for example activity centre, residential, employment, freight centres and mixed use employment.
- Identify the boundaries of individual communities, landscape values and, as appropriate, the need for discrete urban breaks and how land uses in these breaks will be managed.
- Identify transport networks and options for investigation, such as future railway lines and stations, freight activity centres, freeways and arterial roads.
- Identify the location of open space to be retained for recreation, and/or biodiversity protection and/or flood risk reduction purposes guided and directed by regional biodiversity conservation strategies.
- Show significant waterways as opportunities for creating linear trails, along with areas required to be retained for biodiversity protection and/or flood risk reduction purposes.
- Identify appropriate uses for constrained areas, including quarry buffers.

Develop precinct structure plans consistent with the *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021) approved by the Minister for Planning to:

- Establish a sense of place and community.
- Create greater housing choice, diversity and affordable places to live.
- Create highly accessible and vibrant activity centres.

- Provide for local employment and business activity.
- Provide better transport choices.
- Respond to climate change and increase environmental sustainability.
- Deliver accessible, integrated and adaptable community infrastructure.

**Policy documents**

Consider as relevant:

- Any applicable Growth Area Framework Plans (Department of Sustainability and Environment, 2006)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)
- *Ministerial Direction No. 12 – Urban Growth Areas*

## 11.03-3S Peri-urban areas

31/07/2018
VC148

### Objective

To manage growth in peri-urban areas to protect and enhance their identified valued attributes.

### Strategies

Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.

Provide for development in established settlements that have capacity for growth having regard to complex ecosystems, landscapes, agricultural and recreational activities including in Warragul-Drouin, Bacchus Marsh, Torquay-Jan Juc, Gisborne, Kyneton, Wonthaggi, Kilmore, Broadford, Seymour and Ballan and other towns identified by Regional Growth Plans as having potential for growth.

Establish growth boundaries for peri-urban towns to avoid urban sprawl and protect agricultural land and environmental assets.

Enhance the character, identity, attractiveness and amenity of peri-urban towns.

Prevent dispersed settlement and provide for non-urban breaks between urban areas.

Ensure development is linked to the timely and viable provision of physical and social infrastructure.

Improve connections to regional and metropolitan transport services.

## 11.03-4S Coastal settlement

20/03/2023
VC229

### Objective

To plan for sustainable coastal development.

### Strategies

Plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.

Support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.

Identify a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values are protected. Where no settlement boundary is identified, the extent of a settlement is defined by the extent of existing urban zoned land and any land identified on a plan in the planning scheme for future urban settlement.

Minimise linear urban sprawl along the coastal edge and ribbon development in rural landscapes.

Protect areas between settlements for non-urban use.

Limit development in identified coastal hazard areas, on ridgelines, primary coastal dune systems, shorelines of estuaries, wetlands and low-lying coastal areas, or where coastal processes may be detrimentally impacted.

Encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment.

Ensure a sustainable water supply, stormwater management and sewerage treatment for all development.

Minimise the quantity and enhance the quality of stormwater discharge from new development into the ocean, bays and estuaries.

Prevent the development of new residential canal estates.

### Policy documents

Consider as relevant:

- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013)
- *Gippsland Regional Growth Plan* (Victorian Government, 2014)
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014)
- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines for Structures on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020)

## 11.03-5S Distinctive areas and landscapes

30/04/2021
VC185

### Objective

To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

### Strategies

Recognise the unique features and special characteristics of these areas and landscapes.

Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy.

Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy.

Recognise the important role these areas play in the state as tourist destinations.

Protect the identified key values and activities of these areas.

Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.

Support use and development where it enhances the valued characteristics of these areas.

Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.

Protect areas that are important for food production.

### Policy documents

Consider as relevant:

- *Bellarine Peninsula Localised Planning Statement* (Victorian Government, 2015)
- *Macedon Ranges Statement of Planning Policy* (Victorian Government, 2019)
- *Mornington Peninsula Localised Planning Statement* (Victorian Government, 2014)
- *Yarra Ranges Localised Planning Statement* (Victorian Government, 2017)

## 11.03-5R The Great Ocean Road region

20/03/2023
VC229

### Objective

To manage the sustainable development of the Great Ocean Road region.

### Strategies

Protect public land and parks and identified significant landscapes in the Great Ocean Road region.

Ensure development responds to the identified landscape character of the area.

Manage the growth of towns by:

- Respecting the character of coastal towns and promoting best practice design for new development.
- Directing urban growth to strategically identified areas.

Manage the impact of development on catchments and coastal areas.

Manage the impact of development on the environmental and cultural values of the area.

Improve the management of access and transport by:

- Managing the Great Ocean Road for tourism and regional access.
- Enhancing the safety and travelling experience of the Great Ocean Road.
- Improving the safety and operational performance of the inland routes from the Princes Highway to the Great Ocean Road.
- Providing travel choices to and in the region.

Encourage sustainable tourism and resource use by:

- Developing a network of tourism opportunities throughout the region.
- Supporting tourism activities that provide environmental, economic and social benefits.
- Supporting the land use and transport needs of key regional industries including tourism.
- Using natural resources with care.

### Policy documents

Consider as relevant:

- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *The Great Ocean Road Region Landscape Assessment Study* (Department of Sustainability and Environment, 2003)
- *The Great Ocean Road Region* - A Land Use and Transport Strategy (Department of Sustainability and Environment, 2004)

## 11.03-6S Regional and local places

31/07/2018
VC148

### Objective

To facilitate integrated place-based planning.

### Strategies

Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.

Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.

## 11.03-6L-01 Bellarine Peninsula

14/02/2025
C452ggee

### Policy application

This policy applies to land shown on the following maps forming part of this clause:

- St Leonards Structure Plan Map
- Portarlington Structure Plan Map
- Indented Head Structure Plan Map
- Ocean Grove Structure Plan Map
- Leopold Structure Plan Map
- Barwon Heads Structure Plan Map
- Drysdale/Clifton Springs Structure Plan Map
- Jetty Road Urban Growth Plan Map
- Point Lonsdale Structure Plan Map

### Objectives

To ensure development responds to the identity and preferred character of the individual township in which it is located.

To provide attractive and sustainable industrial, commercial, retail, agricultural and tourism development in designated locations, to service the wider Bellarine community.

### General strategies

Support the district towns of Ocean Grove, Drysdale/Clifton Springs and Leopold to fulfil their role as service hubs for the Bellarine Peninsula.

Ensure all other townships provide retail, commercial and community uses and facilities that serve the daily needs of the community.

Retain the land surrounding each town as rural breaks and for its agricultural and scenic values.

### St Leonards strategies

Support a mix of retail, commercial, community and entertainment uses within the town centre.

Encourage development that respects the coastal landscape setting of St Leonards by:

- Providing reasonable sharing of views of the coast and foreshore.
- Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
- Ensuring that development allows for the protection of significant vegetation or planting around buildings and has minimal impact on roadside vegetation.

Support the on-going management, enhancement and sensitive development of the foreshore, Salt Lagoon Wildlife Reserve and Edwards Point State Faunal Reserve.

Protect the scenic qualities of Murradoc Hill and Swan Bay.

Support the development of a focal building, comprising retail and tourist related activities, at the south west corner of Murradoc and Bluff Roads.

Support the development of Growth Areas 1 and 2 identified on the St Leonards Structure Plan map.

Facilitate development of a community facility including an Early Years Learning Centre, preferably at 1345 Murradoc Road.

Integrate the town centre and pier-foreshore area.

### Portarlington strategies

Support the on-going management, enhancement and sensitive development of the foreshore, including a place making project for the main activity node, Point Richards Flora and Fauna Reserve.

Encourage development that respects the coastal landscape setting of Portarlington by:

- Providing reasonable sharing of views of the coast and foreshore, where a view has been identified in an overlay.
- Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
- Ensuring that development allows for the protection of significant vegetation or planting around buildings and has minimal impact on roadside vegetation.

Support the establishment of a Portarlington Community Hub.

Support the redevelopment of the Country Fire Authority fire station.

Support the integration of the Portarlington town centre and pier-foreshore area.

Support the development of the development opportunity sites including:

- Development of a focal building at 22-34 Newcombe Street, Portarlington.
- Redevelopment of the rear of 40-42 Newcombe Street in a manner that is sympathetic to and maintains the heritage context of the site.
- Redevelopment of land between Newcombe Street, Fenwick Street, Harding Street and Brown Street to improve pedestrian connectivity by creating a two-way rear lane system and additional shop front activation.

Support development in the Portarlington town centre incorporating accommodation uses above ground level retail floor space, where such development meets all parking and access requirements.

Support the use and development of 33-41 Mercer Street, Portarlington for aged care living.

### Indented Head strategies

Encourage development that respects the coastal landscape setting of Indented Head, by:

- Providing reasonable sharing of views of the coast and foreshore, where a view has been identified in an overlay.
- Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
- Ensuring that development allows for the protection of significant vegetation or planting around buildings and has minimal impact on roadside vegetation.

### Ocean Grove strategies

Contain urban development within the defined settlement boundary identified on the Ocean Grove Structure Plan map.

Encourage development that respects the coastal landscape setting of Ocean Grove, by:

- Providing reasonable sharing of views of the coast and foreshore.
- Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
- Ensuring that development allows for the protection of significant trees or planting around buildings and has minimal impact on roadside vegetation.

Support the continued development of the north-east growth area as shown on the Structure Plan map.

Encourage a range of accommodation and housing options, including aged care within and adjacent to the Town Centre and other activity centres.

Ensure development avoids detrimental impacts on environmental assets including the coast, Buckley Park Foreshore Reserve, Goandra Estate, Ocean Grove Nature Reserve, Begola Wetlands, Barwon River/Lake Conneware and the Lake Victoria Wetlands.

Support the Town Centre as the primary retail centre for Ocean Grove by providing for a range of retail, business and accommodation uses.

Ensure that the supply of car parking in the Town Centre increases commensurate with parking demands from development.

Preserve The Terrace as the potential long-term arterial route through the Town Centre.

Support the development of a new Neighbourhood Activity Centre, including community uses, in the north-east growth area adjacent to Grubb Road.

Support the development of the restricted retail and industrial precincts within the north-east growth area.

Support the development of a strategic footpath network for the town that provides permeable and safe routes to key destinations and services.

Encourage developments to assist in the establishment of a safe bicycle-pedestrian path network around the town connecting the foreshore, river, nature reserve, and Grubb, Banks and Bonnyvale Roads as shown on the Structure Plan map.

Encourage development to contribute to the improvement of open spaces and key pedestrian links.

Encourage a range of appropriately scaled and located tourism accommodation and activities, including opportunities for revitalisation of existing uses.

Support further development of existing caravan parks and accommodation uses in residential areas, particularly those close to the beach and river, to provide a broader range of accommodation type and mix.

Encourage a range of appropriately scaled tourism related activities on the rural periphery of the town that are complementary to the environmental and rural setting.

Support the duplication of Grubb Road in a manner that preserves significant roadside vegetation, provides an attractive town entry, safe crossing points, pedestrian/cycle paths and undergrounding of powerlines.

Support the provision of community and social infrastructure commensurate with population growth.

**Leopold strategies**

Support Leopold as a Sub-Regional Retail Activity Centre for the Bellarine Peninsula, that also provides local community, recreational and employment facilities to Leopold's residents.

Retain Leopold as an 'urban island', supporting urban growth contained within the settlement boundary to preserve the surrounding rural hinterland.

Support the development of the Ash Road Growth Area and other areas identified for residential development on the Leopold Structure Plan map.

Support increased housing densities around the Sub-Regional Retail Activity Centre and the neighbourhood shopping centres at Ash Road and Dorothy Street.

Encourage the northerly expansion of the Sub-Regional Retail Activity Centre, ensuring any development integrates with the existing centre and surrounding community facilities, and enhances its appearance and functionality.

Support the local convenience role of the Ash Road and Dorothy Street neighbourhood shopping centres, whilst restricting any future expansion of these centres.

Support the development of Council's Kensington Road Community Hub to provide a wide range of community, health, education and civic services/facilities.

Encourage the creation of an additional local mixed-use centre on the south east corner of Bellarine Highway and Melaluka Road. Any redevelopment of this site could accommodate restaurants, convenience shops, offices and residential development.

Provide public open space in residential areas to cater for the passive and active recreation needs of the community.

Facilitate an improved transport network that includes better traffic movements, pedestrian and cyclist linkages and public transport options.

Protect environmentally sensitive areas including Lake Connewarre and Reedy Lake from detrimental impacts of development.

**Barwon Heads strategies**

Maintain a compact urban form and avoid outward sprawl by ensuring that urban development does not occur outside of the defined settlement boundary shown on the Barwon Heads Structure Plan map.

Protect the unique character of Barwon Heads as a coastal village located within a sensitive environment and significant landscape setting.

Protect the very low density residential character of the Warrenbeen Court area to ensure that development has minimal impact on the indigenous vegetation and landscape character of the area.

Reinforce the Hitchcock Avenue shopping centre as the focus of retail activity in Barwon Heads.

Restrict new retail development within the existing town centre and discourage the use of land for industry and warehouse uses.

Support the development of Stage 3 of the 13th Beach Resort as a focus for golf that excludes residential development and provides net environmental benefits.

Facilitate the upgrading of the Barwon Heads Village Park and foreshore reserves in accordance with established master plans.

Protect existing street trees and where possible informal landscaping in streets.

Support development of tourist accommodation around the Barwon Heads town centre, including improvement of accommodation diversity.

**Drysdale/Clifton Springs strategies**

Contain urban development within the defined settlement boundary identified on the Drysdale/Clifton Springs Structure Plan map.

Support the development of the Jetty Road Urban Growth Area and other areas identified for residential development on the Structure Plan map.

Reinforce the Drysdale town centre as the primary retail centre including the development of an additional supermarket on the south side of Murradoc Road.

Provide for the expansion of the Drysdale town centre to the east along Murradoc Road.

Locate future service business or industrial development in the identified precinct along Murradoc Road extending to the Drysdale Bypass.

Design development opposite or close to the Drysdale Bypass to minimise back fencing as viewed from the Bypass.

Co-locate and integrate future education, community and recreation facilities to enhance their accessibility and to maximise joint use wherever possible.

Develop the Council owned Palmerston Street site and the Drysdale Regional Community and Cultural Hub for community and recreation purposes.

Locate development of short-term tourist accommodation at the Curlewis Golf Course at the eastern end of the course close to the Jetty Road Urban Growth Area.

Facilitate additional bicycle and pedestrian opportunities throughout the townships including new footpaths and bicycle lanes.

Support the creation of consolidated parking areas in the town centre.

### Point Lonsdale strategies

Support low-scale tourism opportunities on designated land identified on the Point Lonsdale Structure Plan map.

Support development that strengthens the township's coastal village character and landscape setting by requiring an architectural and urban design response that includes:

- Low scale forms.
- Articulation (materials, openings or features such as decks, balconies, wide eaves or canopies).
- Contemporary design.
- Use of materials such as timber, corrugated iron, weatherboard or light coloured render.
- Limited site coverage and provision of front and side setbacks that reflect existing neighbourhood patterns and provide opportunities for maintenance and planting of native coastal and indigenous vegetation.

Ensure that urban street works associated with development contribute to the implementation of the identified primary and secondary pedestrian/cycle routes and are designed to complement the informal coastal streetscape character.

### Policy documents

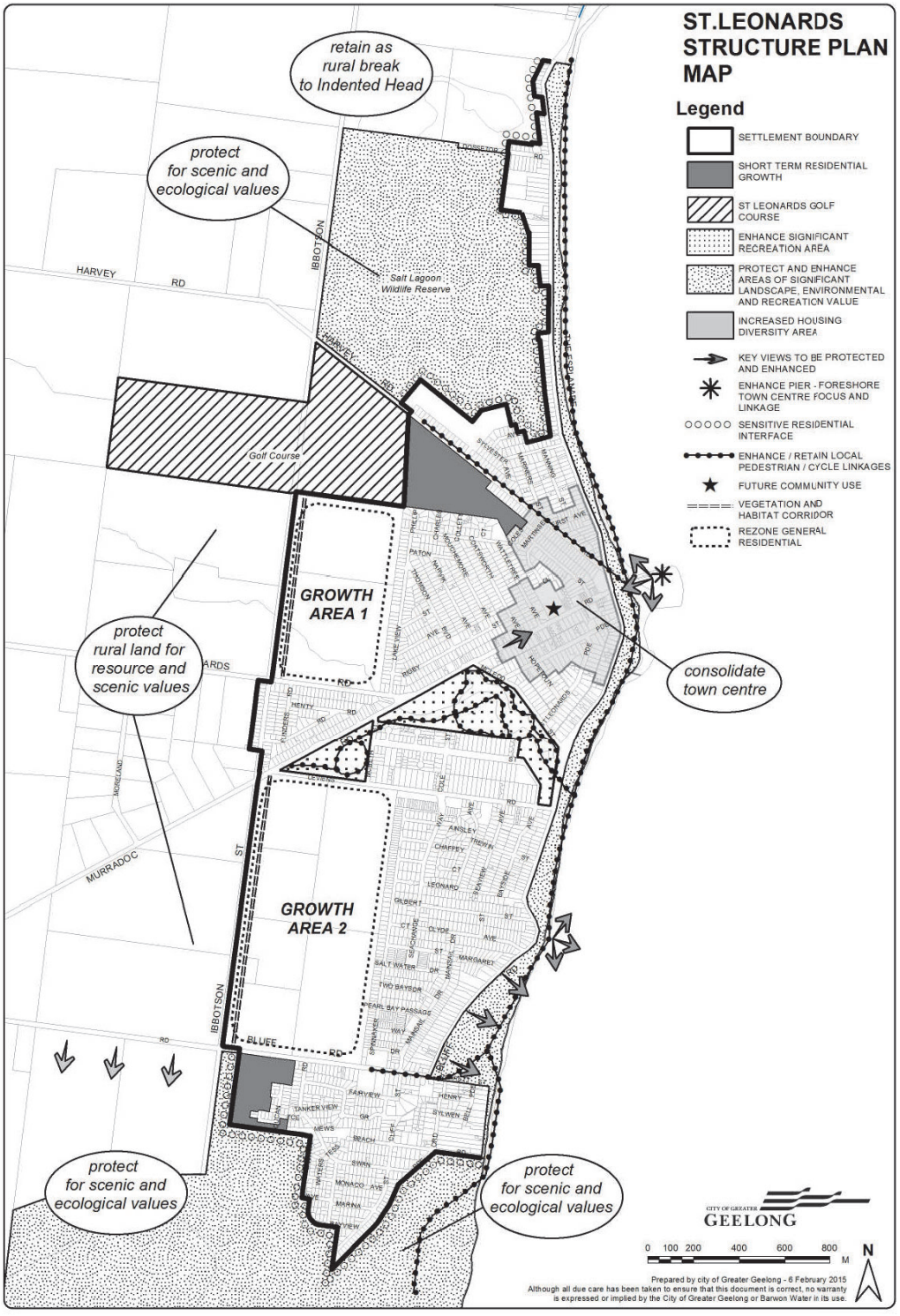
Consider as relevant:

- *Bellarine Peninsula Strategic Plan* (City of Greater Geelong, 2006)
- *Ocean Grove Structure Plan* (City of Greater Geelong, 2015 amended 2016)
- *Ocean Grove Urban Design Framework* (City of Greater Geelong, 2014)
- *Portarlington Structure Plan* (City of Greater Geelong, 2016 amended 2017)
- *Indented Head Structure Plan* (City of Greater Geelong, 2016)
- *St Leonards Structure Plan* (City of Greater Geelong, 2015)
- *Leopold Structure Plan* (City of Greater Geelong, 2011 amended 2013)
- *Leopold Urban Design Framework* (City of Greater Geelong, 2011)
- *Barwon Heads Structure Plan* (City of Greater Geelong, 2017)
- *Drysdale Clifton Springs Structure Plan* (City of Greater Geelong, 2010)
- *Jetty Road Urban Growth Plan* (City of Greater Geelong, 2007 amended 2008)
- *Coastal Spaces Landscape Assessment Study- Municipal reference document* (Planisphere, 2006)
- *Point Lonsdale Structure Plan* (Planisphere, 2009 amended 2011).
- *Drysdale Urban Design Framework* (City of Greater Geelong, 2012)
- *Drysdale Bypass Access Management Strategy* (VicRoads, 2017)
- *City of Greater Geelong Settlement Strategy* (City of Greater Geelong, August 2020)

### Expiry

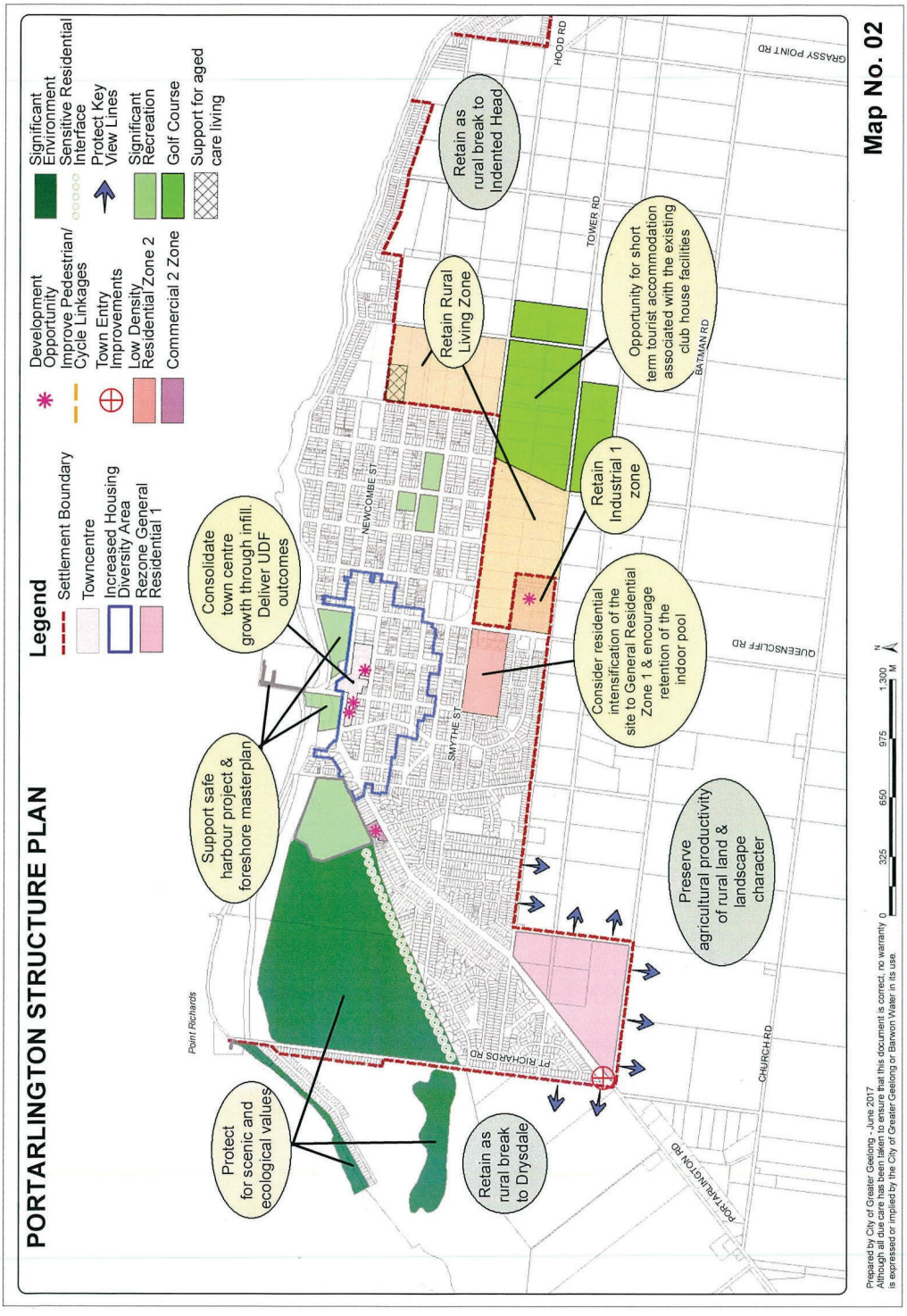
This local policy will expire three years from the gazettal of Amendment C417ggee.

### St Leonards Structure Plan Map



**GREATER GEELONG PLANNING SCHEME**

## Portarlington Structure Plan Map



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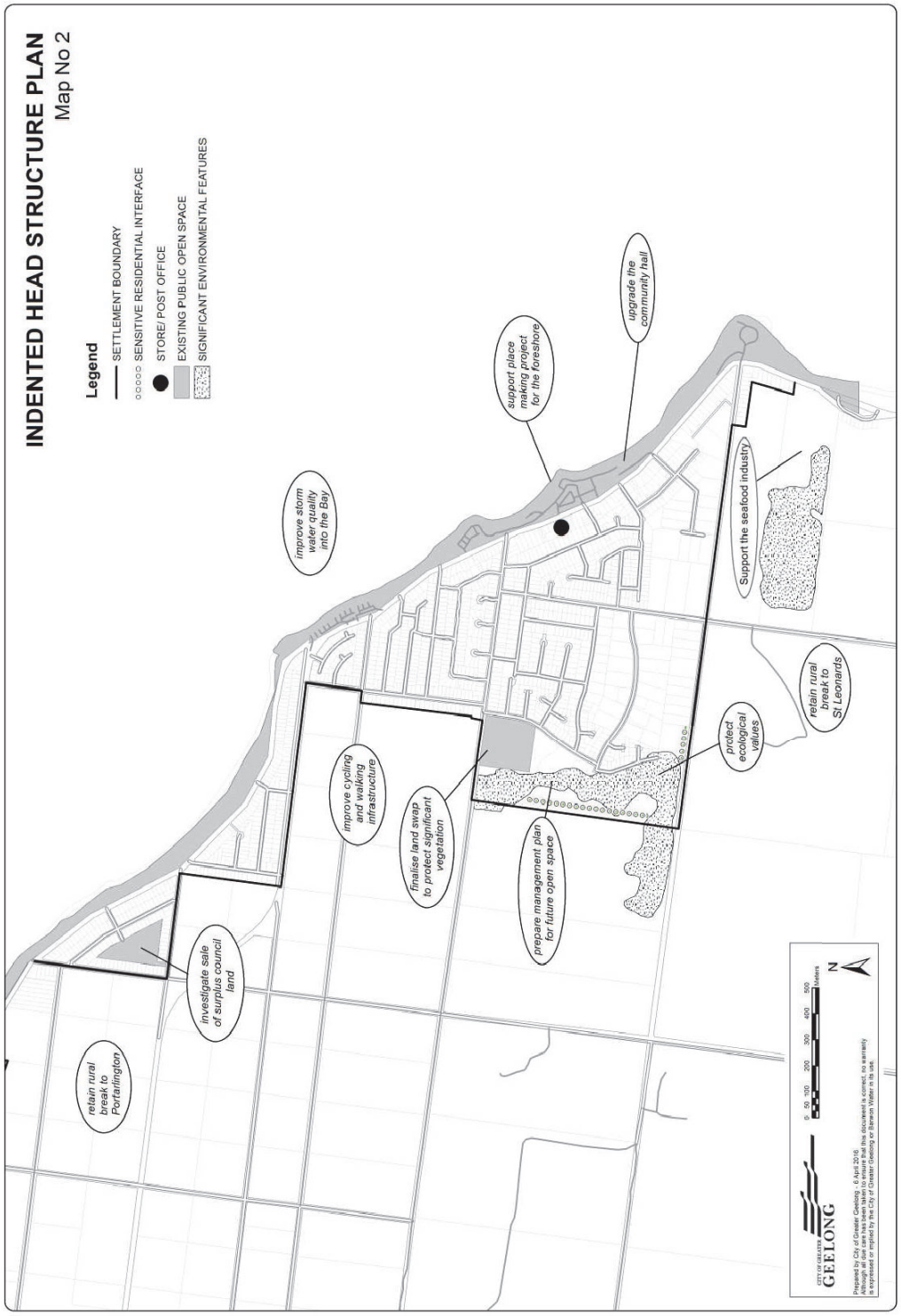
## Indented Head Structure Plan Map



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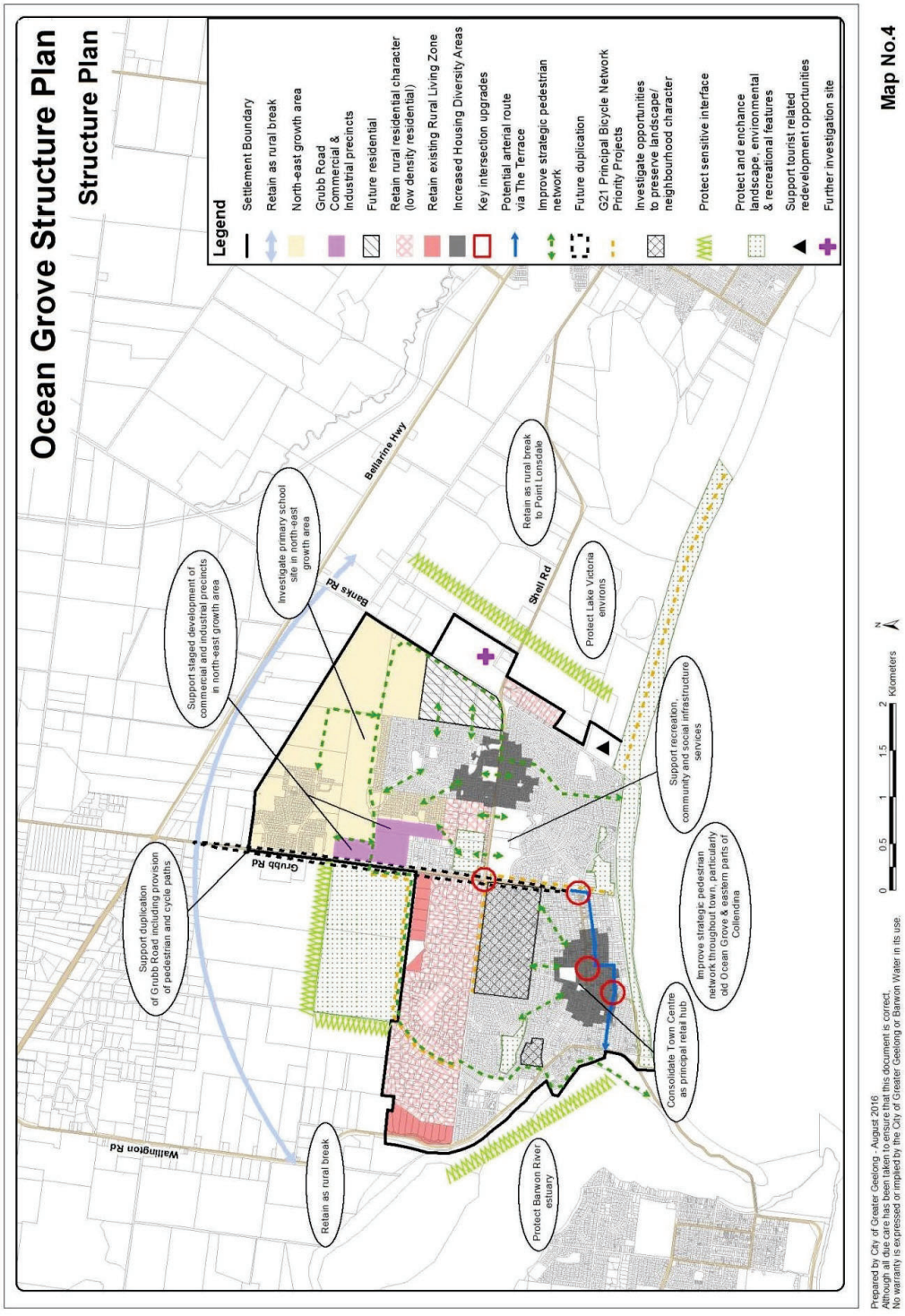
## Ocean Grove Structure Plan Map



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## Leopold Structure Plan Map

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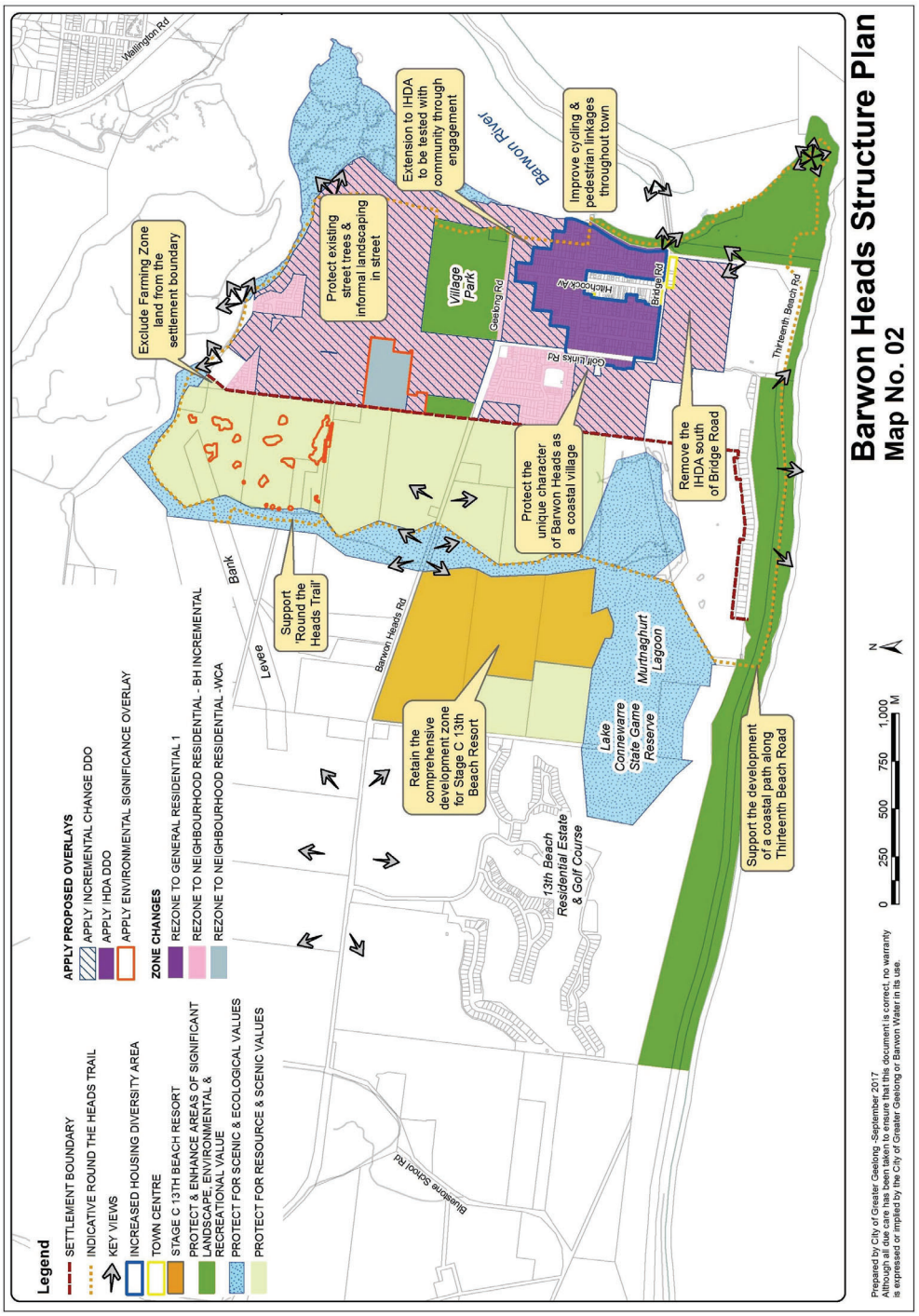
## Barwon Heads Structure Plan Map



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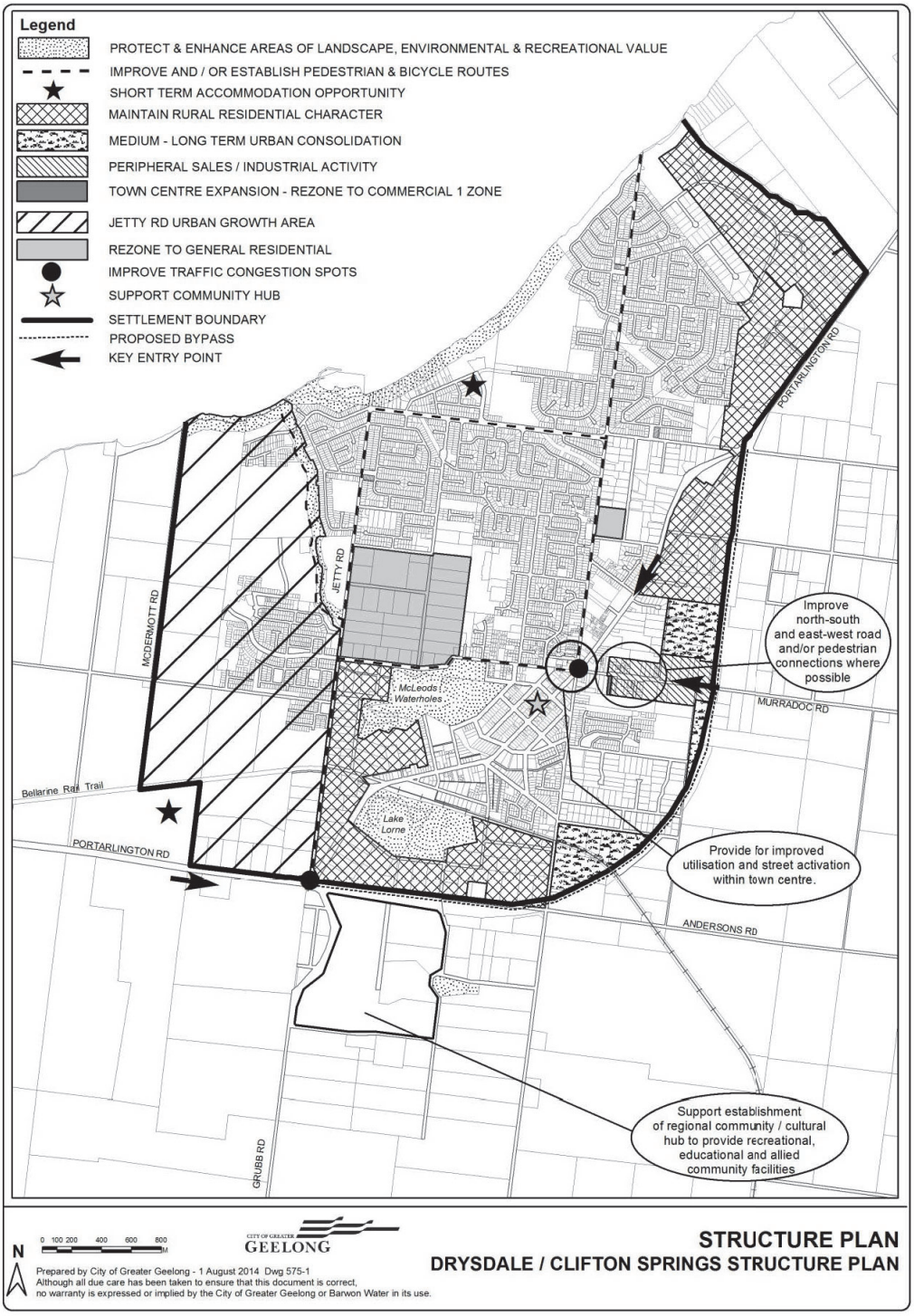
## Drysdale/Clifton Springs Structure Plan Map



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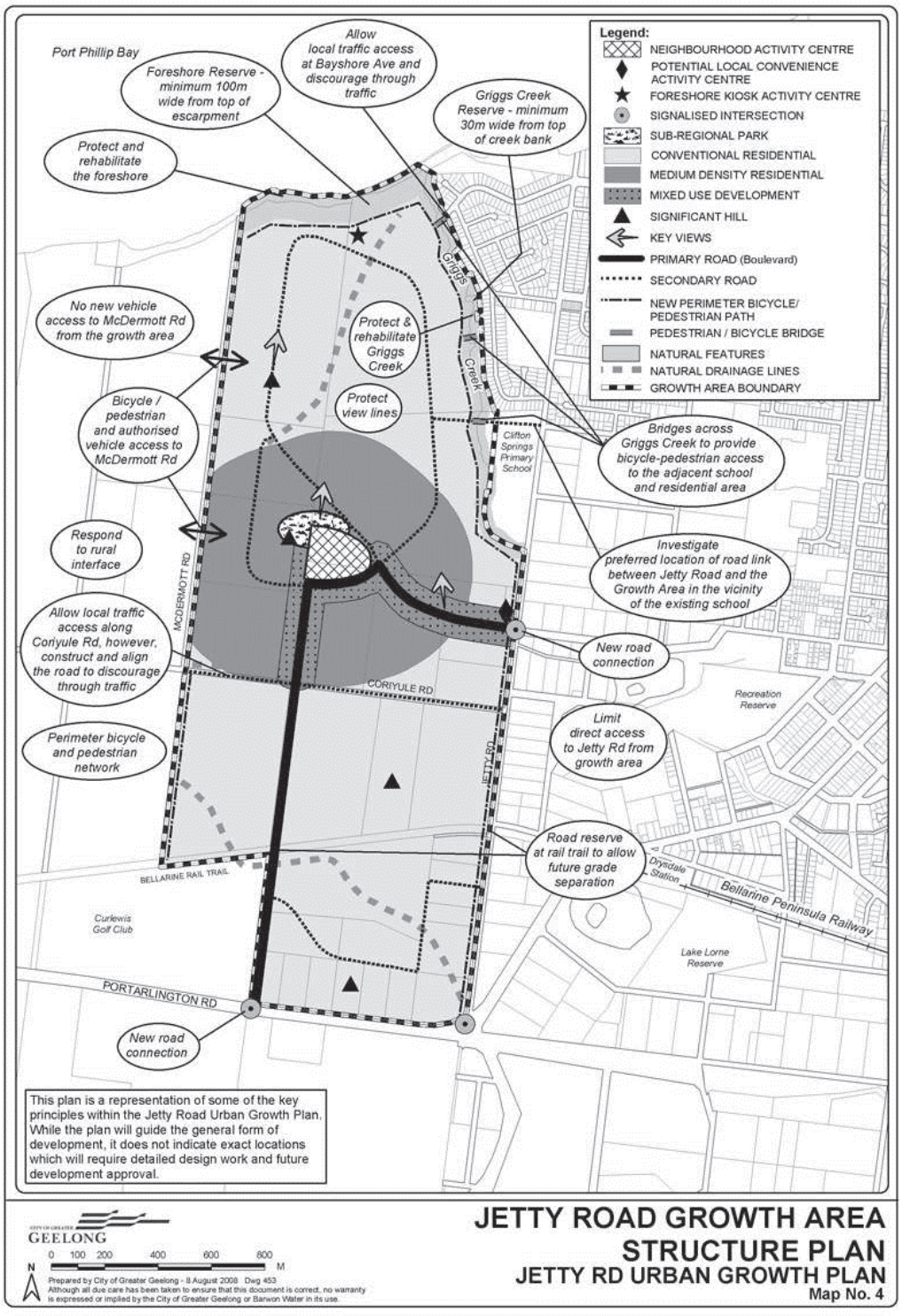
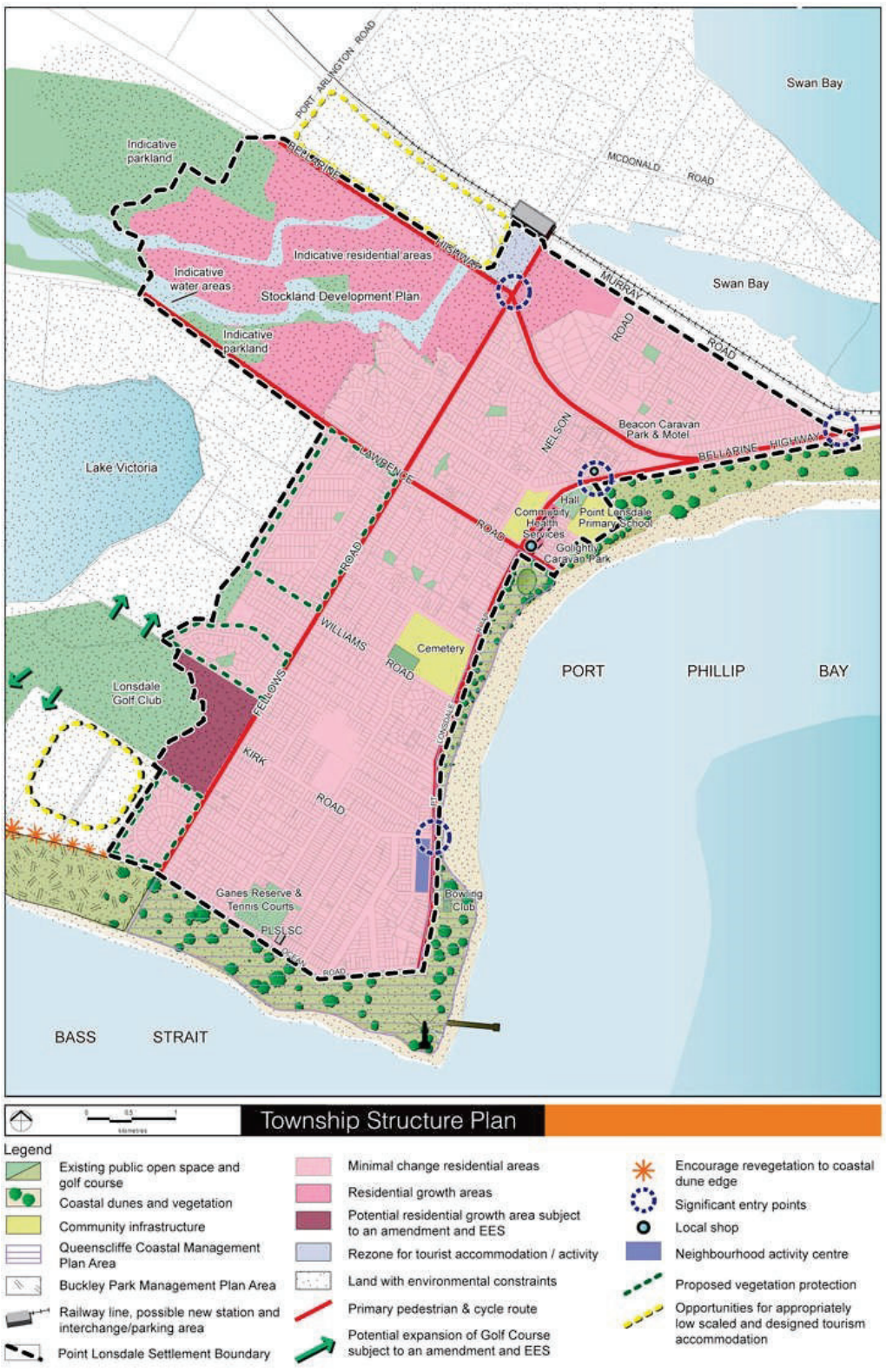
## Jetty Road Urban Growth Plan Map



GREATER GEELONG PLANNING SCHEME

## Point Lonsdale Structure Plan Map



## 11.03-6L-02 Corio Norlane

07/07/2022
C417ggee

### Policy application

This policy applies to land identified in the Corio Norlane Framework Plan Map.

### Objective

To facilitate the urban renewal of the Corio Norlane area.

### Strategies

Encourage increased housing diversity areas around the Corio Sub-Regional Activity Centre, Bell Post Shopping Centre, North Shore Station and local shopping centres.

Encourage the redevelopment of school sites subject to closure for residential development (where not required for a community use in need of a larger site).

Support the ongoing improvement and expansion of the Corio Sub-Regional Activity Centre, and the development of retail, offices, cafes/restaurants and health services around the centre.

Improve the role, function and presentation of retail activity centres through measures such as supporting a diverse mix of uses and the use of public art to enhance their presentation and create a sense of place.

Encourage the development of the Waterworld Precinct as a multi-purpose community precinct that includes dedicated arts and culture spaces within a "landmark" building.

Facilitate the redevelopment and rezoning of land no longer required for commercial use in local shopping centres for housing and other compatible uses.

Limit intensification of residential development within the North Shore residential area close to heavy industrial land uses.

Support the development of health and support services, including potential expansion of facilities within the Corio 'heart' area.

Improve the amenity and safety of local reserves and parks and consider for trade poorly configured parks that do not contribute to the permeability of neighbourhoods.

Encourage the upgrade of ageing drainage infrastructure to better manage impacts resulting from stormwater flooding.

Facilitate the provision of a safe and attractive active transport network to access destinations in Corio and Norlane.

### Policy document

Consider as relevant:

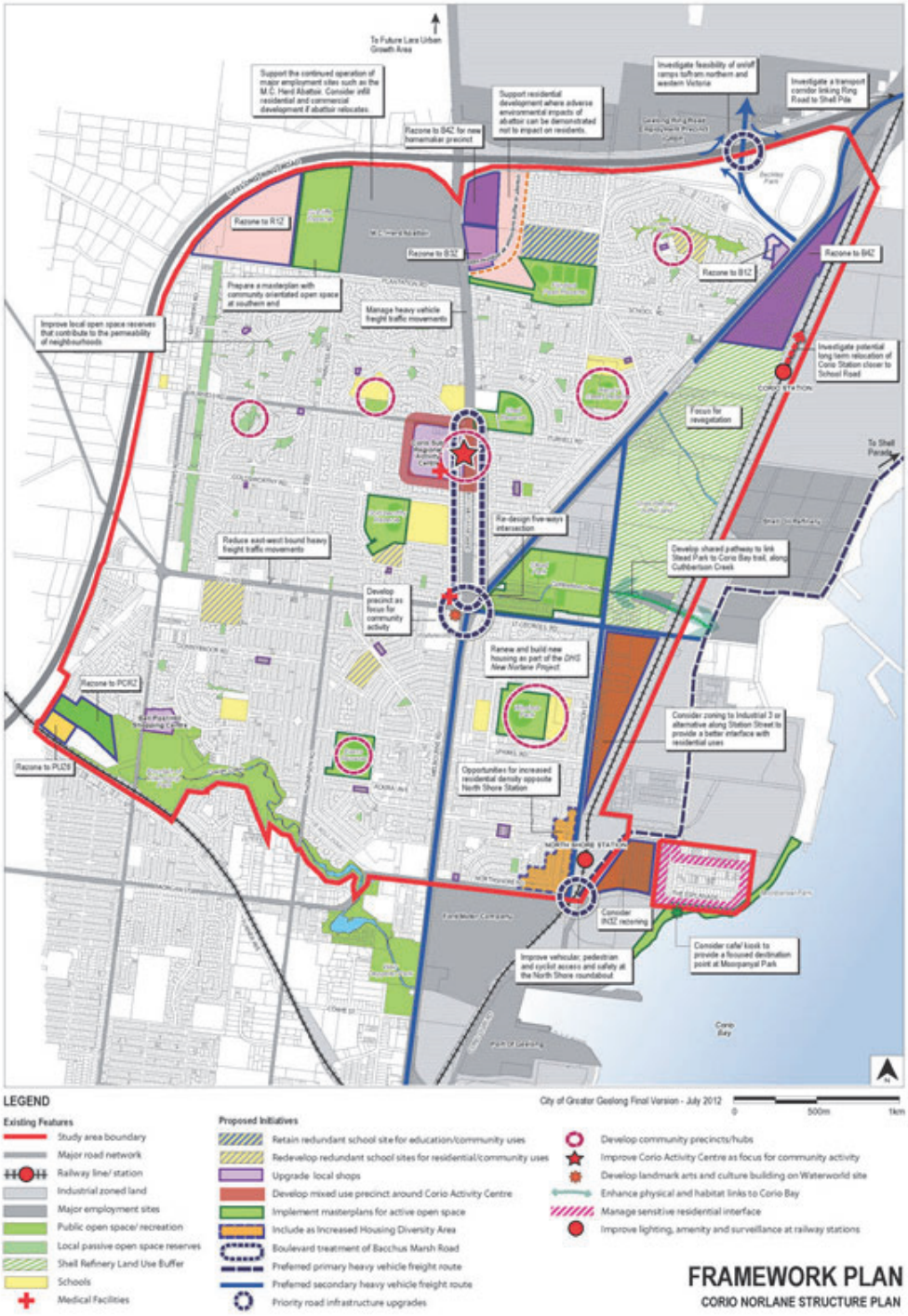
- *Corio Norlane Structure Plan* (City of Greater Geelong and Department of Planning and Community Development, 2012)

### Expiry

This clause expires three years from the gazettal of Amendment C417ggee.

**GREATER GEELONG PLANNING SCHEME**

## Corio Norlane Framework Plan Map



## 11.03-6L-03 Moolap-Point Henry

07/07/2022
C417ggee

### Policy application

This policy applies to land within the Moolap Coastal Strategic Framework Plan Map.

### Objectives

To facilitate the transformation of Moolap-Point Henry into a safe, sustainable, integrated, connected, accessible and attractive place to live, work and visit.

To encourage development that integrates with and provides an interface to adjoining precincts and surrounding areas, including the settlement break between eastern Geelong and the Bellarine Peninsula.

To encourage land use and development that maintains or enhances environmental values and responds to environmental risks.

### Strategies

Support residential and tourism use and development in the Point Henry Precinct, including medium-high density residential development, tourist accommodation and facilities, and complementary commercial and community facilities, water access and boating infrastructure.

Designate the Wetlands and Former Saltworks Precinct for conservation purposes and public open space, with complementary infrastructure and tourism, research and culture/heritage facilities.

Support residential use and development at a range of densities in the Moolap East Precinct, with complementary community, retail and commercial facilities, open space and transport links following the relocation of Dow Chemical and site remediation.

Support industrial activities and commercial businesses in the Southern Precinct to provide local services and employment.

Site and design buildings, infrastructure and coastal facilities to minimise impacts on the environmental, landscape, cultural heritage and biodiversity values of the wetlands, coastal environs and Moolapio grasslands.

Site and design land use and development to respond to potential risks from environmental hazards and climate change, including flooding, acid sulfate soils, sea level rise, coastal erosion and retreat, ground contamination and groundwater salinity.

Provide landscaping and interface treatments to Portarlington Road and Clifton Avenue that are sympathetic to the rural landscapes and green break between Moolap and Leopold.

Provide a movement network that provides for convenient and safe access and is integrated with the existing network and surrounding areas.

Plan for drainage and stormwater management to take a whole of catchment approach that maintains water quality and includes water sensitive urban design.

Encourage environmentally sustainable and water sensitive design that responds to the land's context, natural features and constraints.

Include landscaping and interface treatments that avoid adverse impacts between industry and existing and future residential uses and conservation areas.

Encourage urban and building design that responds to the coastal setting and establishes a unique character.

Facilitate the necessary clean-up, rehabilitation and remediation of former industrial uses and landfill sites.

Support interim land use and development, consistent with the zoning of the land, where the ultimate land use and development outcomes for the land are not prejudiced.

Support the continuation of Dow Chemical in the Moolap East Precinct until this industry chooses to relocate and the precinct transitions to residential.

**Policy guidelines**

Consider as relevant:

- Whether interim land use and development proposals would prejudice the ultimate transition to future land use, having regard to:
  - The expected timing of the transition to future land use.
  - The potential adverse impacts on the environment including contamination.
  - Potential land use conflicts, adverse amenity impacts or other off-site impacts.
  - The need for provision and ongoing maintenance of new infrastructure.
  - The extent, lifecycle and implications of significant investment in infrastructure, services or buildings.
  - Whether any conditions are required to limit the extent, nature and expiry of proposals that may prejudice the future land use directions.
- Whether the use or development is consistent with the provisions of the *Mines (Aluminium Agreement) Act 1961*, where applicable.

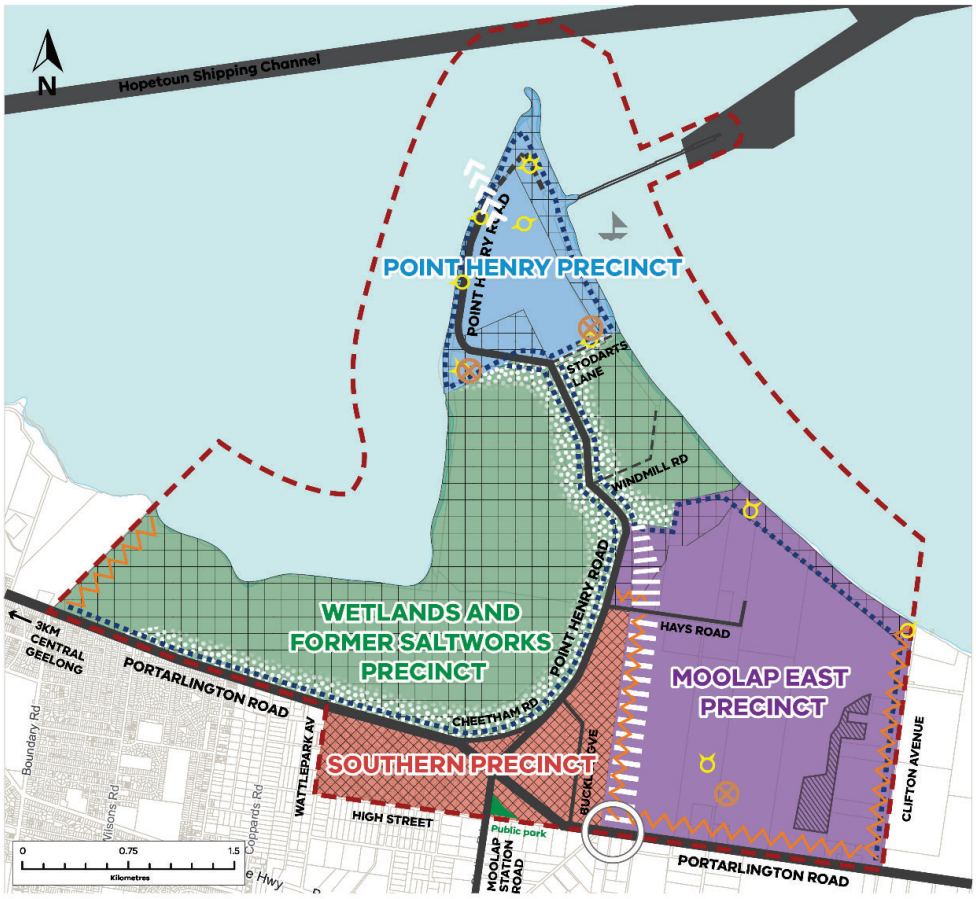
**Policy document**

Consider as relevant:

- *Moolap Coastal Strategic Framework Plan* (Department of Environment, Land, Water and Planning, 2019)

GREATER GEELONG PLANNING SCHEME

## Moolap Coastal Strategic Framework Plan Map



## 11.03-6L-04 West Fyans - Fyans Street

07/07/2023
C458ggee

### Policy application

This policy applies to the land identified in the West Fyans – Fyans Street Precinct Structure Plan Area Map.

### General strategy

Ensure that development enhances the visual relationship with public open space areas, including the Barwon River.

### Open space precinct 1 strategies

Support community and recreation use and development.

Support tourist-related use and development in identified locations as shown on the West Fyans – Fyans Street Precinct Structure Plan Area Map.

Design and site development to enhance the open space qualities of the area including the Barwon River Corridor.

### Business park precinct 2 strategy

Encourage uses that contribute to the development of the business park including manufacturing, office and active recreation uses.

### Residential interface precinct 3A strategies

Direct commercial uses to West Fyans Street including office and retail development that could include housing at upper levels.

In the Residential and Mixed Use Zones support the development of housing, including medium density housing, in a manner which responds to the existing housing stock's modest scale, built form and setbacks.

Within Industrial 1 zoned areas support a range of activities complementary to the long-term mixed-use vision for the area including office, service industry and leisure and recreation activities.

Discourage industrial uses that do not meet Clause 53.10 buffer requirements.

### Mixed use precinct 3B strategies

Within the Commercial Node support a mix of accommodation and commercial activity including retail, food and drink premises, office, community and recreation uses.

In the West Fyans Street area, west of Pakington Street encourage a mix of office and retail uses and opportunities for upper level housing.

In the West Fyans Street area, east of Pakington Street encourage restricted retail and other commercial uses.

Encourage medium to high density residential development in the remainder of the precinct with opportunities for small-scale non-residential uses such as arts and crafts, leisure and recreation, home-based offices and medical offices.

Design development to provide for or improve pedestrian and bicycle linkages to the Rutland Street extension connecting to Pakington Street.

### Mixed use precinct 4 strategies

Within the Commercial Node support a mix of accommodation and commercial activity including retail, food and drink premises, office, community and recreation uses.

Limit non-residential uses outside the Industrial 1 Zone and the Commercial Node to areas with convenient access to and from the river environment.

Encourage medium to high density residential development in the remainder of the precinct.

Within Industrial 1 zoned areas support a range of activities complementary to the long-term mixed-use vision for the area including office, service industry, leisure and recreation activities.

Discourage industrial uses that do not meet Clause 53.10 buffer requirements.

Promote the adaptive reuse of heritage buildings including the former heritage woollen mills.

Design development to provide for or improve pedestrian and bicycle linkages to the river environment and the Rutland Street extension connecting to Pakington Street.

**Business precinct 5 strategy**

Maintain this precinct as the focus for restricted retail premises.

**Industrial precinct 6 strategies**

Discourage the use of land for offensive industries and restricted retail activity.

Encourage the use of land for warehousing, service and non-offensive industries and office uses.

**Mixed use - high density residential precinct 7 strategies**

Direct restricted retail uses to Moorabool Street and larger commercial uses to Moorabool and Fyans Streets at ground level and encourage housing at upper levels.

Encourage medium to high density residential uses south of Little Fyans Street with higher density housing adjacent to Barwon Terrace.

Support a range of office, warehousing, non-offensive industrial and service industry uses north of Little Fyans Street.

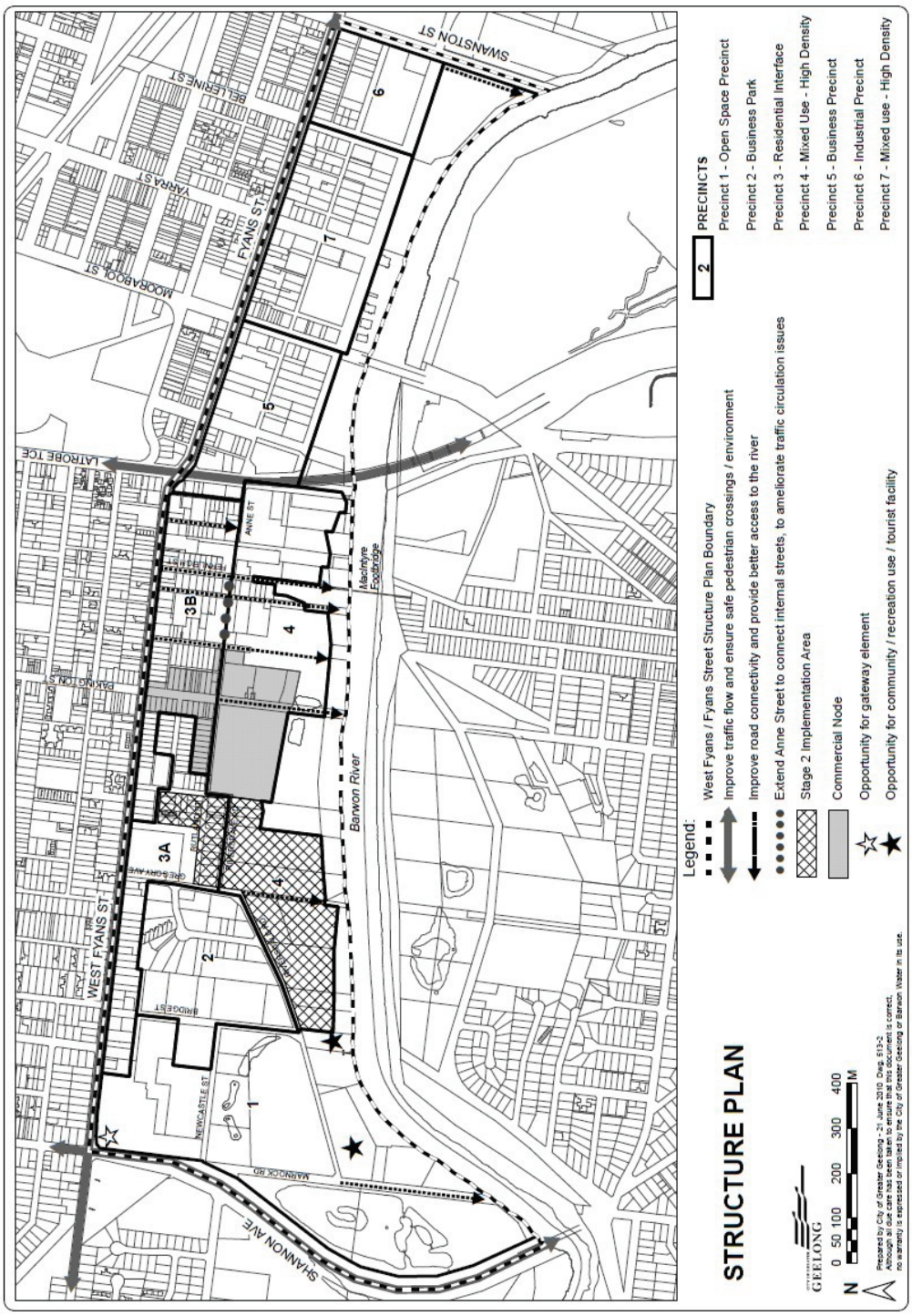
Support commercial uses including food and drink premises, offices, arts and crafts and leisure and recreation activities at ground and first floor levels adjacent to Barwon Terrace and Yarra Street.

**Policy document**

Consider as relevant:

- *West Fyans –Fyans Street Precinct Structure Plan* (City of Greater Geelong, 2009)

**West Fyans – Fyans Street Precinct Structure Plan Area Map**




## 11.03-6L-05 South Geelong

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Proposed C432ggee

### Policy application

This policy applies to the land identified in South Geelong Urban Design Framework Area and Key Development Areas Map.

### Objectives

- To promote diverse, high-quality, sustainable urban environments whilst respecting identified neighbourhood character and heritage values.
- To create green streets and public spaces with safe and accessible environments for pedestrians and cyclists and water sensitive urban design.
- To minimise the visual impact of car parking.

**Strategies**

- Improve circulation and way finding features for cyclists and pedestrians.
- Ensure all development, streets and car parking incorporate significant canopy tree planting, landscaping and water-sensitive urban design to increase tree numbers in public and private realms.
- Support the reuse/re purpose of heritage buildings, particularly corner buildings within the General Residential Zone for commercial uses.

**Key Development Areas – Moorabool Street and Station Hub**

**Objective**

To encourage medium and higher density development with a diverse mix of housing (including affordable housing) and ground level retail, commercial and community uses that service the needs of the local community and visitors.

**Moorabool Street Strategies**

**Public Domain**

Ensure entrances and paths to public spaces are designed to cater for all people including those with mobility difficulties.

**Street Network and Access**

Design streets for slow circulation speeds and support the reduction of private vehicle parking.

Support the development of safe pedestrian and cyclists' crossings on Moorabool Street, particularly at Lonsdale and Foster Street intersections.

Support the widening of Lamb Place to allow for rear loading vehicle access to development sites.

**Land Use**

Support residential uses and limit the number of buildings used solely for commercial purposes, except for properties adjacent to the railway line.

Support active uses adjoining street corners, public plazas and around heritage buildings.

**Building Form and Layout**

Support consolidation of lots to maximise development potential, ensuring equitable development opportunities on adjacent lots.

Ensure a transition of building height and an appropriate interface to residential properties to the east of Moorabool Street.

Support a reduction in, or shared car parking space for development.

**Station Hub Strategies**

**General**

Support the redevelopment and transition of the South Geelong Station Hub into a transit orientated community hub.

Encourage shared car parking through the provision of a multi deck car park or an alternative car parking arrangement.

**Land Use**

Support a mix of commercial and community land uses including retail, small offices, childcare, supermarket, food and drink premises on the ground floor near the station, which service the local area while continuing to meet the needs of station users.

Support high density residential development.

Support the development of a public plaza adjacent to the station.

**Built Form and Layout**

Support centre median car parking along Lonsdale and Bellerine Streets adjacent to the Station Hub.

Support a wider footpath and verge opposite 40-44 Lonsdale Street to increase public realm, street planting and to help reduce visual bulk from development.

Minimise the impact from overshadowing on residential properties from the multi deck car park.

Support building heights of 3 to 5 storeys on the south side of the South Geelong Station.

Encourage the development of a main street through the southern side of the station.

**Movement networks**

Support improved pedestrian and bicycle connections through and to the station hub.

Support the development of a pedestrian bridge over the railway line, connecting Bellerine Street ensuring access at either side of the station hub.

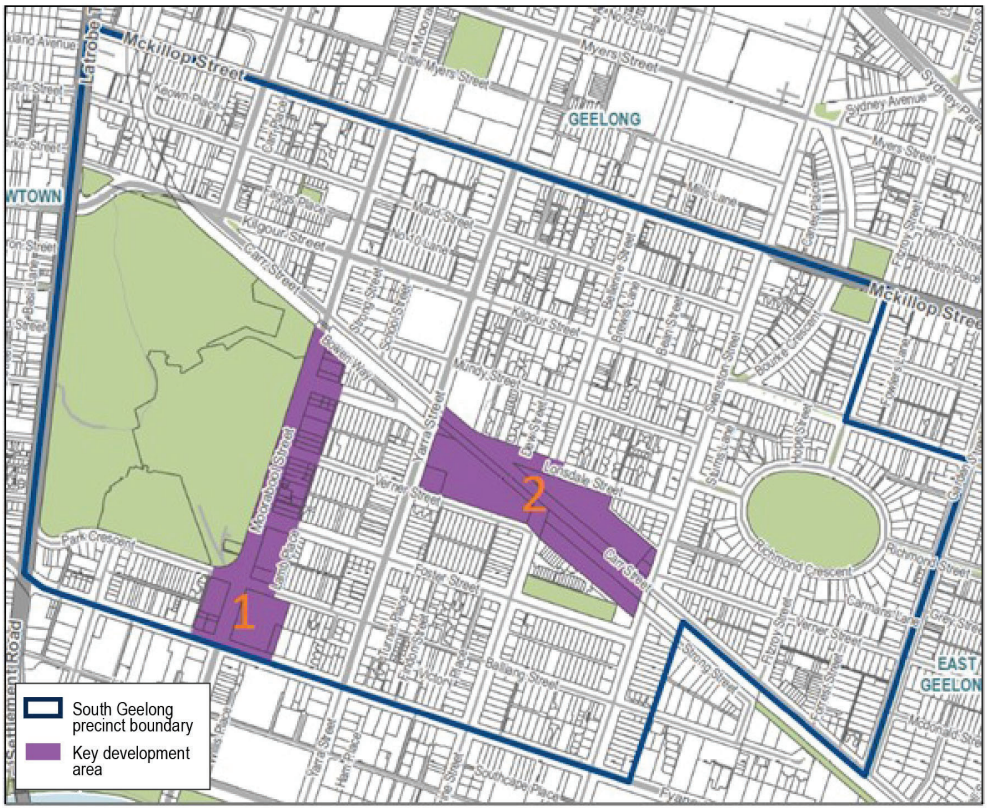
**Policy Document**

Consider as relevant:

- *South Geelong Urban Design Framework (City of Greater Geelong, 2025)*

GREATER GEELONG PLANNING SCHEME

## South Geelong Urban Design Framework Area and Key Development Areas Map




Key Development Areas

1. Moorabool Street
2. Station Hub

GREATER GEELONG PLANNING SCHEME

## 16.01 RESIDENTIAL DEVELOPMENT

31/07/2018
VC148

## 16.01-1S Housing supply

20/12/2021
VC174

### Objective

To facilitate well-located, integrated and diverse housing that meets community needs.

### Strategies

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- Provides a high level of internal and external amenity.
- Incorporates universal design and adaptable internal dwelling design.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

### Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)

## 16.01-1R Infill housing - Geelong G21

09/10/2020
VC169

### Strategy

Facilitate infill development in Central Geelong and West Fyans and around activity areas within urban Geelong and district towns.

## 16.01-1L-01 Integrated housing and housing diversity

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Proposed C432ggee

### Strategies

Accommodate medium and high density housing in Key Development Areas as identified by the Key Development Area maps in this clause.

Locate retirement accommodation in urban areas, preferably close to existing or proposed activity centres and public transport facilities.

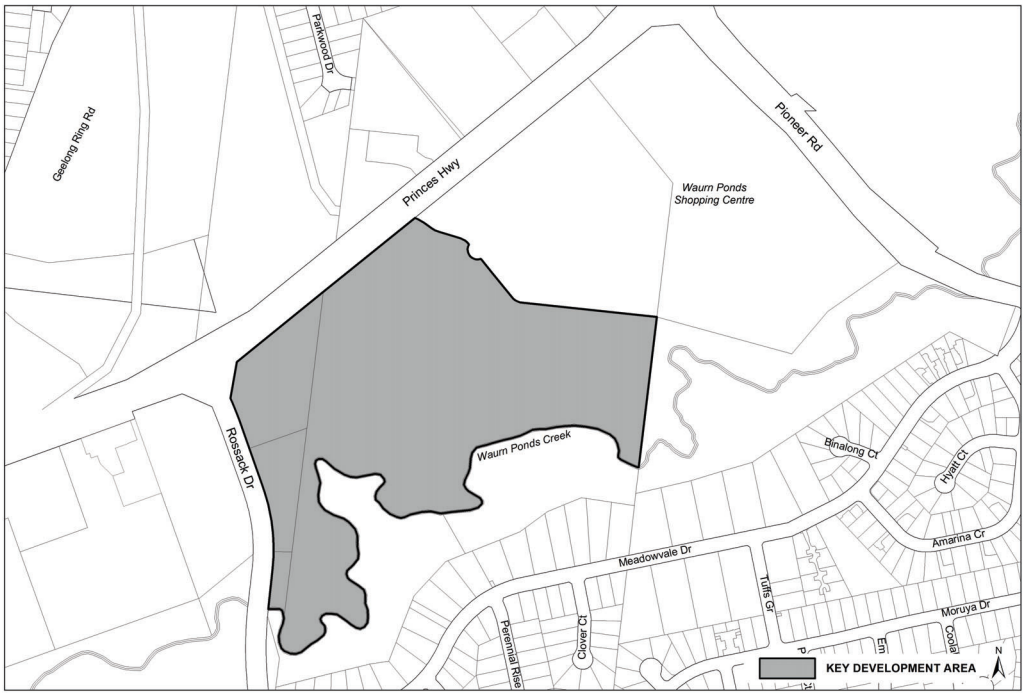
Support social housing in areas with good access to services and facilities.

Increase housing diversity in growth areas through the delivery of a broad range of lot sizes, capable of accommodating a variety of different housing types, including mixed use and high and medium density housing in strategically identified locations.

### Central Geelong Key Development Area Map

**GREATER GEELONG PLANNING SCHEME**

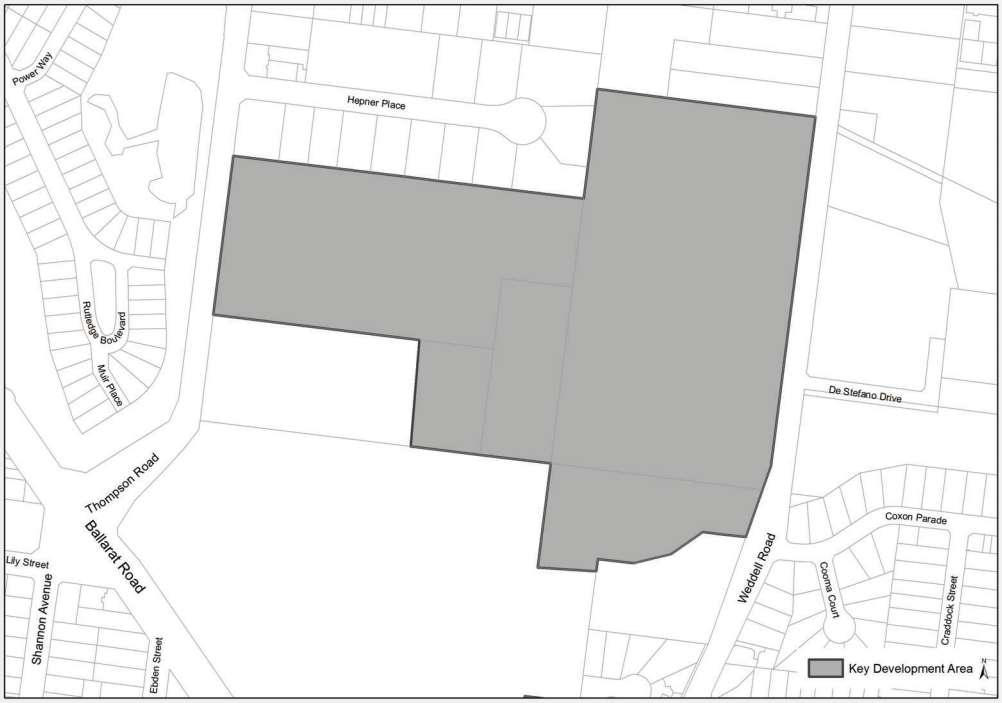
## Waurn Ponds Key Development Area Map




## West Fyans Key Development Area Map

**GREATER GEELONG PLANNING SCHEME**

### Geelong Saleyards Key Development Area Map




South Geelong Key Development Area Map

## 16.01-1L-02 Increased housing diversity areas

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Proposed C432ggee

### Policy application

This policy applies to residential land located in Barwon Heads, Bell Park - Separation Street, Bell Post Shopping Centre, Bellarine Village and Newcomb Central, Belmont - High Street, Corio Village Shopping Centre, Drysdale, East Geelong - Ormond Road, Geelong West Manifold Heights and Newtown, Hamlyn Heights - Vines Road, Highton Shopping Centre, Lara and Lara Station, Leopold, Marshall Station, North Geelong Station, Ocean Grove, Ocean Grove Market Place, Portarlington, South Geelong, St Leonards and Waurn Ponds as identified in the Increased Housing Diversity Areas maps in this clause.

### 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.

To promote pedestrian safety within the IHDA.

### General strategies

Maximise opportunities for housing in IHDA by accommodating:

- High density housing in the activity centres consistent with their primary commercial and retail role.
- Medium density housing in residential areas with more intensive development being located closest to the core of activity centres.

Encourage a diversity of housing types to cater to a variety of lifestyle needs.

Encourage development to provide a high level of on-site amenity for future residents.

### Built form strategies

Encourage development that incorporates a combination of horizontal and vertical articulation, materials, textures and colours to create visual interest.

Encourage a sympathetic design response when addressing any unique characteristics such as heritage places, significant vegetation, topography and public spaces.

Discourage storage areas located within the minimum area of secluded open space.

Support development that does not reduce opportunities for neighbouring sites to reasonably develop.

### Building height strategies

Design development to recess upper levels to reduce dominance of the building from adjoining properties and the streetscape.

Design development on interface properties, between an IHDA and other residential areas, so that the height and bulk is responsive to the adjoining character and provides a transition in the built form between areas.

### Building height policy guidelines

Consider as relevant:

- Encouraging development of up to three stories. Three storey development should be located on larger sites abutting the activity centre or where the amenity of adjoining properties will not be unreasonably impacted.
- Encouraging the recessing of third storeys to reduce dominance of the building from adjoining properties and the streetscape.

**Subdivision and consolidation strategies**

Encourage the consolidation of lots to increase development potential.

Discourage the fragmentation of sites and underdevelopment of sites.

**Car parking strategies**

Locate car parking structures behind the line of the front façade and design them to form a visually unobtrusive part of the building to minimise their visual prominence.

Minimise the number of vehicle crossings and where possible, provide access from lower order roads and rear laneways.

**Car parking policy guideline**

Consider as relevant:

- Where more than one car space is provided, encouraging the use of a single-width garage or carport and a tandem parking space on existing or proposed lots with a frontage of less than 10.5 metres.

**Heritage strategies**

Design development adjacent to heritage places to respect and be sympathetic to the significance of the place.

On sites adjacent to a heritage place, set back building elements above one storey in height behind the roof ridgeline of the heritage buildings.

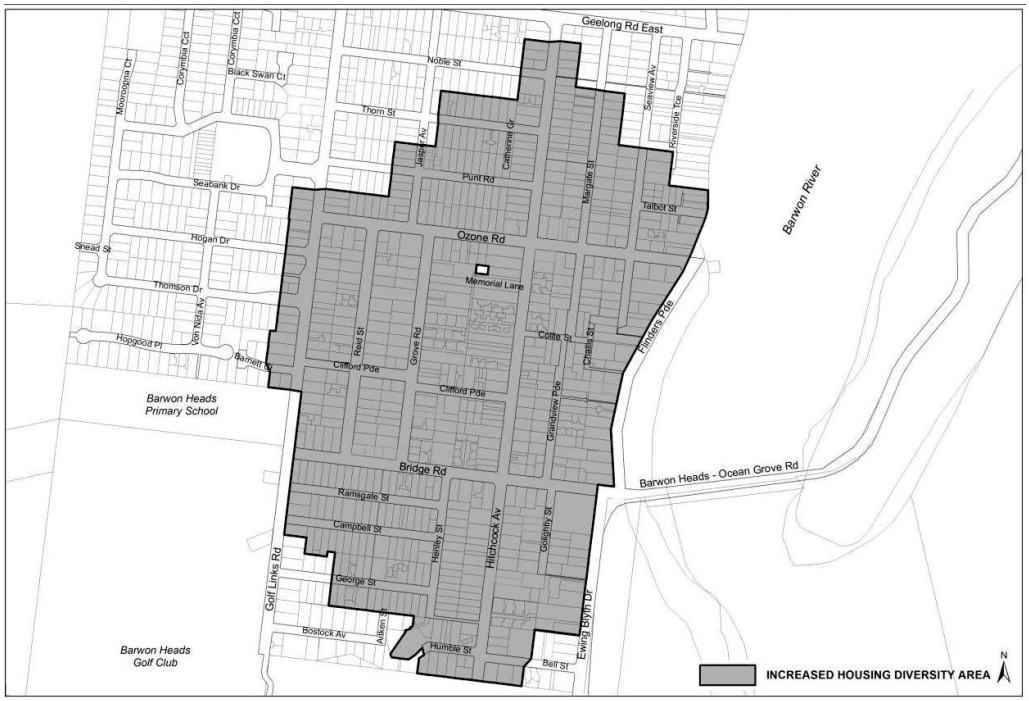
**Policy document**

Consider as relevant:

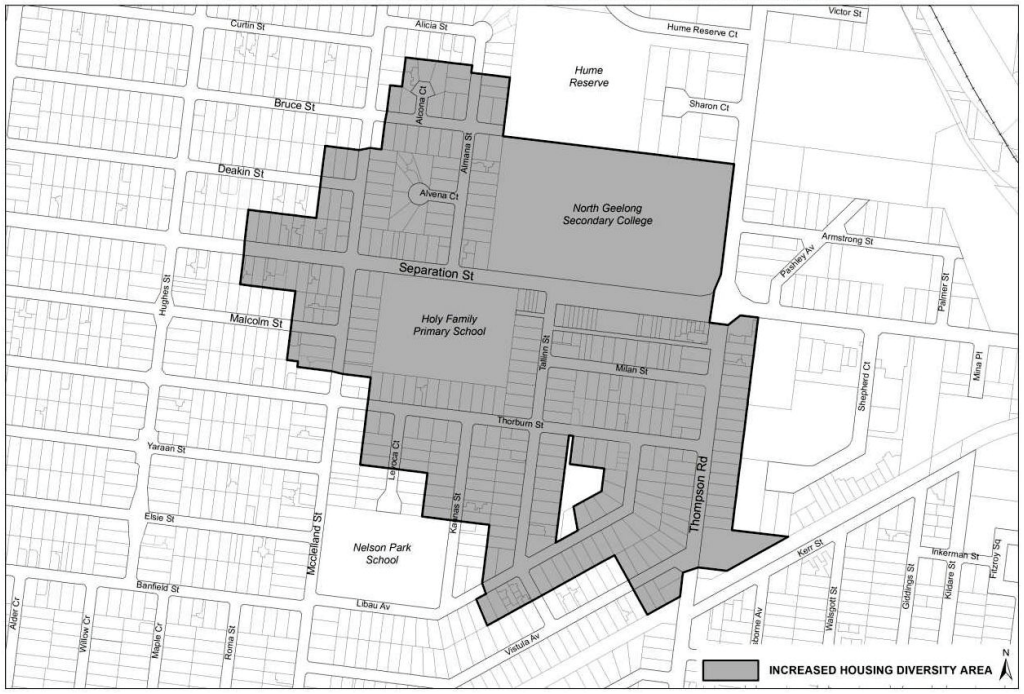
- *City of Greater Geelong Housing Diversity Strategy* (alphaPlan, David Lock Associates and the City of Greater Geelong, 2007)

**GREATER GEELONG PLANNING SCHEME**

## Barwon Heads Increased Housing Diversity Areas Map

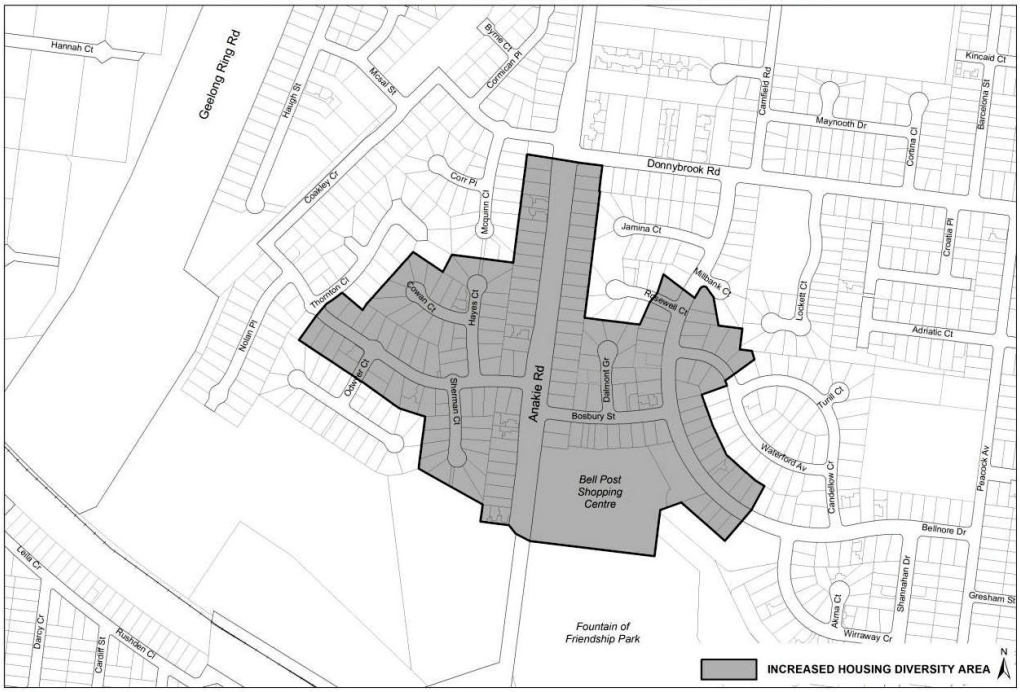



## Bell Park - Separation Street Increased Housing Diversity Areas Map

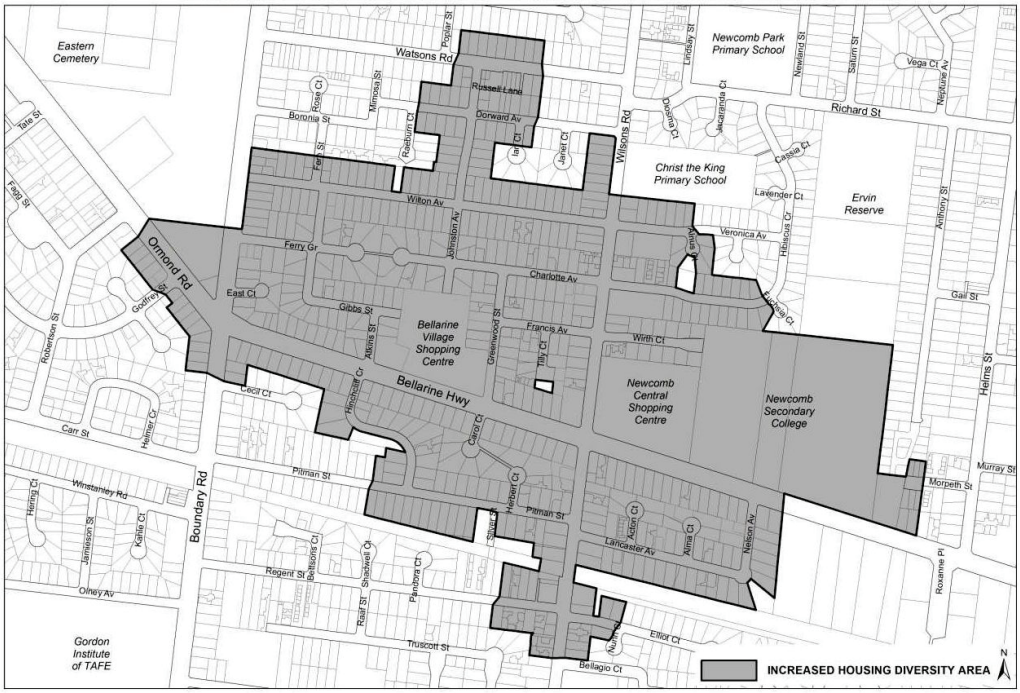


**GREATER GEELONG PLANNING SCHEME**

## Bell Post Shopping Centre Increased Housing Diversity Areas Map



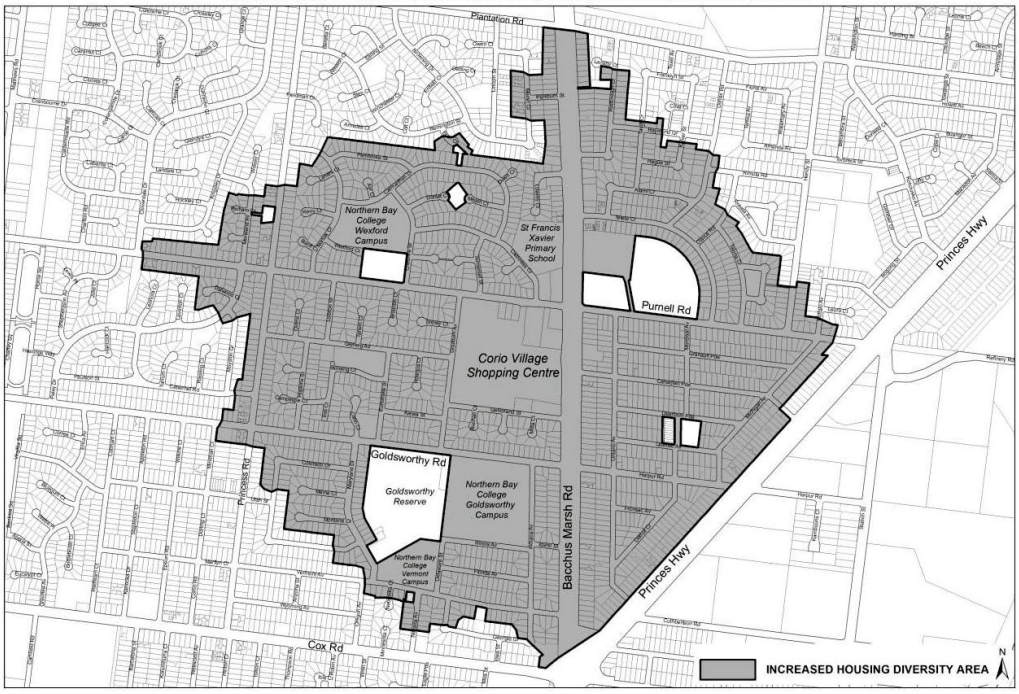

## Bellarine Village and Newcomb Central Increased Housing Diversity Areas Map



**GREATER GEELONG PLANNING SCHEME**

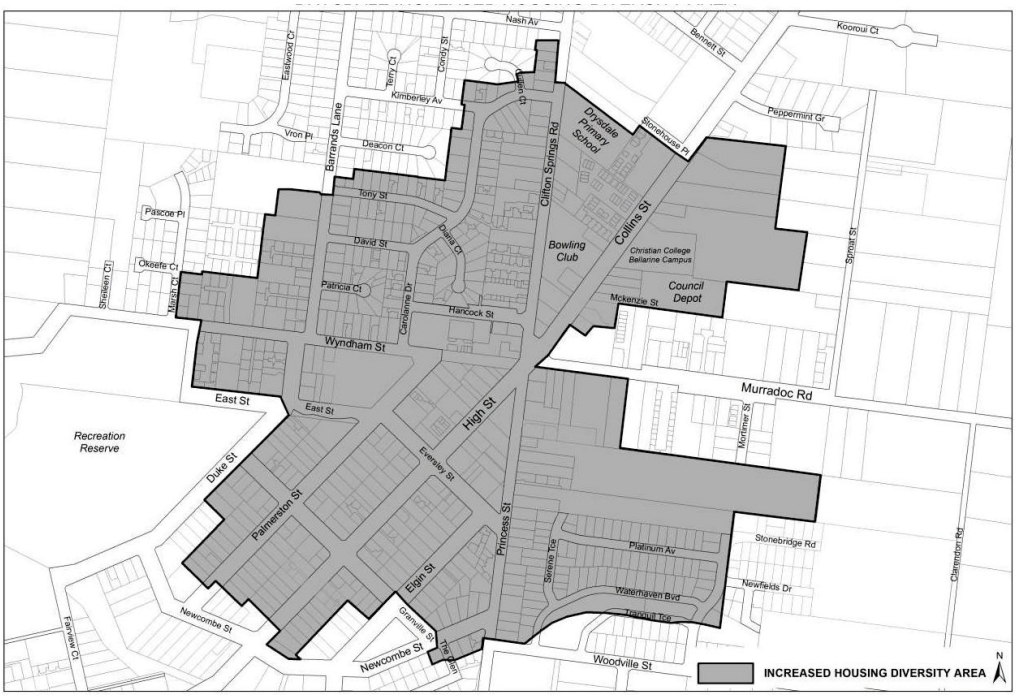
## Belmont - High Street Increased Housing Diversity Areas Map

## Corio Village Shopping Centre Increased Housing Diversity Areas Map

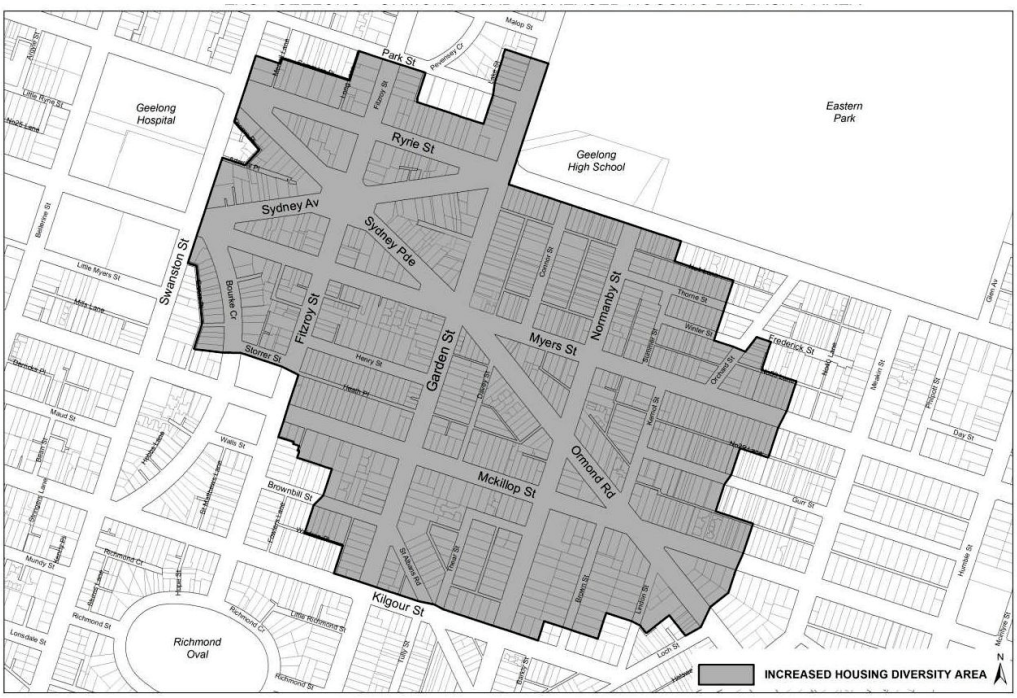


**GREATER GEELONG PLANNING SCHEME**

## Drysdale Increased Housing Diversity Areas Map




## East Geelong - Ormond Road Increased Housing Diversity Areas Map



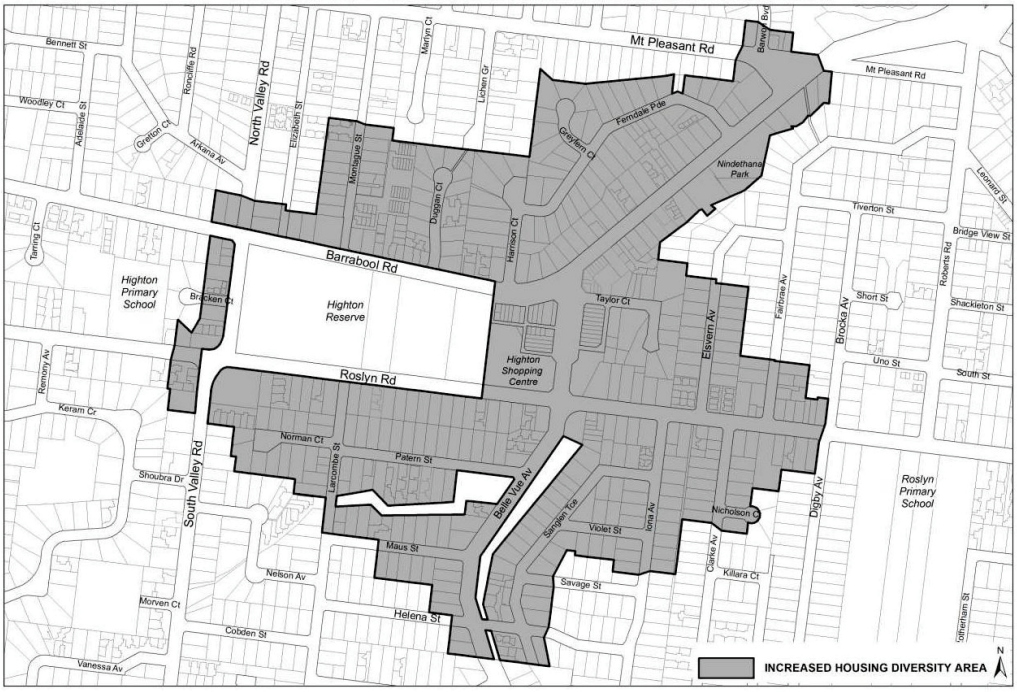
**GREATER GEELONG PLANNING SCHEME**

## Geelong West, Manifold Heights & Newtown Increased Housing Diversity Areas Map

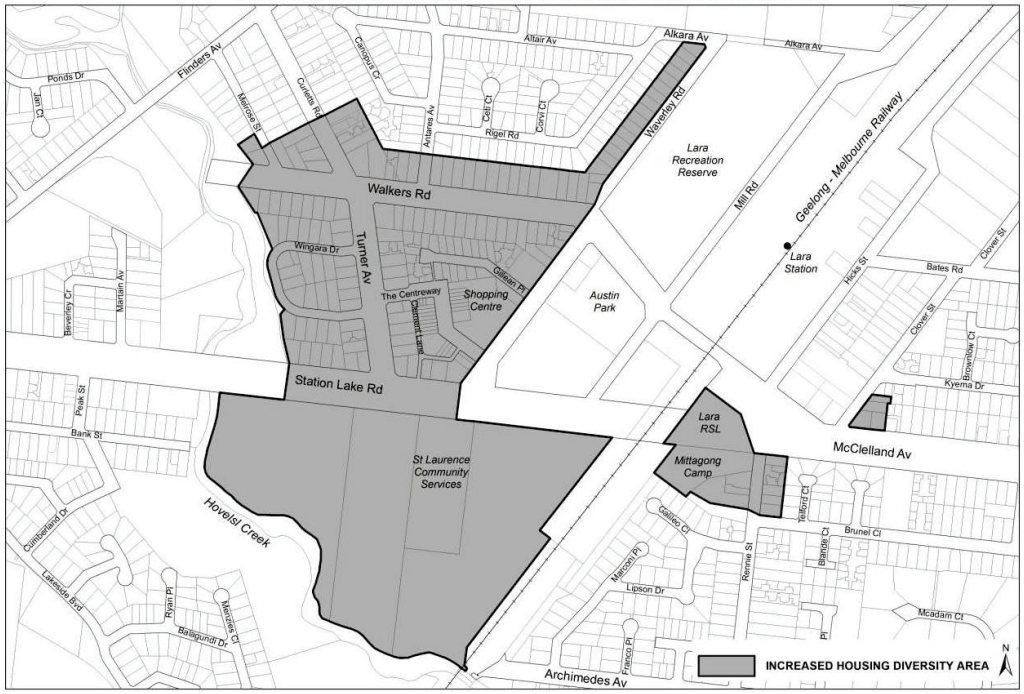
## Hamlyn Heights - Vines Road Increased Housing Diversity Areas Map

**GREATER GEELONG PLANNING SCHEME**

## Highton Shopping Centre Increased Housing Diversity Areas Map




## Lara and Lara Station Increased Housing Diversity Areas Map



**GREATER GEELONG PLANNING SCHEME**

## Leopold Increased Housing Diversity Areas Map

## Marshall Station Increased Housing Diversity Areas Map

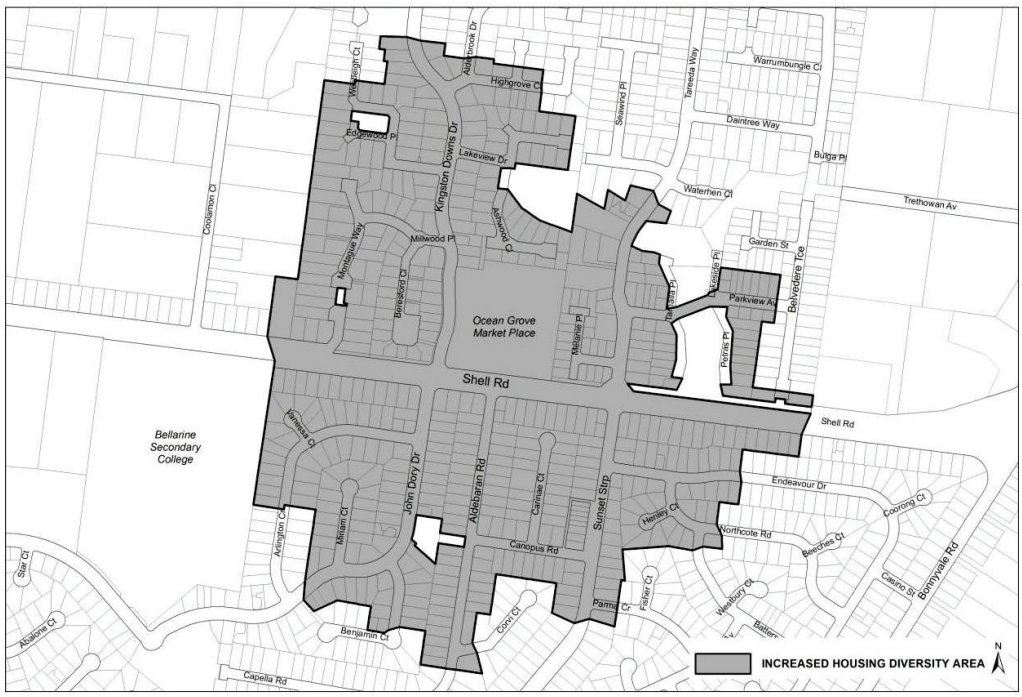
**GREATER GEELONG PLANNING SCHEME**

## North Geelong Station Increased Housing Diversity Areas Map

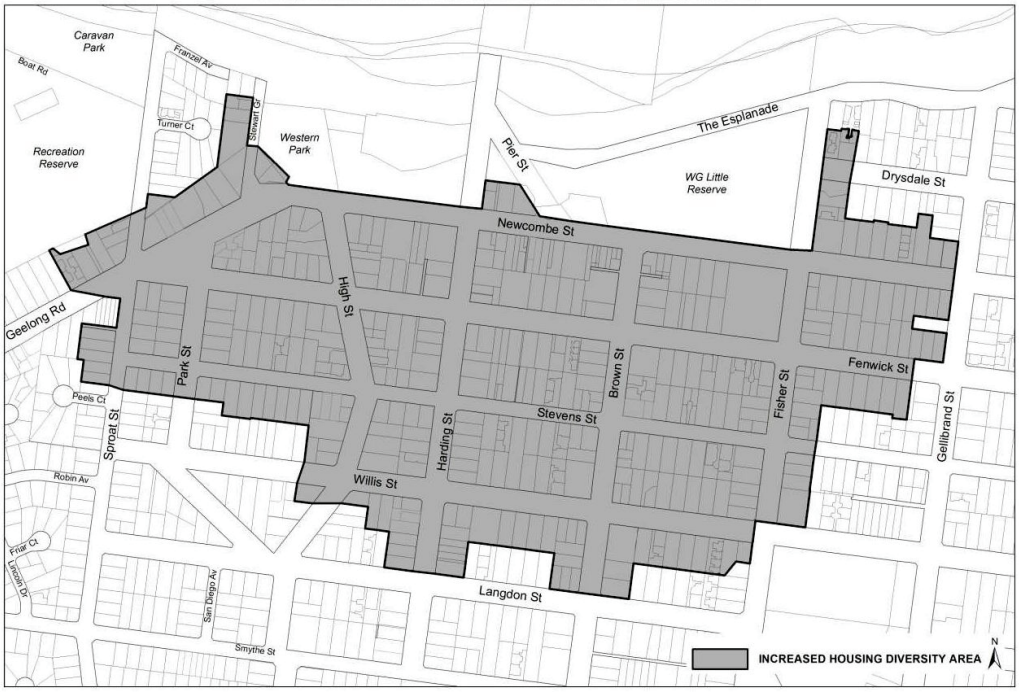
## Ocean Grove Increased Housing Diversity Areas Map

**GREATER GEELONG PLANNING SCHEME**

## Ocean Grove Market Place Increased Housing Diversity Areas Map

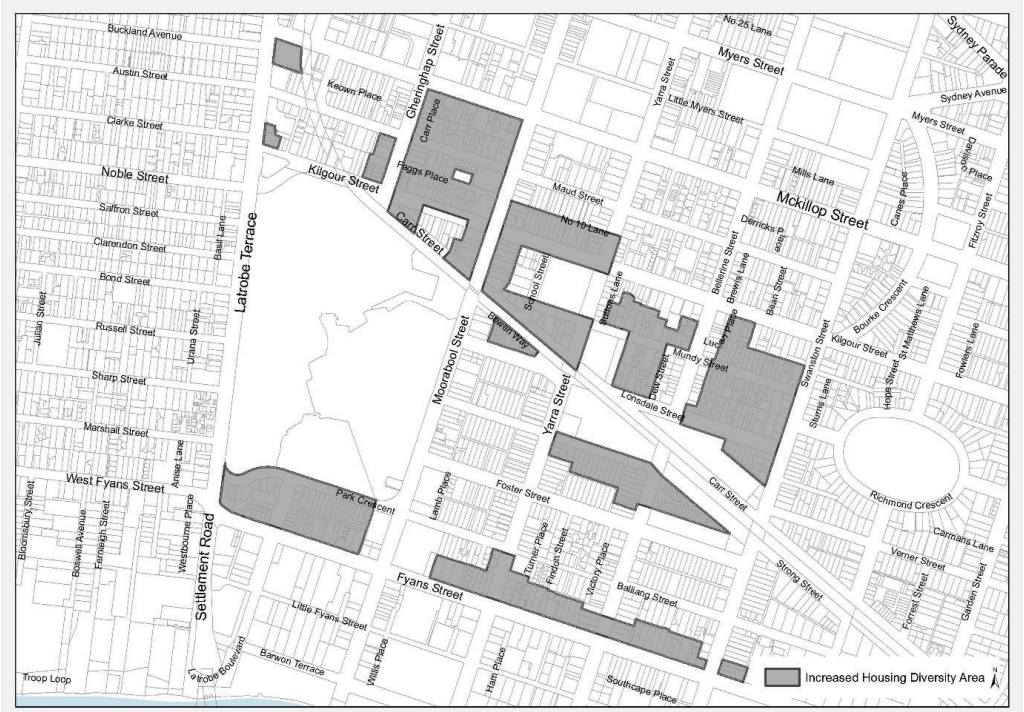



## Portarlington Increased Housing Diversity Areas Map



**GREATER GEELONG PLANNING SCHEME**

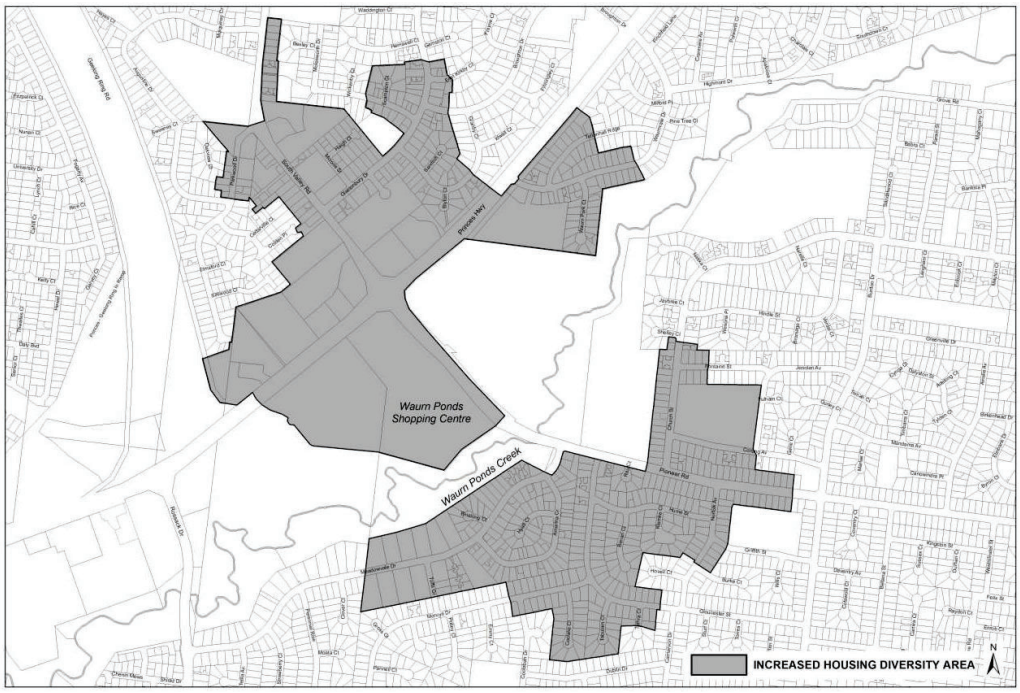
## South Geelong Increased Housing Diversity Areas Map




## St Leonards Increased Housing Diversity Areas Map

**GREATER GEELONG PLANNING SCHEME**

## Waurn Ponds Increased Housing Diversity Areas Map



## 16.01-1L-03 Increased housing diversity in coastal areas

07/07/2022
C417ggee

### Policy application

This policy applies to residential land located in Barwon Heads, Ocean Grove, Ocean Grove Market Place, Portarlington and St Leonards Increased Housing Diversity Areas as identified in the maps at Clause 16.01-1L-02 Increased housing diversity areas.

### Strategies

Encourage innovative architecture that respects the coastal setting by incorporating:

- A variety of lightweight materials.
- Building elements and details that contribute to a lightness of structure (including balconies, verandahs, extensive glazing, light transparent balustrading).
- Simple detailing.
- Higher building elements to capture views.

Retain the openness of the streetscape by avoiding the use of front fences or by providing low permeable front fences.

Encourage landscaping to be incorporated into the overall development including planting of a canopy tree and/or large shrubs within front setbacks.

### Policy document

Consider as relevant:

- *City of Greater Geelong Housing Diversity Strategy* (alphaPlan, David Lock Associates and the City of Greater Geelong, 2007)

## 16.01-2S Housing affordability

09/10/2020
VC169

### Objective

To deliver more affordable housing closer to jobs, transport and services.

### Strategies

Improve housing affordability by:

- Ensuring land supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

### Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)

## 16.01-2L Social and affordable housing

--/--/----
Proposed C432ggee

### Policy application

This policy applies to Mixed Use Zone land in the South Geelong Key Development Areas as identified in the map at Clause 16.01-1L-01 Key Development Areas.

### Strategy

Encourage social and affordable housing contributions through agreements with landowners under Section 173 of the *Planning and Environment Act 1987* for mixed-use and residential developments.

### Policy guidelines

Consider as relevant:

- Providing at least 5 percent of dwellings as an affordable housing contribution that meets the following requirements:
  - be delivered within the land to which the planning permit application applies.
  - be functionally and physically indistinguishable from other dwellings within the development.
  - be distributed across the development.
  - provide a mix of housing types, including social housing to respond to local housing needs.
  - include access to all common facilities within the building at no extra fee for occupants of affordable housing dwellings; and
  - allocate one or more bicycle parking space per dwelling for the life of the affordable housing.
- Encouraging the affordable housing contribution to be provided:
  - as a transfer of dwellings to a Registered Housing Association under the Housing Act 1983 for zero consideration (Primary Obligation), or
  - a monetary contribution to a Registered Housing Association under the Housing Act 1983 or as directed by the Responsible Authority, which is of equal value to the Primary Obligation, or
  - a combination of the above options, or
  - in any other way as agreed between the permit applicant and the Responsible Authority.

### Policy document

Consider as relevant:

- *South Geelong Urban Design Framework (City of Greater Geelong, 2025)*

## 16.01-3S Rural residential development

09/10/2020
VC169

### Objective

To identify land suitable for rural residential development.

### Strategies

Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.

Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:

- Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
- Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
- Minimising or avoiding property servicing costs carried by local and state governments.
- Maintaining an adequate buffer distance between rural residential development and animal production.

Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.

Discourage development of small lots in rural zones for residential use or other incompatible uses.

Encourage consolidation of existing isolated small lots in rural zones.

Ensure land is only zoned for rural residential development where it:

- Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
- Can be supplied with electricity, water and good quality road access.

## 16.01-3L Rural residential development

07/07/2022
C417ggee

### Strategies

Limit rural living development to existing zoned land in the existing nodes at Lara, Drysdale/Clifton Springs, Wallington, Lovely Banks and Batesford.

Maintain the existing character of areas in the Rural Living and Low Density Residential Zones.

## 16.01-4S Community care accommodation

04/11/2022
VC226

### Objective

To facilitate the establishment of community care accommodation and support their location being kept confidential.

### Strategies

Planning schemes should not require a planning permit for or prohibit the use of land in a residential area for community care accommodation provided no more than 20 clients are accommodated and the use is funded by, or carried out by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.

Facilitate the confidential establishment of community care accommodation through appropriate permit, notice and review exemptions.

## 16.01-5S Residential aged care facilities

09/10/2020
VC169

### Objective

To facilitate the development of well-designed and appropriately located residential aged care facilities.

### Strategies

Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.

Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass).

Ensure local housing strategies, precinct structure plans and activity centre structure plans provide for residential aged care facilities.

Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.

Encourage planning for housing that:

- Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.
- Enables older people to live in appropriate housing in their local community.

Provide for a mix of housing for older people with appropriate access to care and support services.

Ensure that proposals to establish residential aged care facilities early in the life of a growth area are in locations that will have early access to services and public transport.

Ensure that residential aged care facilities are designed to respond to the site and its context.

Promote a high standard of urban design and architecture in residential aged care facilities.

### Policy guidelines

Consider as relevant:

- The Commonwealth Government's Responsible ratios for the provision of aged care places under the *Aged Care Act 1997*.

--/--/----
Proposed C432ggee

# SCHEDULE 4 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ4**.

## SOUTH GEELONG - SUBSTANTIAL CHANGE AREA

## 1.0 Design objectives

--/--/----
Proposed C432ggee

To provide diverse housing that responds to the surrounding built form and character.

To encourage lot consolidation.

To minimise loss of canopy trees.

## 2.0 Requirements of Clause 54 and Clause 55

--/--/----
Proposed C432ggee

| | Standard | Requirement |
|---|---|---|
| **Minimum street setback** | A3 and B6 | Setback a minimum of 6m to Latrobe Terrace and 3m to all other streets |
| **Site coverage** | A5 and B8 | Maximum site coverage 70 per cent |
| **Permeability** | A6 and B9 | None specified |
| **Landscaping** | B13 | The development should provide 1 canopy tree in the front setback. |
| **Side and rear setbacks** | A10 and B17 | None specified |
| **Walls on boundaries** | A11 and B18 | None specified |
| **Private open space** | A17 | None specified |
| | B28 | None specified |
| **Front fence height** | A20 and B32 | None specified |

## 3.0 Maximum building height requirement for a dwelling or residential building

--/--/----
Proposed C432ggee

None specified.

## 4.0 Application requirements

--/--/----
Proposed C432ggee

None specified.

## 5.0 Decision guidelines

--/--/----
Proposed C432ggee

None specified.

GREATER GEELONG PLANNING SCHEME

--/--/----
Proposed C432ggee

# SCHEDULE 5 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ5**

## SOUTH GEELONG - INCREMENTAL AND MINIMAL CHANGE AREAS

## 1.0 Neighbourhood character objectives

--/--/----
Proposed C432ggee

To promote a preferred neighbourhood character where the design and siting of new dwellings provides generous landscaping through the retention of existing canopy trees.

## 2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement

--/--/----
Proposed C432ggee

| Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement? |
|---|
| No |

## 3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

--/--/----
Proposed C432ggee

| Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres? |
|---|
| No |
| **Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?** |
| No |

## 4.0 Requirements of Clause 54 and Clause 55

--/--/----
Proposed C432ggee

| | Standard | Requirement |
|---|---|---|
| **Minimum street setback** | A3 and B6 | None specified |
| **Site coverage** | A5 and B8 | None specified |
| **Permeability** | A6 and B9 | None specified |
| **Landscaping** | B13 | One canopy tree per dwelling |
| **Side and rear setbacks** | A10 and B17 | None specified |
| **Walls on boundaries** | A11 and B18 | None specified |
| **Private open space** | A17 | An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace. |
| | B28 | An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace. |
| **Front fence height** | A20 and B32 | None specified |

## 5.0 Maximum building height requirement for a dwelling or residential building

--/--/----
Proposed C432ggee

None specified

## 6.0 Application requirements

--/--/----
Proposed C432ggee

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

**Subdivision**

When any of the lots being created are less than 500 square metres, a subdivision application must be accompanied by a development application or approved planning permit plans for the site for the construction of the dwellings.

## 7.0 Decision guidelines

--/--/----
Proposed C432ggee

None specified.

31/01/2019
C376pt1ggee

# SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

## 1.0 Application requirements

13/10/2022
C449ggee

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For a major development and subdivision of a large or complex site, the preparation of a Conservation Management Plan for the whole of the heritage place. The plan should be prepared in accordance with the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter).
- For development that causes ground disturbance that may impact on a known post contact archaeological site, an archaeological survey to assess the impact of the proposed development on the archaeological significance of the area. This may require an investigation of all sub-surface fabric and the recording of any in situ fabric.
- Where activities are proposed that involve major ground disturbance in HO1613 McLeods Waterholes and HO1617 Rocky Point heritage areas, an archaeological survey to determine whether there are any sub-surface remains of the mineral spring complex and Aboriginal sites or other artefacts of significance.

## 2.0 Heritage places

07/07/2022
C417ggee

The requirements of this overlay apply to both the heritage place and its associated land.

## 2.1 Precincts

--/--/----
Proposed C432ggee

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1613 | **McLeods Waterholes Heritage Area**<br>Wyndham and Duke Streets, Drysdale<br>**Statement of significance:**<br>HO1613 McLeods Waterholes Heritage Area Statement of Significance<br>**Heritage design guidelines:**<br>HO1613 McLeods Waterholes Heritage Area Heritage Design Guidelines | No | No | Yes | Yes | No | No | No | Yes |
| HO1617 | **Rocky Point Heritage Area**<br>Riversdale and Gregory Roads, Newtown<br>**Statement of significance:**<br>HO1617 Rocky Point Heritage Area Statement of Significance<br>**Heritage design guidelines:**<br>HO1617 Rocky Point Heritage Area Heritage Design Guidelines | Yes | No | Yes | Yes | No | No | No | No |
| HO1618 | **Woollen Mills Heritage Area**<br>Barwon River, Latrobe Terrace, Hampton Street, Rutland Street and Pakington Street, Newtown<br>**Statement of significance:**<br>HO1618 Woollen Mills Heritage Area Statement of Significance<br>**Heritage design guidelines:** | No | No | Yes | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | HO1618 Woollen Mills Heritage Area Heritage Design Guidelines | | | | | | | | |
| HO1620 | **Drysdale Commercial Heritage Area**<br>Bounded generally by High Street, Wyndham Street, Clifton Springs Road, Princess Street, Murradoc Street and Eversley Street, Drysdale<br>**Statement of significance:**<br>HO1620 Drysdale Commercial Heritage Area Statement of Significance<br>**Heritage design guidelines:**<br>HO1620 Drysdale Commercial Heritage Area Heritage Design Guidelines | No | No | Yes | Yes | No | No | No | No |
| HO1622 | **Latrobe Terrace Heritage Area**<br>Latrobe Terrace and Aberdeen Street, Newtown<br>**Statement of significance:**<br>HO1622 Latrobe Terrace Heritage Area Statement of Significance<br>**Heritage design guidelines:**<br>HO1622 Latrobe Terrace Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1623 | **Newtown Hill Heritage Area**<br>Skene Street, Roebuck Street, Virginia Street, Laurel Bank Parade, Buckland Avenue, Pakington Street and Raglan Street, Newtown<br>**Statement of significance:** | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | HO1623 Newtown Hill Heritage Area Statement of Significance<br>**Heritage design guidelines:**<br>HO1623 Newtown Hill Heritage Area Heritage Design Guidelines | | | | | | | | |
| HO1624 | **Latrobe Terrace Shops Heritage Area**<br>Latrobe Terrace, Newtown<br>**Statement of significance:**<br>HO1624 Latrobe Terrace Shops Heritage Area Statement of Significance<br>**Heritage design guidelines:**<br>HO1624 Latrobe Terrace Shops Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1625 | **Chilwell and Saffron Street Heritage Area**<br>Sharp Street, Pincott Street, Russell Street, Wescott Place, Wescott Street, Marshall Street and Saffron Street, Newtown<br>**Statement of significance:**<br>HO1625 Chilwell and Saffron Street Heritage Area Statement of Significance<br>**Heritage design guidelines:**<br>HO1625 Chilwell and Saffron Street Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1626 | **Aberdeen, George and Skene Streets Heritage Area** | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | Arberdeen Street, Skene Street and George Street, Newtown<br>**Statement of significance:**<br>HO1626 Aberdeen, George and Skene Streets Heritage Area Statement of Significance<br>**Heritage design guidelines:**<br>HO1626 Aberdeen, George and Skene Streets Heritage Area Heritage Design Guidelines | | | | | | | | |
| HO1627 | **Aphrasia Street Heritage Area**<br>Aphrasia Street, Retreat Road, Pleasant Street, Prospect Road, Pakington Street, Talbot Street, Noble Street, Shannon Avenue and Claremont Street, Newtown<br>**Statement of significance:**<br>HO1627 Aphrasia Street Heritage Area Statement of Significance<br>**Heritage design guidelines:**<br>HO1627 Aphrasia Street Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1628 | **Autumn Street Heritage Area**<br>Autumn Street, Noske Street and Warwick Street, Newtown<br>**Statement of significance:**<br>HO1628 Autumn Street Heritage Area Statement of Significance | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | **Heritage design guidelines:**<br>HO1628 Autumn Street Heritage Area Heritage Design Guidelines | | | | | | | | |
| HO1630 | **Drumcondra and Rippleside Heritage Area**<br>Drumcondra Avenue, Wattletree Road, Grandview Grove, Lunan Avenue, Beach Parade and Glenleith Avenue, Drumcondra and Victoria Street, Edward Street, Margaret Street, Walker Street, Balmoral Crescent and Prospect Street, Rippleside<br>**Statement of significance:**<br>HO1630 Drumcondra and Rippleside Heritage Area Statement of Significance<br>**Heritage design guidelines:**<br>HO1630 Drumcondra and Rippleside Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1631 | **The Esplanade Heritage Area**<br>Glenleith Avenue and The Esplanade, Drumcondra<br>**Statement of significance:**<br>HO1631 The Esplanade Heritage Area Statement of Significance<br>**Heritage design guidelines:**<br>HO1631 The Esplanade Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1632 | **Girton Crescent Heritage Area** | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | Girton Crescent, Longview Avenue and Airey Avenue, Manifold Heights<br>**Statement of significance:**<br>HO1632 Girton Crescent Heritage Area Statement of Significance<br>**Heritage design guidelines:**<br>HO1632 Girton Crescent Heritage Area Heritage Design Guidelines | | | | | | | | |
| HO1633 | **Lawton Avenue Heritage Area**<br>Lawton Avenue and Waratah Street, Geelong West<br>**Statement of significance:**<br>HO1633 Lawton Avenue Heritage Area Statement of Significance<br>**Heritage design guidelines:**<br>HO1633 Lawton Avenue Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1634 | **Pakington Street Commercial Heritage Area**<br>Pakington Street between Autumn, Wellington and Waratah Streets, Geelong West<br>**Statement of significance:**<br>HO1634 Pakington Street Commercial Heritage Area Statement of Significance<br>**Heritage design guidelines:** | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | HO1634 Pakington Street Commercial Heritage Area Heritage Design Guidelines | | | | | | | | |
| HO1635 | **Villamanta Street Heritage Area**<br>Villamanta Street, Geelong West<br>**Statement of significance:**<br>HO1635 Villamanta Street Heritage Area Statement of Significance<br>**Heritage design guidelines:**<br>HO1635 Villamanta Street Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1637 | **Geelong Commercial Heritage Area**<br>Four separate areas focussing on Hays Place, Malop Street, Ryrie Street, Moorabool Street, Yarra Street, Corio Street, Lt Malop Street and Gheringhap Street, Geelong<br>**Statement of significance:**<br>HO1637 Geelong Commercial Heritage Area Statement of Significance<br>**Heritage design guidelines:**<br>HO1637 Geelong Commercial Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1638 | **Woolstores Industrial Heritage Area**<br>Three separate areas within the broader boundaries of Western/Eastern Beach, Bellerine Street, Malop Street and Gheringhap Street, Geelong | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | **Statement of significance:**<br>HO1638 Woolstores Industrial Heritage Area Statement of Significance<br>**Heritage design guidelines:**<br>HO1638 Woolstores Industrial Heritage Area Heritage Design Guidelines | | | | | | | | |
| HO1639 | **City East Heritage Area**<br>Generally bounded by Eastern Beach Road, Garden Street, Myers Street, Swanston Street (including the properties fronting the western side of Swanston Street between Malop and Ryrie Streets and 204 and 242 Malop Street), Malop Street and the rear of 16 to 30 Eastern Beach Road, Geelong<br>**Heritage design guidelines:**<br>HO1639 City East Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1640 | **Civic Centre Heritage Area**<br>Generally bounded by Brougham Street, Mercer Street, Gheringhap Street and Lt Malop Street, Geelong<br>**Statement of significance:**<br>HO1640 Civic Centre Heritage Area Statement of Significance<br>**Heritage design guidelines:** | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | HO1640 Civic Centre Heritage Area Heritage Design Guidelines | | | | | | | | |
| HO1641 | **City South Heritage Area**<br>Several areas within the broad boundaries of Latrobe Terrace, Fyans Street, Swanston Street and Myers Street, Geelong<br>**Statement of significance:**<br>HO1641 City South Heritage Area Statement of Significance<br>**Heritage design guidelines:**<br>HO1641 City South Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | Yes - (184, 209 & 289 Bellerine St, 77 Maud St, 303 & 305 Moorabool St, 164 & 178 Swanston St, 179, 180, 197, 230 & 241 Yarra St only) | No |
| HO1642 | **Early Twentieth Century Residential Heritage Area**<br>Three separate areas within the broader boundaries of Ryrie Street, Humble Street, Lomond Terrace, Verner Street and Garden Street, Geelong<br>**Statement of significance:**<br>HO1642 Early Twentieth Century Residential Heritage Area Statement of Significance<br>**Heritage design guidelines:**<br>HO1642 Early Twentieth Century Residential Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1643 | **Post World War 1 Residential Heritage Area** | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | Two separate areas within the broader boundaries of Ryrie Street, Humble Street, Lomond Terrace, St Albans Road, Normanby Street, McKillop Street and Meakin Street, Geelong<br>**Statement of significance:**<br>HO1643 Post World War 1 Residential Heritage Area Statement of Significance<br>**Heritage design guidelines:**<br>HO1643 Post World War 1 Residential Heritage Area Heritage Design Guidelines | | | | | | | | |
| HO1644 | **City South-East Residential Heritage Area**<br>Area generally bounded by Myers Street, Garden Street, Richmond Street, Kilgour Street and Swanston Street, Geelong<br>**Statement of significance:**<br>HO1644 City South-East Residential Heritage Area Statement of Significance<br>**Heritage design guidelines:**<br>HO1644 City South-East Residential Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1649 | **Flinders Heritage Area**<br>Bounded generally by Margate Street, Ozone Road, Grandview Parade, Golightly Street, Ewing Blyth Drive, Barwon Heads Park and Barwon River, Barwon Heads<br>**Statement of significance:** | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | HO1649 Flinders Heritage Area Statement of Significance<br>**Heritage design guidelines:**<br>HO1649 Flinders Heritage Area Heritage Design Guidelines | | | | | | | | |
| HO1650 | **Golf Links Heritage Area**<br>Bounded generally by Stephens Parade, Ewing Blyth Drive, Golf Links Road, and includes Barwon Heads Golf Club, Barwon Heads<br>**Statement of significance:**<br>HO1650 Golf Links Heritage Area Statement of Significance<br>**Heritage design guidelines:**<br>HO1650 Golf Links Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1732 | **Fyans Heritage Area**<br>Bounded generally by Deviation Road, Moorabool River, Hyland Street and Atkins Street, Fyansford<br>**Statement of significance:**<br>HO1732 Fyans Heritage Area Statement of Significance<br>**Heritage design guidelines:**<br>HO1732 Fyans Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1903 | **Wimmera Heritage Area** | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | Area generally bounded by Roslyn Road, Oxford Street, Wimmera Street, Union Street, Cambridge Street and High Street, Belmont<br>**Heritage design guidelines:**<br>HO1903 Wimmera Heritage Area Heritage Design Guidelines | | | | | | | | |
| HO1905 | **Evans Heritage Area**<br>Area generally bounded by Corio Street, Evans Street, Perth Street, Argyle Street and Roslyn Road, Belmont<br>**Heritage design guidelines:**<br>HO1905 Evans Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1906 | **Kardinia Heritage Area**<br>Area generally bounded by Kardinia Street, Seaview Avenue, Collins Street and Mt Pleasant Road, Belmont<br>**Heritage design guidelines:**<br>HO1906 Kardinia Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1908 | **Belmont Heights Estate Heritage Area**<br>Area generally bounded by Mt Pleasant Road, Scott Street, Shackleton Street, Amundsen Street, Regent Street, Peary Street, Thomson Street and Regent Street, Belmont<br>**Heritage design guidelines:** | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | HO1908 Belmont Heights Estate Heritage Area Heritage Design Guidelines | | | | | | | | |
| HO1909 | **Elderslie Estate Heritage Area**<br>Area generally bounded by Mt Pleasant Road and Culbin Avenue, Belmont<br>**Heritage design guidelines:**<br>HO1909 Elderslie Estate Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1916 | **Aberdeen Street (Newtown) Heritage Area**<br>Properties on the south side of Aberdeen Street, between the western boundary of number 153 Aberdeen Street and the east side of Cumberland Street, and including 40, 42, 43 and 45 George Street and 2, 4 and 6 Cumberland Street, Newtown<br>**Heritage design guidelines:**<br>HO1916 Aberdeen Street (Newtown) Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1917 | **Eyre Heritage Area**<br>Bounded by Aberdeen Street (generally between Pakington Street and Shannon Avenue), Cumberland Street (part), Skene Street (part), Manning Street (part), Pescott Street (part) and Chadwick Street (part), Newtown<br>**Heritage design guidelines:**<br>HO1917 Eyre Heritage Area Heritage Design Guidelines | No | No | Yes<br>Stone Pine tree, 87 Skene Street, Gold Diggers Arms Hotel | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1918 | **Hermitage Heritage Area**<br>Located within the area bounded by Hermitage Road to the east, Skene Street to the north, Manning Street to the west and Retreat Road to the south, Newtown<br>**Heritage design guidelines:**<br>HO1918 Hermitage Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1919 | **William and Margaret Streets Heritage Area**<br>Comprised of all properties in Margaret Street, the majority of properties in William Street, together with several properties on the west side of George Street (generally between William Street and Aphrasia Street), Newtown<br>**Heritage design guidelines:**<br>HO1919 William and Margaret Streets Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1920 | **Shannon Avenue Heritage Area**<br>All properties fronting to the eastern side of Shannon Avenue between Skene Street and Queens Road, together with 10 Queens Road, 104 - 108 and 103 - 109 Aphrasia Street and 38 - 40 William Street, Newtown<br>**Heritage design guidelines:**<br>HO1920 Shannon Avenue Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1921 | **Clarkes Hill Heritage Area** | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | Bounded by and including properties between 10 - 62 Austin Street, to the north, the western boundary of Montmorency Street, together with 5 Austin Street and the adjoining portion of Austin Street to the west, the eastern boundary of Austin Terrace to the east, and to the south, the southern boundary of Clarke Street, other than 50 Clarke Street, between Montmorency Street and Austin Terrace, to the south, Newtown<br>**Heritage design guidelines:**<br>HO1921 Clarkes Hill Heritage Area Heritage Design Guidelines | 21 Austin Street | | | | | | | |
| HO1922 | **Bareena Estate Heritage Area**<br>Generally comprised of 83 - 107 (south side) Noble Street, 6 - 6A and 5-7 Huntingdon Street, 28 - 60 (north side) and 3 - 59A (south side) Fairview Avenue, 7 Cairns Avenue, 3 & 5 (east side) and 2 - 8 (west side) Miles Street, 16 - 42 (north side) and 13 - 49 (south side) Nicholas Street, Newtown<br>**Heritage design guidelines:**<br>Bareena Estate Heritage Area Heritage Design Guidelines | No | No | Yes<br>Row of Canary Island Palms,<br>Noble Street Council Reserve | Yes | No | No | No | No |
| HO1923 | **Mercers Hill Heritage Area**<br>Includes all properties from 82 - 134 Noble Street (north side) generally located between Pakington Street to the east and Talbot Street to the West, Newtown | No | No | No | Yes | Yes<br>Brick garages 104-106 and 108-110 Noble Street, | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | **Heritage design guidelines:**<br>HO1923 Mercers Hill Heritage Area Heritage Design Guidelines | | | | | Front fences 100-110 Noble Street | | | |
| HO1924 | **Cairns Avenue Heritage Area**<br>Comprised of 10 - 42 Cairns Avenue (west side) and 5 - 39 and 51 - 53 Cairns Avenue (east side) together with 53 Mervyn Street and 69 Percy Street, generally located between Nicholas Street to the north and West Fyans Street to the south, Newtown<br>**Heritage design guidelines:**<br>HO1924 Cairns Avenue Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1925 | **Fairview Avenue Heritage Area**<br>Comprised of 68 - 94 (north side) and 61 - 89 (south side) Fairview Avenue together with 6 -10 (west side) and 7 - 11 (east side) Wallace Street, 8 - 14 (east side) Stinton Avenue, 68 (west side) Cairns Avenue and 76 - 100 (north side) Nicholas Street, generally located between Stinton Avenue to the west and Cairns Avenue to the east, Newtown<br>**Heritage design guidelines:**<br>HO1925 Fairview Avenue Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1926 | **Bona Vista Heritage Area** | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | Comprised of 354 - 358 (east side) Shannon Avenue, and 101 - 105 (south side) and 118 - 120 (north side) Nicholas Street, generally located between Noble Street to the north and Neiley Street to the south, Newtown<br>**Heritage design guidelines:**<br>HO1926 Bona Vista Heritage Area Heritage Design Guidelines | | | | | | | | |
| HO1958 | **Ballinasloe Heritage Area**<br>Generally consisting of the area bounded by Autumn Street to the north, Laira Street to the east, Gertrude Street to the south and to the west; and by the eastern boundaries of properties on the east side of Shannon Avenue, between Gertrude and Autumn Streets, Geelong West<br>**Heritage design guidelines:**<br>HO1958 Ballinasloe Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1959 | **Great Western Road Heritage Area**<br>Generally consisting of properties abutting the north side of Aberdeen Street, between George Street and Latrobe Terrace, Geelong West, together with 1 - 11 and 2 – 6A Villamanta Street, the road reserve in McNichol Street, south of the alignment of the northern boundary of 6A Villamanta Street, and the road reserve in Villamanta Street between the intersection of McNichol Street and the alignment of the eastern boundary of 1 Villamanta Street, Geelong West | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | **Heritage design guidelines:**<br>HO1959 Great Western Road Heritage Area Heritage Design Guidelines | | | | | | | | |
| HO1960 | **Milton Heritage Area**<br>Generally located south of the alignment of Mowat Street, west of Pakington Street, north of the southern boundary of the Autumn Street road reserve and east of Shannon Avenue, Geelong West<br>**Heritage design guidelines:**<br>HO1960 Milton Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1961 | **Pineville Heritage Area**<br>Generally bounded by the southern boundary of the Autumn Street road reserve, to the north; Pakington Street to the east; the northern boundary of properties abutting the north side of Aberdeen Street to the south and, to the west; by the alignment of the western boundary of the Laira Street road reserve, Geelong West<br>**Heritage design guidelines:**<br>HO1961 Pineville Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO1962 | **Waterloo Heritage Area**<br>Generally bounded by the northern boundary of properties on the north side of Waterloo Street to the north; the eastern boundaries of Madden | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | Avenue and the Ripley Street road reserve, to the east; the southern boundaries of properties abutting the south side of Hope Street, to the south; and to the west, by the rear boundary of properties on the east side of Pakington Street, Geelong West<br>**Heritage design guidelines:**<br>HO1962 Waterloo Heritage Area Heritage Design Guidelines | | | | | | | | |
| HO2005 | **Upper Skene Street Heritage Area**<br>Generally bounded by properties fronting the south side of Upper Skene Street between Shannon Avenue and Minerva Road, Newtown<br>**Heritage design guidelines:**<br>HO2005 Upper Skene Street Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO2006 | **Newtown West Heritage Area**<br>Generally bounded by the northern boundary of properties on the south side of Nantes Street, the southern boundary of properties on the north side of Aphrasia Street between Shannon Avenue and Ruthven Street, Newtown<br>**Heritage design guidelines:**<br>HO2006 Newtown West Heritage Area Heritage Design Guidelines | Yes<br>'Brooklyn' 132 Aphrasia Street and 'Newtown Brae' 15 Stephens Street | No | No | Yes | Yes<br>112, 114, 126 Aphrasia Street | No | No | No |
| HO2007 | **West Melbourne Road Heritage Area** | Yes | No | No | Yes | Yes | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | Generally bounded by properties fronting the west side of Shannon Avenue between Aphrasia Street and Upper Skene Street, Newtown<br>**Heritage design guidelines:**<br>HO2007 West Melbourne Road Heritage Area Heritage Design Guidelines | 303 & 311 Shannon Avenue | | | | Front fences at 303, 315 & 319 Shannon Avenue | | | |
| HO2016 | **Austin Park and Environs Heritage Area**<br>Generally bounded by Bellarine Street, Corio Street, McCann Place (the rear of properties fronting the southern side of Corio Street), Fyfe Place South, Fyfe Place North, the rear of properties fronting the northern side of Corio Street, the rear of properties fronting the east side of Prospect Lane, the rear of properties fronting Eastern Beach Road, England Street and Eastern Beach Road, Geelong<br>**Heritage design guidelines:**<br>HO2016 Austin Park and Environs Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO2017 | **Myers Street Heritage Area**<br>Generally bounded by properties fronting the south side of Myers Street between numbers 12 and 40 Myers Street, Geelong<br>**Heritage design guidelines:**<br>HO2017 Myers Street Heritage Area Heritage Design Guidelines | No | No | No | Yes | No | No | No | No |
| HO2018 | **Western Beach Road Heritage Area** | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | Generally bounded by Western Beach Road, Malone Street, the rear of properties fronting Western Beach Road and The Esplanade South, Geelong<br>**Heritage design guidelines:**<br>HO2018 Western Beach Road Heritage Area Heritage Design Guidelines | | | | | | | | |

## 2.2 Streets A-B

14/02/2025
C452ggee

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO104 | **Aberdeen Street Baptist Manse**<br>1 Aberdeen Street, Newtown | Yes | Yes | No | Yes | No | No | Yes | No |
| HO105 | **Aberdeen Street Baptist Church (former)**<br>3 Aberdeen Street, Newtown | - | - | - | - | - | Yes<br>Ref.No.H426 | Yes | No |
| HO103 | **Aberdeen Street Baptist Church (present)**<br>7 Aberdeen Street, Newtown | - | - | - | - | - | Yes<br>Ref.No.H427 | Yes | No |
| HO1206 | **“Rosnashane”, Reception Centre** | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 11 Aberdeen Street, Newtown | | | | | | | | |
| HO600 | **Office**<br>14 Aberdeen Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO601 | **Office**<br>16 Aberdeen Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO602 | **Office**<br>18 Aberdeen Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO1927 | **"Felicita" Residence**<br>21 Aberdeen Street, Newtown | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1928 | **Residence**<br>23 Aberdeen Street, Newtown | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1929 | **Residence**<br>25 Aberdeen Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1930 | **Residence**<br>27 Aberdeen Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO94 | **Argyle Hotel**<br>30 Aberdeen Street, Geelong West | Yes | No | No | Yes | No | No | Yes | No |
| HO1931 | **St John's Lutheran School**<br>31-61 Aberdeen Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO603 | **Medical Clinic**<br>34 Aberdeen Street, Geelong West | Yes | No | No | Yes | Yes- fence | No | Yes | No |
| HO179 | **"Kainga"** | No | No | No | Yes | Yes- fence | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 67 Aberdeen Street, Newtown | | | | | | | | |
| HO1210 | **Residence**<br>75 Aberdeen Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1214 | **Residence**<br>83 Aberdeen Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO604 | **Residence**<br>84 Aberdeen Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO605 | **Shop**<br>132 Aberdeen Street, Geelong West | Yes | No | No | Yes | Yes- outbuilding | No | No | No |
| HO634 | **Residence**<br>148 Aberdeen Street (rear of), Geelong West | Yes | No | No | Yes | No | No | Yes | No |
| HO206 | **Newtown State School**<br>157-161 Aberdeen Street, Newtown | Yes | No | No | Yes | No | No | Yes | No |
| HO607 | **Residence**<br>170 Aberdeen Street, Geelong West | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1990 | **Great Western Hotel**<br>177-179 Aberdeen Street, Newtown<br>**Incorporated Plan:**<br>*Great Western Hotel Heritage Place 177-179 Aberdeen Street, Newtown Incorporated Plan December 2017* | No | No | No | Yes | No | No | Yes | No |
| HO608 | **Shop and Residence**<br>174 Aberdeen Street, Geelong West | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO609 | **Shearers Arms Hotel (former)**<br>202 Aberdeen Street, Geelong West | - | - | - | - | - | Yes<br>Ref.No.H661 | Yes | No |
| HO255 | **"Wimmera" Residence**<br>356 Aberdeen Street, Geelong West | Yes | Yes | Yes | Yes | No | No | Yes | No |
| HO1222 | **Lookout**<br>Cnr Aberdeen Street and Gaylard Avenue, Newtown<br>To the extent of all the land within 10 metres of the lookout. | Yes | No | No | Yes | No | No | No | No |
| HO611 | **Residence (rear)**<br>20 Albert Street, Geelong West<br>To the extent of all the land and buildings within 5 metres of the rear section. | No | No | No | Yes | Yes- outbuilding | No | No | No |
| HO612 | **Residence**<br>26 Albert Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO613 | **Residence**<br>28 Albert Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO850 | **Mason House**<br>30 Alexandra Avenue, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO851 | **Residence**<br>36 Alexandra Avenue, Geelong | No | No | No | Yes | Yes- fence | No | No | No |
| HO1753 | **Residence**<br>25 Amundsen Street, Belmont | Yes | No | No | Yes | Yes- front fence | No | No | No |
| HO1721 | **Barwon Water Lovely Banks Basin** | No | No | Yes | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 602 Anakie Road, Lovely Banks | | | | | | | | |
| HO2019 | **Lower Stony Creek Dam Wall**<br>Anakie Gorge Walking Track, Staughton Vale | - | - | - | - | - | Yes<br>Ref.No.H2371 | No | No |
| HO852 | **Residence**<br>19 Anderson Street, Geelong | No | No | Yes | Yes | Yes- fence | No | No | No |
| HO184 | **“Kelvin” Residence,**<br>11-13 Aphrasia Street, Newtown | Yes | No | No | Yes | No | No | Yes | No |
| HO202 | **“Milton” Residence**<br>14 Aphrasia Street, Newtown | - | - | - | - | - | Yes<br>Ref.No.H1164 | Yes | No |
| HO1223 | **Residence**<br>15 Aphrasia Street, Newtown | No | No | Yes | Yes | Yes- fence | No | No | No |
| HO1224 | **Residence**<br>16 Aphrasia Street, Newtown | No | No | No | Yes | Yes- outbuilding | No | No | No |
| HO1225 | **Residence**<br>17 Aphrasia Street, Newtown | Yes | No | No | Yes | Yes- outbuilding | No | No | No |
| HO1228 | **Residence**<br>21 Aphrasia Street, Newtown | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1229 | **Residence**<br>26 Aphrasia Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1230 | **Residence**<br>28 Aphrasia Street, Newtown | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1231 | **Residence**<br>29 Aphrasia Street, Newtown | Yes | No | Yes | Yes | No | No | No | No |
| HO129 | **"Eythorne" Residence**<br>35 Aphrasia Street, Newtown | - | - | - | - | - | Yes<br>Ref.No.H1130 | Yes | No |
| HO1234 | **Residence**<br>36 Aphrasia Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1237 | **St David's Church and Hall**<br>43 Aphrasia Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1239 | **Residence and Convenience Shop**<br>46 Aphrasia Street, Newtown | Yes | No | No | Yes | No | No | Yes | No |
| HO1932 | **"Karetha" Residence**<br>84 Aphrasia Street, Newtown | No | No | No | Yes | No | No | No | No |
| HO1933 | **Residence**<br>86 Aphrasia Street, Newtown | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1241 | **Miller Homes**<br>89 Aphrasia Street, Newtown | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1934 | **"Weering" Residence**<br>92 Aphrasia Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO185 | **"Kent Cottage" Residence**<br>131 Aphrasia Street, Newtown | Yes | No | No | Yes | No | No | Yes | No |
| HO227 | **St Joseph's College**<br>135 Aphrasia Street, Newtown | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO157 | **"The Heights" House**<br>140 Aphrasia Street, Newtown | - | - | - | - | - | Yes<br>Ref.No.H429 | Yes | No |
| HO1243 | **Residence**<br>2 Ardlui Drive, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO93 | **"Aringa" Residence**<br>5 Aringa Avenue, Highton | No | No | Yes | Yes | No | No | Yes | No |
| HO289 | **"Toongabbie" Residence**<br>185 Ash Road (aka 122-160 Mollers Lane), Leopold<br>The heritage place is the residence and all land setback from the footprint of the residence to a distance of 25 metres | No | No | No | Yes | No | No | Yes | No |
| HO1535 | **Residence**<br>Former Allens Week farm<br>40 Ashgarth Avenue, Leopold | Yes | No | Yes | Yes | No | No | No | No |
| HO619 | **Residence**<br>56 Autumn Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO620 | **Fire Station**<br>95 Autumn Street, Geelong West | Yes | No | No | Yes | No | No | Yes | No |
| HO621 | **Residence**<br>107 Autumn Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO622 | **Residence**<br>108 Autumn Street, Geelong West | No | No | Yes | Yes | Yes- fence | No | No | No |
| HO623 | **Residence** | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 111 Autumn Street, Geelong West | | | | | | | | |
| HO624 | **Residence**<br>119 Autumn Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO625 | **Residence**<br>128 Autumn Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO626 | **Residence**<br>130 Autumn Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO627 | **Residence**<br>180 Autumn Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO628 | **Residence**<br>201 Autumn Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO629 | **Residence**<br>302 Autumn Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO59 | **“Avalon” Woolshed**<br>470 Avalon Road, Avalon | Yes | No | No | Yes | No | No | Yes | No |
| HO26 | **“Avalon” Homestead**<br>480 Avalon Road, Avalon | Yes | Yes | No | Yes | No | No | Yes | No |
| HO16 | **“Elcho” Homestead**<br>605 Bacchus Marsh Road, Lovely Banks | - | - | - | - | - | Yes<br>Ref.No.H283 | Yes | No |
| HO1991 | **Residence**<br>785 Bacchus Marsh Road, Anakie<br>To the extent of the dwelling and a curtilage of 10 metres. | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | **Incorporated Plan:**<br>*Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan, May 2016* | | | | | | | | |
| HO281 | **"Wooloomanata" Homestead**<br>1580 Bacchus Marsh Road, Lara | Yes | Yes | No | Yes | Yes-outbuilding | No | Yes | No |
| HO1754 | **"Goral"**<br>35 Bailey Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO312 | **Former Moorabool Railway Station**<br>275 Ballan Road, Moorabool | - | - | - | - | - | Yes<br>Ref.No.H1579 | Yes | No |
| HO310 | **"Craigton" Homestead**<br>285-365 Ballan Road, Moorabool | Yes | No | No | Yes | No | No | Yes | No |
| HO25 | Marathon Estate Woolshed & Yard Complex<br>1435-1475 Ballan Road, Anakie<br>**Statement of Significance:**<br>HO25 Marathon Estate Woolshed & Yard Complex Statement of Significance (City of Greater Geelong, March 2023) | Yes | No | No | Yes | No | No | Yes | No |
| HO23 | **Anakie Presbyterian Church**<br>1985 Ballan Road, Anakie | Yes | Yes | No | Yes | Yes-outbuilding | No | Yes | No |
| HO154 | **McKellar Memorial Chapel**<br>45-99 Ballarat Road, North Geelong<br>**Statement of Significance:** | Yes | No | No | Yes | No | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | HO154 McKellar Memorial Chapel Statement of Significance (City of Greater Geelong, October 2023) | | | | | | | | |
| HO203 | **Kardinia International College (former Morongo)**<br>205 Ballarat Road and 5-61 Anakie Road, Bell Post Hill | - | - | - | - | - | Yes<br>Ref.No.H1138 | Yes | No |
| HO1727 | **Kardinia International College (former Morongo)**<br>205 Ballarat Road, Bell Post Hill | Yes | No | Yes | Yes | Yes- outbuilding | No | Yes | No |
| HO1720 | **Former Barwon Water Bell Post Hill Service Basin Valve House**<br>210 Ballarat Road, Hamlyn Heights | Yes | No | No | Yes | No | No | No | No |
| HO42 | **"Lynnburn" Homestead and outbuildings**<br>540-610 Ballarat Road, Batesford | Yes | No | No | Yes | Yes- outbuildings | No | Yes | No |
| HO853 | **Residence**<br>3 Balliang Street, Geelong | No | No | No | Yes | No | No | No | No |
| HO854 | **Residence**<br>5 Balliang Street, Geelong | No | No | No | Yes | No | No | No | No |
| HO855 | **Residence**<br>11 Balliang Street, Geelong | No | No | No | Yes | Yes- fence | No | No | No |
| HO856 | **Residence**<br>13 Balliang Street, Geelong | No | No | No | Yes | Yes- fence | No | No | No |
| HO857 | **Brinsmead House** | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 14 Balliang Street, Geelong | | | | | | | | |
| HO858 | **Residence**<br>17 Balliang Street, Geelong | No | No | No | Yes | No | No | No | No |
| HO861 | **Residence**<br>76 Balliang Street, Geelong | No | No | No | Yes | No | No | No | No |
| HO862 | **Residence**<br>25 Balmoral Crescent, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO148 | **Grecian's Cottage**<br>9 Bambra Street, Geelong | Yes | No | No | Yes | Yes- fence | No | Yes | No |
| HO1536 | **Railway bridge over Yarrum Creek**<br>Banks Road, Marcus Hill<br>To the extent of all the land within 10 metres of the bridge. | Yes | No | No | Yes | No | No | No | No |
| HO1755 | **Residence**<br>5 Barrabool Road, Belmont | Yes | No | Yes- 3 eucalyptus trees | Yes | No | No | No | No |
| HO271 | **Sandstone Cottage**<br>517 Barrabool Road, Ceres | Yes | No | No | Yes | Yes- fence | No | Yes | No |
| HO63 | **Sandstone Cottage**<br>523 Barrabool Road, Ceres | Yes | No | No | Yes | No | No | Yes | No |
| HO62 | **Sandstone Cottage (formerly Smithy's Residence)**<br>539 Barrabool Road, Ceres | Yes | No | No | Yes | No | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO2008 | **Ceres Primary School**<br>605 Barrabool Road, Ceres | Yes- early Barrabool stone school building only | No | No | Yes | No | No | No | No |
| HO68 | **"Newlands" Homestead**<br>670 Barrabool Road, Ceres | Yes | Yes | No | Yes | No | No | Yes | No |
| HO1757 | **South Barwon Reserve Memorial**<br>Fronting Barwon Heads Road, Belmont<br>To the extent of all the land within 5 metres of the memorial. | Yes | No | No | Yes | No | No | No | No |
| HO1537 | **Barwon Heads Bridge**<br>over Barwon River, Barwon Heads-Ocean Grove Road, Barwon Heads and Ocean Grove | - | - | - | - | - | Yes<br>Ref.No.H1848 | No | No |
| HO343 | **RSL Monument**<br>Barwon Heads Road, Belmont<br>To the extent of all the land within 5 metres of the monument. | Yes | No | No | Yes | No | No | No | No |
| HO1704 | **Housen-Halle (former Connewarre Hall)**<br>1280 Barwon Heads Road, Connewarre | No | No | Yes | Yes | No | No | Yes | No |
| HO1705 | **Residence**<br>1392 Barwon Heads Road, Connewarre | No | No | Yes | Yes | No | No | No | No |
| HO1706 | **Geelong Aero Club (former Connewarre Presbyterian Church)** | No | No | No | Yes | No | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 1411-1419 Barwon Heads Road, Connewarre | | | | | | | | |
| HO1707 | **Diesel Engine**<br>Asparagus Farm (former) now 13th Beach Golf Club (to the extent of 5 metres around the machine)<br>1732 Barwon Heads Road, Connewarre | No | No | No | Yes | No | No | No | No |
| HO56 | **Ovoid Sewer Aqueduct over Barwon River**<br>140 Tanner Street, Breakwater and 91-97 Tannery Road, Charlemont | - | - | - | - | - | Yes<br>Ref.No.H895 | No | No |
| HO1844 | **Bridge over Barwon River c1926**<br>High Street and Moorabool Street, Belmont | Yes | No | No | Yes | No | No | No | No |
| HO1843 | **Macintyre Foot Bridge c1968**<br>over Barwon River, Belmont | Yes | No | No | Yes | No | No | No | No |
| HO45 | **Bucyrus Railroad Steam Shovel**<br>Batesford Quarry, Batesford | - | - | - | - | - | Yes<br>Ref.No.H1918 | No | No |
| HO236 | **Stella Maris Convent**<br>39 Bay Street, North Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO109 | **“Bayswater” Residence**<br>4 Bayswater Road, Newtown | No | No | No | Yes | No | No | Yes | No |
| HO630 | **Residence**<br>16 Beach Parade, Geelong West | No | No | Yes | Yes | Yes- fence | No | No | No |
| HO632 | **Residence** | No | No | No | Yes | Yes- fence | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 24 Beach Parade, Geelong West | | | | | | | | |
| HO1538 | **WW2 Store**<br>Belchers Road (off), Drysdale | Yes | No | No | Yes | No | No | No | No |
| HO633 | **Residence**<br>17 Bell Parade, Drumcondra | Yes | No | Yes | Yes | No | No | No | No |
| HO1539 | **Residence (former Moolap Inn)**<br>350 Bellarine Highway, Moolap | Yes | No | No | Yes | No | No | No | No |
| HO287 | **"Springfield" Residence**<br>532-560 Bellarine Highway, Leopold | No | No | No | Yes | No | No | Yes | No |
| HO1540 | **Leopold Hall**<br>805 Bellarine Highway, Leopold | No | No | No | Yes | No | No | Yes | No |
| HO1541 | **Marcus Hill State School (former)**<br>1880 Bellarine Highway, Marcus Hill | No | No | Yes | Yes | No | No | No | No |
| HO300 | **"Carlyle" House**<br>2041-2119 Bellarine Highway, Marcus Hill | Yes | No | No | Yes | No | No | Yes | No |
| HO301 | **"Suma Park" Homestead**<br>including weatherboard cottage and barn<br>2121-2259 Bellarine Highway, Marcus Hill | Yes | Yes | No | Yes | Yes-outbuilding | No | Yes | No |
| HO864 | **Belle Vue Hotel (former)**<br>10 Bellerine Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO865 | **Lord Nelson Hotel**<br>7-21 Bellerine Street, Geelong | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO866 | **Residence**<br>53 Bellerine Street, Geelong | No | No | No | Yes | Yes- fence | No | No | No |
| HO867 | **Consulting Rooms**<br>55 Bellerine Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO868 | **De Garis House (rear-Baxter House)**<br>56-58 Bellerine Street, Geelong | Yes | No | Yes | Yes | No | No | No | No |
| HO869 | **Residence**<br>70 Bellerine Street, Geelong | No | No | No | Yes | No | No | No | No |
| HO870 | **Shop**<br>162 Bellerine Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO871 | **Haimes Memorial Homes**<br>169-177 Bellerine Street, Geelong | Yes | No | No | Yes | Yes- fence | No | Yes | No |
| HO873 | **Residence (rear)**<br>196 Bellerine Street, Geelong | No | No | No | Yes | Yes- outbuilding | No | No | No |
| HO874 | **Residence**<br>247 Bellerine Street, Geelong | No | No | No | Yes | Yes- fence | No | No | No |
| HO875 | **Residence**<br>273 Bellerine Street, Geelong | No | No | No | Yes | No | No | No | No |
| HO876 | **Residence**<br>308 Bellerine Street, Geelong | No | No | No | Yes | Yes- fence | No | Yes | No |
| HO877 | **Residence**<br>310 Bellerine Street, Geelong | No | No | No | Yes | No | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO878 | **Residence**<br>316 Bellerine Street, Geelong | No | No | No | Yes | No | No | Yes | No |
| HO635 | **Residence**<br>1 Bendigo Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO636 | **Residence**<br>6 Bendigo Street, Geelong West | Yes | No | Yes | Yes | No | No | No | No |
| HO142 | **Geelong Grammar School**<br>Original 1912-13 building complex<br>50 Biddlecombe Road, Corio | Yes | No | No | Yes | Yes- outbuilding and fence (Lunan Gates) | No | Yes | No |
| HO1709 | **Sewerage Vent Stack**<br>Foreshore reserve, end Blackrock Road, Connewarre | Yes | No | No | Yes | No | No | No | No |
| HO1542 | **Miller Boys Memorial**<br>Bluff Road, St Leonards<br>To the extent of all the land within 5 metres of the memorial. | Yes | No | No | Yes | No | No | No | No |
| HO879 | **Residence**<br>25 Board Place, Geelong | No | No | No | Yes | Yes- fence | No | No | No |
| HO1245 | **Newtown and Chilwell Free Kindergarten**<br>25 Bond Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO638 | **Holy Spirit Church**<br>25-31 Bostock Avenue, Manifold Heights | - | - | - | - | - | Yes<br>Ref.No.H1110 | No | No |
| HO637 | **Ashby Uniting Church (former), now Islamic Mosque** | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 45-47 Bostock Avenue, Manifold Heights | | | | | | | | |
| HO1543 | **Residence (former "Black Swan" Hotel)**<br>169 Boundary Road, Whittington | Yes | No | No | Yes | No | No | Yes | No |
| HO639 | **Residence**<br>5 Bowlers Avenue, Geelong West | No | No | No | Yes | No | No | No | No |
| HO1987 | **Former Duck Ponds Parsonage and School**<br>25 Branch Road, Little River<br>To the extent of the former parsonage and school building, including a curtilage of 10 metres on all sides. | Yes | No | No | Yes | No | No | No | No |
| HO158 | **“Greystanes” House**<br>2 Brassey Avenue, Highton | Yes | No | Yes | Yes | No | No | Yes | No |
| HO54 | **Breakwater**<br>Breakwater Road, Breakwater | No | No | No | Yes | No | No | No | No |
| HO884 | **Residence**<br>3 Breakwater Road, Breakwater | Yes | No | No | Yes | Yes-outbuildings | No | No | No |
| HO1712 | **Ruinous Cottage**<br>To the extent of the area to the front boundary line, 5 metres to the north and south and 10 metres to the east from the ruinous cottage.<br>291-295 Breamlea Road, Connewarre | No | No | No | Yes | No | No | No | No |
| HO1247 | **E.P. Robinson Wool Scourer**<br>13 Bridge Street, Newtown | Yes | No | No | Yes | Yes-outbuildings | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1989 | **Residence**<br>9 Bridge Road, Barwon Heads | No | No | Yes- cypress tree | Yes | No | No | No | No |
| HO1651 | **Residence**<br>21 Bridge Road, Barwon Heads | No | No | Yes- palm tree | Yes | No | No | No | No |
| HO1653 | **Residence**<br>47 Bridge Road, Barwon Heads | No | No | No | Yes | No | No | No | No |
| HO640 | **Residence**<br>1 Britannia Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO641 | **Residence**<br>72 Britannia Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO2013 | **Former Dennys Lascelles Woolstore**<br>20 Brougham Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO130 | **Geelong Customs House (former)**<br>The heritage place includes<br>Edward VII Statue<br>57 Brougham Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1892 | Yes | No |
| HO140 | **The Geelong Club**<br>74 Brougham Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1133 | Yes | No |
| HO886 | **Electric Lighting and Traction Co.**<br>78-80 Brougham Street, Geelong | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1725 | **Geelong Christian College, Junior Campus**<br>39-47 Broughton Drive, Belmont | Yes | No | Yes- 1 Norfolk Pine tree only | Yes | No | No | Yes | No |
| HO887 | **Residence**<br>4 Brown Street, Geelong | No | No | No | Yes | Yes-fence | No | No | No |
| HO1544 | **St. John's Anglican Church**<br>11 Brown Street, Portarlington | Yes | No | No | Yes | No | No | Yes | No |
| HO888 | **Residence**<br>13 Brown Street, Geelong | No | No | No | Yes | Yes- fence | No | No | No |
| HO1545 | **Masonic Hall**<br>former Temperance Hall only<br>28 Brown Street, Portarlington | Yes | No | No | Yes | No | No | Yes | No |
| HO1993 | **"Laurence Park" Residence**<br>125 Buckingham Street, Lara<br>To the extent of the dwelling and outbuildings to a depth of 60 metres from the front boundary and 1500 mm either side of the outbuildings to the dwelling. | Yes | No | No | Yes | Yes-<br>stone stables and ruins | No | No | No |
| HO1256 | **"Sayonara" Residence**<br>12 Buckland Avenue, Newtown | No | No | No | Yes | Yes- fence | No | No | No |
| HO1261 | **Residence**<br>17A Buckland Avenue, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1265 | **Residence**<br>22 Buckland Avenue, Newtown | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1269 | **Residence**<br>28 Buckland Avenue, Newtown | No | No | No | Yes | Yes- fence | No | No | No |
| HO1271 | **Residence**<br>32 Buckland Avenue, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1273 | **“Torbank” Residence**<br>39 Buckland Avenue, Newtown | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1275 | **"Kanoona" Residence**<br>42 Buckland Avenue, Newtown | No | No | No | Yes | Yes- fence | No | No | No |
| HO1726 | **Geelong Christian College, Middle Campus**<br>18A & 18-32 Burdekin Drive, Highton | Yes | No | No | Yes | No | No | Yes | No |

## 2.3 Streets C-G

14/02/2025
C452ggee

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1657 | **Residence**<br>19 Campbell Street, Barwon Heads | No | No | No | Yes | No | No | No | No |
| HO643 | **Residence**<br>7 Candover Street, Geelong West | Yes | No | No | Yes | Yes- outbuilding | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO645 | **Residence**<br>18 Candover Street, Geelong West | No | No | No | Yes | Yes- fence | No | No | No |
| HO646 | **Residence**<br>23 Candover Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO647 | **Residence**<br>25 Candover Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO648 | **Residence**<br>37 Candover Street, Geelong West | No | No | No | Yes | Yes- outbuilding | No | No | No |
| HO649 | **Residence**<br>53 Candover Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO1658 | **Residence**<br>2 Carr Street, Barwon Heads | No | No | No | Yes | No | No | No | No |
| HO1659 | **Stone Fence & Trees**<br>20 Carr Street, Barwon Heads | No | No | Yes- cypress trees | Yes | Yes- front stone fence | No | No | No |
| HO1546 | **"Avondale" Residence**<br>10 Church Road, Bellarine | No | No | Yes | Yes | No | No | No | No |
| HO50 | **Bellarine Uniting Church (former), now Methodist Church (former)**<br>42-50 Church Road, Bellarine | Yes | No | No | Yes | Yes- fence | No | Yes | No |
| HO1547 | **Uniting Church Hall**<br>42-50 Church Road, Bellarine | No | No | Yes | Yes | No | No | Yes | No |
| HO1759 | **Residence (front residence)**<br>2 Church Street, Belmont | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1760 | **Residence**<br>8 Church Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO1761 | **Residence**<br>10 Church Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO650 | **Residence**<br>59 Church Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO92 | **J.F. Archibald Memorial**<br>66-76 Church Street, Geelong West<br>To the extent of all the land within 5 metres of the plaque. | Yes | No | No | Yes | No | No | No | No |
| HO651 | **Saleyards Hotel**<br>77 Church Street, Geelong West | No | No | No | Yes | No | No | Yes | No |
| HO125 | **“Clonard” Residence**<br>225 Church Street, Manifold Heights | Yes | No | Yes | Yes | No | No | Yes | No |
| HO1277 | **Residence**<br>7 Claremont Avenue, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1278 | **Residence**<br>8 Claremont Avenue, Newtown | No | No | No | Yes | Yes- fence | No | No | No |
| HO1279 | **Residence**<br>10 Claremont Avenue, Newtown | No | No | No | Yes | Yes- fence | No | No | No |
| HO1280 | **"Bournemouth" Residence**<br>11 Claremont Avenue, Newtown | No | No | No | Yes | Yes- fence | No | No | No |
| HO652 | **Community Centre** | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 7-9 Clarence Street, Geelong West | | | | | | | | |
| HO654 | **Residence**<br>109 Clarence Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO1283 | **Residence**<br>50 Clarke Street, Newtown | No | No | Yes | Yes | Yes- fence | No | No | No |
| HO1735 | **"Petriwil" Residence**<br>75 Clarkes Road, Fyansford | Yes | No | Yes | Yes | No | No | No | No |
| HO1548 | **Post Office (former)**<br>10-12 Clifton Springs Road, Drysdale | Yes | No | No | Yes | No | No | Yes | No |
| HO1549 | **Residence (former Bakery)**<br>23 Clifton Springs Road, Drysdale | No | No | No | Yes | No | No | Yes | No |
| HO1550 | **Drysdale State School**<br>52 Clifton Springs Road, Drysdale | Yes | No | No | Yes | No | No | Yes | No |
| HO2009 | **Ceres Recreation Reserve (including Memorial Gates & Trees)**<br>20 Cochranes Road, Ceres | Yes- memorial gates only | No | Yes- mature Cypress trees | Yes | No | No | No | No |
| HO1551 | **Drysdale Hotel**<br>8-14 Collins Street, Drysdale | Yes | No | No | Yes | No | No | Yes | No |
| HO81 | **St James Anglican Church**<br>45-55 Collins Street, Drysdale | Yes | Yes | No | Yes | No | No | Yes | No |
| HO1552 | **St. James Church Hall**<br>55 Collins Street, Drysdale | No | No | No | Yes | No | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1553 | **Residence**<br>former vicarage to St. James<br>56 Collins Street, Drysdale | No | No | No | Yes | No | No | No | No |
| HO891 | **Stephens House**<br>10 Connor Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO892 | **Residence**<br>11 Connor Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO655 | **Residence**<br>30 Coquette Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO656 | **Residence**<br>32 Coquette Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO657 | **Residence**<br>34 Coquette Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO658 | **Residence**<br>36 Coquette Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO659 | **Residence**<br>38 Coquette Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO383 | **Geelong Wool Exchange (former)**<br>44 Corio Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H622 | Yes | No |
| HO893 | **Bush Inn Hotel**<br>58 Corio Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO399 | **Former Scottish Chiefs Hotel** | - | - | - | - | - | Yes | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 99 Corio Street, Geelong | | | | | | Ref.No.H662 | | |
| HO248 | **Volum Brewery Malthouse**<br>(southern façade only and supporting western wall to a depth of 4.5 metres)<br>101 Corio Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO126 | **Coronal**<br>7 Coronal Avenue, Newtown<br>**Statement of Significance:**<br>HO126 Coronal, 7 Coronal Avenue, Newtown Statement of Significance (City of Greater Geelong, December 2022) | Yes | Yes | Yes | Yes | No | No | Yes | No |
| HO660 | **Residence/Office**<br>4 Coronation Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO219 | **Terrace Residence**<br>6-12 Coronation Street, Geelong West | Yes | No | No | Yes | Yes- fence | No | Yes | No |
| HO197 | **Railway Culvert**<br>To the extent of all the land within 10 metres of the culvert.<br>Cowies Creek, North Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1554 | **Residence (former Post Office)**<br>60 Cresswell Street, Marcus Hill | No | No | Yes | Yes | Yes- outbuildings | No | No | No |
| HO82 | **War Veterans Home (former)**<br>1-19 Crimea Street, Drysdale | Yes | Yes | No | Yes | No | No | Yes | No |
| HO43 | **Batesford Presbyterian Church** | Yes | Yes | No | Yes | Yes- fence | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 31-33 Cross Street, Batesford | | | | | | | | |
| HO2020 | **Former Batesford Presbyterian Manse**<br>35 Cross Street, Batesford | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO39 | **"Innisfail" House**<br>45 Cross Street, Batesford | Yes | No | No | Yes | Yes- fence | No | Yes | No |
| HO1768 | **Alexander Miller Memorial Homes**<br>1-12/7 Culbin Avenue, Belmont | Yes | No | Yes- front garden and trees | Yes | No | No | No | No |
| HO1935 | **Semi-Detached Dwellings**<br>35 & 37 Cumberland Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1936 | **Residence**<br>39 Cumberland Street, Newtown | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1994 | **Tower and Lintel stone**<br>Holy Trinity Church, 29 Curletts Road, Lara<br>To the extent of the tower and Lintel stone only. | Yes | No | No | Yes | No | No | No | No |
| HO1995 | **Cottage**<br>85 Curletts Road, Lara<br>To the extent of the front fenced portion of the site, including the dwelling and attached structures, to a depth of 40 metres from the front boundary.<br>**Incorporated Plan:**<br>*Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan, May 2016* | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO661 | **Residence**<br>5 Dearnley Street, Geelong West | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO370 | **Greenstones Axe Quarry**<br>Off Dog Rocks Road, Batesford | No | No | No | Yes | No | No | No | No |
| HO662 | **Residence**<br>4 Douglass Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO1555 | **Ocean Grove Primary School**<br>23 Draper Street, Ocean Grove | No | No | Yes | Yes | No | No | Yes | No |
| HO1556 | **Hall (former St. Peter's Church of England)**<br>33 Draper Street, Ocean Grove | No | No | Yes | Yes | No | No | Yes | No |
| HO663 | **Residence**<br>25 Drumcondra Avenue, Drumcondra | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1557 | **Residence (former Mansell Lodge)**<br>6 Drysdale Street, Portarlington | No | No | No | Yes | No | No | No | No |
| HO1558 | **"Claremont" Residence**<br>17 Drysdale Street, Portarlington | No | No | No | Yes | No | No | No | No |
| HO1783 | **Residence**<br>9 Dudley Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO1559 | **St. Paul's Anglican Church**<br>10-12 Dudley Parade, St Leonards | No | No | No | Yes | No | No | Yes | No |
| HO1560 | **"Crescent" Residence**<br>40 Earles Road, Moolap | Yes | Yes | No | Yes | No | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO906 | **Walbaringa Flats (former)**<br>16 & 18 Eastern Beach Road, Geelong | Yes | No | Yes | Yes | No | No | No | No |
| HO95 | **"Ariston" and "Jesmond" Residence**<br>32-34 Eastern Beach Road, Geelong | Yes | Yes | Yes | Yes | Yes- fence | No | Yes | No |
| HO907 | **Residence**<br>36 Eastern Beach Road, Geelong | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO908 | **Residence**<br>40 Eastern Beach Road, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO910 | **Residence**<br>46 Eastern Beach Road, Geelong | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO911 | **Residence**<br>48 Eastern Beach Road, Geelong | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO912 | **Fence**<br>54 Eastern Beach Road, Geelong<br>To the extent of all the land within 5 metres of the fence. | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO8 | **"Corio Villa" House**<br>56-58 Eastern Beach Road, Geelong | - | - | - | - | - | Yes<br>Ref.No.H193 | Yes | No |
| HO903 | **Eastern Beach Bathing Complex and Reserve**<br>31 Eastern Beach Road and 1 Ritchie Boulevard, Geelong | - | - | - | - | - | Yes<br>Ref.No.H929 | Yes | No |
| HO1284 | **"Laburnum" Residence**<br>9 Elderslie Terrace , Newtown | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1285 | **Residence**<br>21 Elderslie Terrace, Newtown | No | No | No | Yes | No | No | No | No |
| HO664 | **Residence**<br>54 Elizabeth Street, Geelong West | Yes | No | No | Yes | Yes- outbuilding | No | No | No |
| HO665 | **Shop**<br>71 Elizabeth Street, Geelong West | Yes | No | No | Yes | No | No | Yes | No |
| HO666 | **Residence**<br>90 Elizabeth Street, Geelong West | No | No | Yes | Yes | Yes- fence | No | No | No |
| HO667 | **"St Elmo" Residence**<br>127 Elizabeth Street, Geelong West | - | - | - | - | - | Yes<br>Ref.No.H1180 | Yes | No |
| HO680 | **Residence**<br>12 Eureka Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO1785 | **Residence**<br>17 Evans Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO1786 | **Residence**<br>27 Evans Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO1660 | **Bluestone Retaining Wall**<br>1 Ewing Blyth Drive, Barwon Heads | Yes | No | No | Yes | Yes- bluestone wall | No | No | No |
| HO1661 | **Barwon Heads Park**<br>1 Ewing Blyth Drive, Barwon Heads | No | No | Yes | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1662 | **Earl of Charlemont Anchor, Barwon Heads Park**<br>To the extent of 5 metres around the anchor<br>7-71 Ewing Blyth Drive, Barwon Heads | Yes | No | No | Yes | No | No | No | No |
| HO1663 | **Barwon Heads Jetties & Co-op Sheds, Barwon Heads Park**<br>7-71 Ewing Blyth Drive, Barwon Heads | No | No | No | Yes | No | No | Yes | No |
| HO1664 | **Boot Room,Barwon Heads Park**<br>7-71 Ewing Blyth Drive, Barwon Heads | No | No | No | Yes | No | No | Yes | No |
| HO1665 | **Orungal Secondary Anchor, Barwon Heads Park**<br>To the extent of 5 metres around the anchor<br>7-71 Ewing Blyth Drive, Barwon Heads | Yes | No | No | Yes | No | No | No | No |
| HO1666 | **Lobster Pot Dance Hall (former), Barwon Heads Park**<br>7-71 Ewing Blyth Drive, Barwon Heads | No | No | No | Yes | No | No | Yes | No |
| HO33 | **Earl of Charlemont Memorial**<br>7-71 Ewing Blyth Drive, Barwon Heads<br>To the extent of all the land within 5 metres of the plaque. | Yes | No | No | Yes | No | No | No | No |
| HO1667 | **Residence**<br>20 Ewing Blyth Drive, Barwon Heads | No | No | Yes- two golden cypress trees | Yes | No | No | No | No |
| HO914 | **Barwon Woollen Mill Co. Works - Godfrey Hirst** | Yes | No | No | Yes | Yes- fence & outbuildings | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 7-9 Factories Road, Geelong | | | | | | | | |
| HO1286 | **"Carinya" (former) Residence**<br>88 Fairview Avenue, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO915 | **Gordon Technical College**<br>6 Fenwick Street, Geelong | - | - | - | - | - | Yes<br>Ref.No. H1019 | Yes | No |
| HO916 | **Residence**<br>9 Fenwick Street, Geelong | No | No | No | Yes | No | No | Yes | No |
| HO917 | **Reformed Presbyterian Church**<br>10 Fenwick Street, Geelong | Yes | Yes | No | Yes | No | No | Yes | No |
| HO918 | **Residence**<br>11 Fenwick Street, Geelong | No | No | No | Yes | No | No | Yes | No |
| HO919 | **Residence**<br>12 Fenwick Street, Geelong | No | No | No | Yes | No | No | No | No |
| HO920 | **Baptist Church and Sunday School - Church of Christian Scientists**<br>14 Fenwick Street, Geelong | Yes | No | No | Yes | Yes-outbuilding (hall) | No | Yes | No |
| HO921 | **Residence**<br>28 Fenwick Street, Geelong | Yes | No | No | Yes | Yes-outbuilding | No | Yes | No |
| HO922 | **Olrig House**<br>32 Fenwick Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO135 | **"Eudoxus" Prefabricated iron residence**<br>34 Fenwick Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1119 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO923 | **Residence**<br>42 Fenwick Street, Geelong | Yes | No | No | Yes | No | (Part Ref.No. H1106 Railway Tunnel) | No | No |
| HO924 | **Residence**<br>44 Fenwick Street, Geelong | Yes | No | No | Yes | No | (Part Ref.No.H1106 Railway Tunnel) | No | No |
| HO108 | **"Barwon Grange" Residence**<br>25 Fernleigh Street, Newtown | - | - | - | - | - | Yes<br>Ref.No.H1102 | Yes | No |
| HO925 | **Longville House**<br>2 Fitzroy Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO926 | **Residence**<br>12 Fitzroy Street, Geelong | No | No | Yes | Yes | No | No | No | No |
| HO927 | **Residence**<br>34 Fitzroy Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO160 | **Horse Trough**<br>Fitzroy Street (between Fitzroy Street and Sydney Parade), Geelong<br>The trough is located within the street reservation, opposite 350 Ryrie Street and the extent of designation applies to all the land within 5 metres of the trough. | Yes | No | No | Yes | No | No | No | No |
| HO930 | **Residence**<br>128 Fitzroy Street, Geelong | No | No | Yes | Yes | Yes- fence | No | No | No |
| HO931 | **Dennys Lascelles Ltd. Woolstores (former)** | Yes | No | No | Yes | No | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 135 Fitzroy Street, Geelong | | | | | | | | |
| HO1996 | **Pioneers' Memorial Cairn**<br>1B Flinders Avenue, Lara<br>To the extent of the surrounding curtilage bounded by the corner kerb (south west) and the footpath (north) encompassing the mulched area. | Yes | No | No | Yes | No | No | No | No |
| HO1997 | **Lara Uniting Church Complex**<br>1B Flinders Avenue, Lara<br>**Incorporated Plan:**<br>*Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan, May 2016* | Yes | No | No | Yes | No | No | No | No |
| HO1998 | **"The Pines" Residence**<br>450 Flinders Avenue, Lara<br>To the extent of the front portion of the site, including the front garden and side driveway, Edwardian dwelling and the rear yard of the dwelling enclosed by fencing.<br>**Incorporated Plan:**<br>*Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan, May 2016* | No | No | No | Yes | No | No | No | No |
| HO1668 | **Shop**<br>1 Flinders Parade, Barwon Heads | Yes | No | No | Yes | No | No | Yes | No |
| HO382 | **Matthew Flinders Memorial Plaques**<br>Flinders Peak, You Yangs | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | To the extent of all the land within 5 metres of the plaque. | | | | | | | | |
| HO1973 | **Limella Cottage**<br>31-45 Forest Road South, Lara | No | No | Yes-<br>the peppercorn trees on the south side of the property. | Yes | No | No | No | No |
| HO1974 | **Cottage**<br>51 Forest Road South, Lara<br>To the extent of the entire site, to all of the boundaries of the title. | No | No | No | Yes | No | No | No | No |
| HO1975 | **Former Lake Bank Hotel Complex**<br>110-120 Forest Road South, Lara<br>To the extent of:<br>▪ the part of the former hotel site, including the former hotel building and outbuildings, situated on lots 2–10 of Plan of Subdivision 708889;<br>▪ the full length of the stone wall that extends along the Forest Road boundary, with a 1 metre curtilage on each side of the wall;<br>▪ the gabled outbuilding in the wall, with a 1 metre curtilage;<br>▪ the Forest Road South road reservation immediately outside of the hotel building complex; and the south-eastern portion of the road reserve of Museum Place, to the west of the building complex. | Yes | Yes | Yes | Yes | Yes | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1976 | **Clover Hill Farm**<br>155 Forest Road South, Lara<br>To the extent of the surviving dwelling and land 5 metres each side and 20 metres to the rear and the land between the dwelling and the Forest Road South boundary.<br>**Incorporated Plan:**<br>*Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan, May 2016* | Yes | No | No | Yes | No | No | No | No |
| HO932 | **Residence**<br>30 Foster Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1788 | **Residence**<br>2 Francis Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO1789 | **Residence**<br>4 Francis Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO1790 | **Residence**<br>5 Francis Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO1791 | **Residence**<br>6 Francis Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO1792 | **Residence**<br>11 Francis Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO1793 | **Residence**<br>18 Francis Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO1797 | **Residence** | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 63 Francis Street, Belmont | | | | | | | | |
| HO1799 | **Residence**<br>84 Francis Street, Belmont | No | No | Yes- Norfolk pine tree | Yes | No | No | No | No |
| HO1800 | **Residence**<br>99 Francis Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO261 | **Winter's Cellars**<br>197 Francis Street, Grovedale | Yes | No | No | Yes | No | No | Yes | No |
| HO933 | **Residence**<br>14 Frederick Street, Geelong | No | No | No | Yes | Yes- fence | No | No | No |
| HO934 | **Residence**<br>37 Fyans Street, Geelong | No | No | No | Yes | No | No | No | No |
| HO935 | **Residence**<br>75 Fyans Street, Geelong | No | No | No | Yes | No | No | No | No |
| HO1736 | **Former Junction/Keens Hotel ruins**<br>5-55 Fyansford-Gheringhap Road, Fyansford | Yes | No | Yes | Yes | No | Yes | Yes | No |
| HO48 | **Gange Cemetery**<br>9A Gange Place, Clifton Springs | Yes | No | No | Yes | No | No | No | No |
| HO880 | **Eastern Park and Geelong Botanic Gardens and First Customs House**<br>1-55 Garden Street, East Geelong<br>The heritage place includes LaTrobe Plaque | - | - | - | - | - | Yes<br>Ref.No.H185 & Ref.No.H2095 | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO14 | **"Merchiston Hall" Residence**<br>2A Garden Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H192 | Yes | No |
| HO937 | **Residence**<br>8 Garden Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO938 | **Shop and Residence**<br>24 Garden Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO939 | **Residence**<br>77 Garden Street, Geelong | No | No | No | Yes | Yes- fence | No | No | No |
| HO940 | **Residence**<br>102 Garden Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO941 | **Residence**<br>117 Garden Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO943 | **Residence**<br>185 Garden Street, Geelong | No | No | No | Yes | Yes- fence | No | No | No |
| HO1977 | **Cottage complex**<br>80 Gebbies Road, Lara | Yes | No | Yes-<br>peppercorn trees | Yes | Yes-<br>former kitchen, dairy, bakery and farm outbuilding in the south-east corner of the site | No | No | No |
| HO36 | **Moorabool Railway Viaduct**<br>Geelong-Ballarat Railway over Moorabool River, Moorabool | - | - | - | - | - | Yes<br>Ref.No.H1105 | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1970 | **Cowies Creek Rail Bridge No 1**<br>Geelong-Gheringhap Railway (Geelong-Ballarat Railway), Bell Post Hill and Lovely Banks | - | - | - | - | - | Yes<br>Ref.No.H2240 | No | No |
| HO1971 | **Cowies Creek Rail Bridge No 2**<br>Geelong-Gheringhap Railway (Geelong-Ballarat Railway), Moorabool | - | - | - | - | - | Yes<br>Ref.No.H2241 | No | No |
| HO1561 | **Geelong-Queenscliff Railway Line**<br>between South Geelong and Point Lonsdale to the extent of all the land within 5 metres either side of the centre line of the railway line. | No | No | No | Yes | No | No | No | No |
| HO1670 | **Residence**<br>26 George Street, Barwon Heads | No | No | No | Yes | No | No | No | No |
| HO1671 | **Residence**<br>29 George Street, Barwon Heads | Yes | No | No | Yes | No | No | No | No |
| HO1802 | **"Grandview"**<br>26 George Street, Belmont | No | No | No | Yes | Yes- front fence | No | No | No |
| HO681 | **Residence**<br>13 George Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO682 | **Residence**<br>15 George Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO683 | **Residence**<br>17 George Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO684 | **Residence** | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 19 George Street, Geelong West | | | | | | | | |
| HO685 | **Residence**<br>21 George Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO686 | **Residence**<br>23 George Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO687 | **Residence**<br>25 George Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO688 | **Residence**<br>27 George Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO1287 | **Residence**<br>47 George Street, Newtown | No | No | No | Yes | Yes- outbuilding | No | No | No |
| HO1288 | **Residence**<br>49 George Street, Newtown | No | No | No | Yes | Yes- outbuilding | No | No | No |
| HO209 | **“Pineville” Nursing home**<br>2-12 Gertrude Street, Geelong West | Yes | No | Yes | Yes | Yes- outbuilding | No | Yes | No |
| HO689 | **Residence**<br>9 Gertrude Street, Geelong West | - | - | - | - | - | Yes<br>Ref.No.H1124 | No | No |
| HO690 | **Residence**<br>35 Gertrude Street, Geelong West | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO111 | **Belcher Drinking Fountain**<br>Gheringhap Street and Malop Street (Cnr) Roundabout, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1116 | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO944 | **Dalgety & Co. Ltd**<br>1-11 Gheringhap Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO386 | **Dalgety & Co. Woolstore (fronting Western Beach)**<br>1-11 Gheringhap Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO152 | **"Golden Age" Hotel**<br>2-4 Gheringhap Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1161 | Yes | No |
| HO102 | **Johnstone Park**<br>24-28 Gheringhap Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1114 | No | No |
| HO1621 | **Peace Memorial**<br>Johnstone Park, 24-28 Gheringhap Street and 49 Little Malop Street, Geelong | Yes | Yes- peace memorial interior only | No | Yes | No | No | Yes | No |
| HO122 | **Geelong Town Hall**<br>30 Gheringhap Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H184 | Yes | No |
| HO945 | **Court House (former)**<br>40 Gheringhap Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO946 | **Telephone Exchange**<br>50 Gheringhap Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO947 | **Hunt's Grocery**<br>55A Gheringhap Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO224 | **Former St Giles Church and Free Church School** | - | - | - | - | - | Yes<br>Ref.No.H633 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 72-80 Gheringhap Street, Geelong | | | | | | | | |
| HO948 | **Freemasons Hall**<br>79 Gheringhap Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO251 | **"Wellwood Terrace"**<br>82-92 Gheringhap Street, Geelong | Yes | Yes | No | Yes | Yes- fence | No | Yes | No |
| HO949 | **Residence**<br>142 Gheringhap Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO950 | **Residence**<br>147 Gheringhap Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO951 | **Residence**<br>149 Gheringhap Street, Geelong | No | No | No | Yes | No | No | No | No |
| HO952 | **Residence**<br>158 Gheringhap Street, Geelong | No | No | No | Yes | Yes- fence | No | No | No |
| HO693 | **Residence**<br>26 Girton Crescent, Geelong | No | No | No | Yes | Yes- outbuilding | No | No | No |
| HO151 | **"Glenpanyal" Residence**<br>22 Glengate Road, Hamlyn Heights | Yes | No | Yes | Yes | No | No | Yes | No |
| HO694 | **Residence**<br>5 Glenleith Avenue, Geelong West | No | No | No | Yes | Yes- outbuilding | No | No | No |
| HO696 | **Residence**<br>25 Glenleith Avenue, Geelong West | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1672 | **Barwon Heads Golf Club Clubhouse**<br>Golf Links Road, Barwon Heads<br>The heritage place includes Cypress trees | - | - | - | - | - | Yes<br>Ref.No.H2258 | Yes | No |
| HO1673 | **Jessie McKechnie Memorial Gates & Plaque, Barwon Heads State School**<br>3A Golf Links Road, Barwon Heads | Yes | No | No | Yes | No | No | No | No |
| HO1674 | **"Jeancourt" Residence**<br>34 Golf Links Road, Barwon Heads | No | No | No | Yes | No | No | No | No |
| HO953 | **Factory Complex**<br>8-10 Gravel Pits Road, Geelong | Yes | No | No | Yes | Yes-outbuilding | No | No | No |
| HO1292 | **New Breed Furniture** (original Austral Paper Mills)<br>Gregory Avenue, Newtown | Yes | No | No | Yes | Yes-outbuilding | No | Yes | No |
| HO1676 | **Residence**<br>11 Grove Road, Barwon Heads | No | No | No | Yes | No | No | No | No |
| HO1679 | **Residence**<br>33 Grove Road, Barwon Heads | No | No | No | Yes | No | No | No | No |
| HO2010 | **“Barwonside”**<br>240 Gully Road, Ceres | No | No | No | Yes | No | No | No | No |
| HO2011 | **“Erinvale”**<br>285 Gully Road, Ceres<br>To the extent of the house and land, extending 25 metres from the east and 10 metres north of the house. | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO955 | **"Elvie" Residence**<br>18 Gurr Street, Geelong | No | No | No | Yes | Yes- fence | No | No | No |

## 2.4 Streets H-L

22/08/2024
C471ggee

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO88 | **Bridge over Moorabool River**<br>Hamilton Highway, Fyansford | - | - | - | - | - | Yes<br>Ref.No.H1108 | No | No |
| HO4 | **Old Swan Inn (former)**<br>4 Hamilton Highway, Fyansford<br>The heritage place includes Bicentennial Commemorative Plaque off Hamilton Highway adjacent to Bridge | - | - | - | - | - | Yes<br>Ref.No.H267 | Yes | No |
| HO1533 | **Fyansford Primary School (former)**<br>60-80 Hamilton Highway, Fyansford | Yes | No | No | Yes | Yes- outbuildings | No | Yes | No |
| HO1738 | **"Condie" Residence**<br>370 Hamilton Highway, Fyansford | Yes | No | Yes- to the extent of 5 metres around | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | | | | the cypress trees | | | | | |
| HO1739 | **Tulchan Ruins**<br>335-415 Hamilton Highway, Fyansford | Yes | No | No | Yes | No | No | No | No |
| HO89 | **"Frogmore"**<br>425-465 Hamilton Highway, Fyansford | - | - | - | - | - | Yes<br>Ref.No.H696 | Yes | No |
| HO1562 | **Residence (former Post Office)**<br>1 Harding Street, Portarlington | Yes | No | No | Yes | No | No | Yes | No |
| HO326 | **R.S.L. Hall**<br>8 Harding Street, Portarlington | Yes | No | No | Yes | No | No | Yes | No |
| HO1563 | **St. Patricks Catholic Hall**<br>10 Harding Street, Portarlington | No | No | No | Yes | No | No | Yes | No |
| HO1564 | **Residence**<br>(former Methodist Church of Portarlington)<br>27-29 Harding Street, Portarlington | Yes | No | No | Yes | No | No | No | No |
| HO1619 | **School**<br>40-46 Hendy Street, Corio | No | No | No | Yes | No | No | Yes | No |
| HO1680 | **Residence**<br>6 Henley Street, Barwon Heads | No | No | Yes- front cypress trees | Yes | No | No | No | No |
| HO1803 | **Residence**<br>5 Herd Road, Belmont | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1804 | **Residence**<br>19 Herd Road, Belmont | No | No | No | Yes | Yes- front fence | No | No | No |
| HO1907 | **Armytage House stables and classrooms (former) and The Hermitage Church of England Girls Grammar School classrooms (former)**<br>19-21 Hermitage Road, Newtown | Yes | No | No | Yes | No | No | Yes | No |
| HO698 | **Residence**<br>48 Heytesbury Street, Herne Hill | Yes | No | No | Yes | No | No | No | No |
| HO1978 | **House and Dairy outbuilding**<br>30 Hicks Street, Lara<br>To the grouping of buildings within the south-west corner of the property. | No | No | No | Yes | Yes-<br>small gabled stone outbuilding | No | No | No |
| HO1805 | **Residence**<br>84 High Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO1806 | **Residence**<br>86 High Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO1807 | **Shop/Office**<br>138-140 High Street, Belmont | Yes | No | No | Yes | No | No | Yes | No |
| HO1810 | **Residence**<br>228 High Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO1813 | **Residence**<br>264 High Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO1814 | **Residence** | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 266 High Street, Belmont | | | | | | | | |
| HO1815 | **Residence**<br>268 High Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO78 | **Former Bellarine Shire Hall and Court House**<br>11 High Street, Drysdale | Yes | Yes | No | Yes | No | No | Yes | No |
| HO1565 | **War Memorial**<br>11 High Street, Drysdale<br>To the extent of all the land within 5 metres of the memorial. | Yes | No | No | Yes | No | No | No | No |
| HO1566 | **Drysdale Community Hall (former Methodist Sunday School)**<br>17 High Street, Drysdale | No | No | No | Yes | No | No | Yes | No |
| HO75 | **Drysdale Free Library**<br>18-20 High Street, Drysdale | Yes | No | No | Yes | No | No | Yes | No |
| HO76 | **Drysdale Uniting Church (former), now Methodist Church**<br>22-24 High Street, Drysdale | Yes | No | No | Yes | No | No | Yes | No |
| HO1681 | **Residence & Outbuilding**<br>37 Hitchcock Avenue, Barwon Heads | No | No | No | Yes | Yes-outbuilding | No | Yes | No |
| HO1745 | **c1890-1920 Post Box**<br>To the extent of 3 metres around the Post Box<br>opposite 51 Hitchcock Avenue, Barwon Heads | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1746 | **Shop & Residence**<br>56 Hitchcock Avenue, Barwon Heads | Yes | No | No | Yes | No | No | Yes | No |
| HO1683 | **All Saints Anglican Church**<br>61-63 Hitchcock Avenue, Barwon Heads | No | No | Yes | Yes | No | No | Yes | No |
| HO1685 | **Barwon Heads Uniting Church**<br>71 Hitchcock Avenue, Barwon Heads | No | No | No | Yes | No | No | Yes | No |
| HO1686 | **Barwon Heads Community Hall**<br>79 Hitchcock Avenue, Barwon Heads | Yes | No | No | Yes | No | No | Yes | No |
| HO1687 | **Holy Family Catholic Church**<br>101 Hitchcock Avenue, Barwon Heads | No | No | Yes | Yes | No | No | Yes | No |
| HO1688 | **"Maxwelton" Residence**<br>105 Hitchcock Avenue, Barwon Heads | No | No | Yes | Yes | No | No | No | No |
| HO378 | **“St Albans” Homestead**<br>6-30 Homestead Drive, St Albans Park | - | - | - | - | - | Yes<br>Ref.No.H741 | Yes | No |
| HO699 | **Residence**<br>12 Hope Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO700 | **Residence**<br>14 Hope Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO701 | **Residence**<br>24 Hope Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO702 | **Residence**<br>25 Hope Street, Geelong West | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO703 | **Residence**<br>26 Hope Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO704 | **Residence**<br>27 Hope Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO705 | **Residence**<br>32 Hope Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO706 | **Residence**<br>34 Hope Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO707 | **Residence**<br>90 Hope Street, Geelong West | Yes | No | No | Yes | No | No | Yes | No |
| HO708 | **Residence**<br>194 Hope Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO57 | **Buckley's Well**<br>Horwood Drive, Breamlea<br>To the extent of all the land within 10 metres of the Well. | Yes | No | No | Yes | No | No | No | No |
| HO957 | **Residence**<br>14 Humble Street, Geelong | No | No | No | Yes | Yes-outbuildings | No | No | No |
| HO1740 | **Former Geelong Cement Transport System (former railway and limestone belt conveyor)**<br>50 Hyland Street, Fyansford | Yes | No | No | Yes | No | No | No | No |
| HO1742 | **Former Post Office (now Fyansford Antiques and Dolls Shop)** | Yes | No | No | Yes | No | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 60 Hyland Street, Fyansford | | | | | | | | |
| HO85 | **Balmoral Hotel (former)**<br>66 Hyland Street, Fyansford | Yes | No | No | Yes | No | No | Yes | No |
| HO87 | **Fyansford Hotel**<br>67 Hyland Street, Fyansford | - | - | - | - | - | Yes<br>Ref.No.H744 | Yes | No |
| HO1293 | **Residence**<br>15-17 Jackman Road, Newtown | Yes | No | Yes | Yes | No | No | No | No |
| HO710 | **Residence**<br>8 John Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO711 | **Residence**<br>20 John Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO1816 | **Residence**<br>11 Kardinia Street, Belmont | Yes | No | No | Yes | No | No | No | No |
| HO1818 | **"Clare"**<br>44 Kardinia Street, Belmont | No | No | Yes- rear Norfolk Pine tree | Yes | No | No | No | No |
| HO1819 | **Garage (on Clare property) fronting Riverview Terrace**<br>44 Kardinia Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO1567 | **"Kalimnar" Residence,**<br>63 Kensington Road, Leopold | Yes | No | No | Yes | No | No | No | No |
| HO1568 | **Leopold Cemetery**<br>69-77 Kensington Road, Leopold | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO232 | **"Shoubra" Residence**<br>6A Keram Crescent, Highton | Yes | Yes | Yes | Yes | No | No | Yes | No |
| HO958 | **Stable/Workshop**<br>5 Kilgour Street, Geelong | Yes | No | No | Yes | Yes- outbuilding (stable) | No | Yes | No |
| HO959 | **Residence**<br>104-106 Kilgour Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO241 | **Bell & Son Baker (former)**<br>121 Kilgour Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO164 | **Residence**<br>126 Kilgour Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO2022 | **Claremont Homestead**<br>12-16 Kinsmead Street, Waurn Ponds<br>**Incorporated plan:**<br>Claremont 12-16 Kinsmead Street, Waurn Ponds Design Guidelines Incorporated Plan February 2022<br>**Statement of significance:**<br>Claremont Homestead 12-16 Kinsmead Street, Waurn Ponds Statement of Significance February 2022 | Yes | No | Yes- Norfolk Island Pine tree near north boundary | Yes | Yes- large outbuilding to the south of the Homestead | No | No | No |
| HO1569 | **Ford over Yarram Creek**<br>Knights Road, Mannerim<br>To the extent of all the land within 20 metres of the Ford. | Yes | No | No | Yes | No | No | No | No |
| HO1714 | **Residence** | No | No | Yes | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 371-399 Lake Road, Connewarre | | | | | | | | |
| HO1715 | **Timber Outbuilding**<br>462 Lake Road, Connewarre | No | No | Yes | Yes | Yes- outbuilding | No | No | No |
| HO15 | **St Paul's Anglican Church**<br>175 Latrobe Terrace, Geelong | - | - | - | - | - | Yes<br>Ref.No.H187 | Yes | No |
| HO962 | **Victorian Railways Institute**<br>195 Latrobe Terrace, Geelong | No | No | No | Yes | No | No | Yes | No |
| HO128 | **"Culloden Castle" (former Hotel)**<br>226 Latrobe Terrace, Geelong West | Yes | Yes | No | Yes | No | No | Yes | No |
| HO1964 | **Former Andrews Residence**<br>230 Latrobe Terrace, Geelong West | Yes | No | No | Yes | No | No | Yes | No |
| HO325 | **House**<br>234 Latrobe Terrace, Geelong West | Yes | No | No | Yes | No | No | Yes | No |
| HO1965 | **Residence**<br>236 Latrobe Terrace, Geelong West | Yes | No | No | Yes | No | No | Yes | No |
| HO1966 | **Angarrack Flats**<br>238 Latrobe Terrace, Geelong West | Yes | No | No | Yes | Yes- rear garage | No | Yes | No |
| HO1967 | **Dr Piper's Residence**<br>240 Latrobe Terrace, Geelong West | Yes | No | No | Yes | No | No | Yes | No |
| HO1968 | **"Narbethong"**<br>242 Latrobe Terrace, Geelong West | Yes | No | Yes- front gum tree | Yes | No | No | Yes | No |
| HO223 | **St George's Presbyterian Church and Manse (former)** | Yes | Yes | No | Yes | Yes- fence | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 245 Latrobe Terrace and 13 Ryrie Street, Geelong | | | | | | | | |
| HO713 | **"Currabeg" House**<br>248 Latrobe Terrace, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO166 | **Residence**<br>256 Latrobe Terrace, Newtown | Yes | No | No | Yes | No | No | Yes | No |
| HO167 | **"Tooronga" Residence**<br>258 Latrobe Terrace, Newtown | Yes | No | No | Yes | Yes- fence | No | Yes | No |
| HO963 | **"Carlyon"**<br>259 Latrobe Terrace, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO174 | **"St Leonards" Residence**<br>262 Latrobe Terrace, Newtown | - | - | - | - | - | Yes<br>Ref.No.H1174 | Yes | No |
| HO182 | **"Ingliston" Residence**<br>264 Latrobe Terrace, Newtown | Yes | No | No | Yes | Yes- outbuilding | No | Yes | No |
| HO168 | **"Sarnia" Residence**<br>266-268 Latrobe Terrace, Newtown | Yes | No | No | Yes | No | No | Yes | No |
| HO169 | **"Sommerset" Residence**<br>270 Latrobe Terrace, Newtown | Yes | No | No | Yes | Yes- fence | No | Yes | No |
| HO159 | **Gaelic Church and Schoolhouse (former)**<br>271 Latrobe Terrace, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1121 | Yes | No |
| HO170 | **"Roslyn" Residence**<br>272 Latrobe Terrace, Newtown | Yes | No | No | Yes | Yes- fence | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO90 | **"Allington" Residence**<br>274 Latrobe Terrace, Newtown | Yes | No | No | Yes | Yes- fence | No | Yes | No |
| HO964 | **Church of Christ (former Free Church of England - Trinity Church)**<br>275 Latrobe Terrace, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1123 | Yes | No |
| HO1294 | **Consulting Room**<br>278 Latrobe Terrace, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO172 | **Residence**<br>280 Latrobe Terrace, Newtown | Yes | No | No | Yes | No | No | Yes | No |
| HO173 | **Residence**<br>282 Latrobe Terrace, Newtown | Yes | No | No | Yes | No | No | Yes | No |
| HO965 | **Residence**<br>291 Latrobe Terrace, Geelong | No | No | No | Yes | No | No | No | No |
| HO1297 | **Residence**<br>292 Latrobe Terrace, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO966 | **Residence**<br>295 Latrobe Terrace, Geelong | No | No | No | Yes | Yes- fence | No | No | No |
| HO1299 | **"Ardoch" Residence**<br>298 Latrobe Terrace, Newtown | Yes | No | No | Yes | Yes- outbuilding and fence | No | No | No |
| HO114 | **Boer War Memorial**<br>Latrobe Terrace, north of Kilgour Street, Kardinia Park, Geelong | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | To the extent of all the land within 5 metres of the memorial. | | | | | | | | |
| HO1937 | **"Borrodale" Residence**<br>318 Latrobe Terrace, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1938 | **Commercial Building**<br>364-366 Latrobe Terrace, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1300 | **Shops & Residence**<br>386-394 Latrobe Terrace, Newtown | Yes | No | No | Yes | No | No | Yes | No |
| HO1301 | **Residence**<br>398 Latrobe Terrace, Newtown | No | No | No | Yes | Yes- fence | No | No | No |
| HO1302 | **Residence**<br>402 Latrobe Terrace, Newtown | No | No | No | Yes | Yes- fence | No | Yes | No |
| HO1303 | **Shop**<br>404 Latrobe Terrace, Newtown | Yes | No | No | Yes | No | No | Yes | No |
| HO1304 | **Residence**<br>410 Latrobe Terrace, Newtown | No | No | No | Yes | Yes- fence | No | Yes | No |
| HO1305 | **Collins Bros. Pty Ltd**<br>(former Union Woollen Mill)<br>510 Latrobe Boulevard, Newtown | Yes | No | No | Yes | Yes- fence | No | Yes | No |
| HO1306 | **Albion Woollen & Worsted Mills (former)**<br>512A-560A Latrobe Boulevard, Newtown | Yes | No | No | Yes | No | No | Yes | No |
| HO1312 | **Residence**<br>9A Laurel Bank Parade, Newtown | No | No | Yes | Yes | Yes- fence | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1313 | **Residence**<br>12 Laurel Bank Parade, Newtown | Yes | No | Yes | Yes | Yes- fence | No | No | No |
| HO1316 | **Residence**<br>18A Laurel Bank Parade, Newtown | Yes | No | No | Yes | Yes- outbuilding and fence | No | No | No |
| HO1318 | **Residence**<br>19A Laurel Bank Parade, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1321 | **Residence**<br>22 Laurel Bank Parade, Newtown | No | No | No | Yes | Yes- outbuilding and fence | No | No | No |
| HO1323 | **"Llanberis" Residence**<br>24 Laurel Bank Parade, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1326 | **"Kal-Mya" Residence**<br>27 Laurel Bank Parade, Newtown | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1327 | **Residence**<br>29 Laurel Bank Parade, Newtown | No | No | No | Yes | Yes- fence | No | No | No |
| HO1331 | **"Ingelweuk" Residence**<br>34 Laurel Bank Parade, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1332 | **Residence**<br>35 Laurel Bank Parade, Newtown | No | No | Yes | Yes | No | No | No | No |
| HO243 | **“Toren” Residence**<br>36 Laurel Bank Parade, Newtown | Yes | No | Yes | Yes | Yes- fence | No | Yes | No |
| HO714 | **Ashby Primary School**<br>2 Lawton Avenue, Geelong West | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO716 | **Residence**<br>10 Lawton Avenue, Geelong West | No | No | No | Yes | Yes- fence | No | No | No |
| HO725 | **Residence**<br>4 Leckie Place, Geelong West | No | No | No | Yes | No | No | No | No |
| HO191 | **Lime Kiln Complex**<br>Limeburners Road and Hearne Parade, Limeburners Point, East Geelong | - | - | - | - | - | Yes<br>Ref.No.H1288 | Yes | No |
| HO726 | **Residence**<br>2 Lisdale Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO2023 | **State Government Offices, Geelong**<br>30 Little Malop Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H2451 | Yes | No |
| HO967 | **Cheetham Salt Pty Ltd**<br>71 Little Malop Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO253 | **W.F. Duckers Auction Rooms (former)**<br>77-79 Little Malop Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H877 | Yes | No |
| HO968 | **Cresco Fertilisers Co. Building**<br>80 Little Malop Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO969 | **Shops & Residence**<br>93 and 93A Little Malop Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO970 | **Shops & Residence**<br>95-99 Little Malop Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO971 | **Residence**<br>6 Little Maud Street, Geelong | No | No | No | Yes | Yes- fence | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO294 | **Archaeological Site**<br>(Gaz. 120.8-12-1974 p.4300), Mount Rothwell Stone Arrangement, Mt Rothwell Station<br>700-850 Little River-Ripley Road, Little River | No | No | Yes | Yes | No | No | No | Yes |
| HO295 | **Mt Rothwell Homestead**<br>965 Little River-Ripley Road, Little River | - | - | - | - | - | Yes<br>Ref.No.H1107 | Yes | No |
| HO973 | **Wesleyan Minister's Residence (former), now Residence**<br>1 Little Ryrie Street, Geelong | Yes | No | No | Yes | Yes- fence | No | Yes | No |
| HO2014 | **Residence**<br>3 Little Ryrie Street, Geelong | No | No | No | Yes | No | No | Yes | No |
| HO975 | **Mt Zion Particular Baptist Church**<br>10 Little Ryrie Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1122 | Yes | No |
| HO976 | **Caledonian Hotel**<br>28 Little Ryrie Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO977 | **Offices**<br>42 Little Ryrie Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO978 | **Residence**<br>69 Little Ryrie Street, Geelong | No | No | No | Yes | No | No | Yes | No |
| HO979 | **Residence**<br>25 Loch Street, Geelong | No | No | No | Yes | Yes- fence | No | No | No |
| HO981 | **Residence**<br>4 Lonsdale Street, Geelong | No | No | No | Yes | Yes- fence | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO983 | **Residence**<br>22 Lonsdale Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO984 | **Residence**<br>24 Lonsdale Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO985 | **Residence**<br>26 Lonsdale Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1728 | **Former Corio Distillery complex (Cheetham Pty Ltd) including former workers houses**<br>23A-35 Lowe Street, Corio | Yes | No | Yes | Yes | Yes- fence and outbuildings | No | Yes | No |
| HO1716 | **Residence & Underground Tank, Cottage Ruins, Tank & Horse Works, Dairy Building, Water Tank & Cemetery**<br>421 Lower Duneed Road, Connewarre | Yes | No | Yes | Yes | No | No | No | No |
| HO208 | **Barwon Paper Mills Complex**<br>42-52 Lower Paper Mills Road (Workers Cottage) and 100 Lower Paper Mills Road (Paper Mill), Fyansford | - | - | - | - | - | Yes<br>Ref.No.H743 | Yes | No |
| HO194 | **“Lunan” House**<br>24 Lunan Avenue, Drumcondra | - | - | - | - | - | Yes<br>Ref.No.H673 | Yes | No |
| HO727 | **Residence**<br>27 Lupton Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO728 | **Residence**<br>29 Lupton Street, Geelong West | No | No | No | Yes | No | No | No | No |

## 2.5 Streets M-O

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Proposed C432ggee

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1648 | **Classweave Industries (Former Federal Woollen Mills)**<br>13 Mackey Street, North Geelong | - | - | - | - | - | Yes<br>Ref.No.H1938 | Yes | No |
| HO99 | **Ashby Presbytery of St Peter & St Paul**<br>1 Malone Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1112 | Yes | No |
| HO986 | **Dalgety & Co.**<br>1-7 Malop Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO5 | **A.N.Z. Bank (former)**<br>2 Malop Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H191 | Yes | No |
| HO11 | **Trustees Chambers**<br>8 Malop Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H190 | Yes | No |
| HO6 | **Former ES & A Bank**<br>9-11 Malop Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H189 | Yes | No |
| HO987 | **Carlton Hotel**<br>13-19 Malop Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO988 | **Offices**<br>27 Malop Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO989 | **Glenn, Boyd & Broughton Store**<br>32 Malop Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO990 | **Shop & Office**<br>47 Malop Street, Geelong | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO991 | **National Bank & Chambers**<br>53 Malop Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO992 | **National Mutual Life Building**<br>54 Malop Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO115 | **C.M.L. Building including Austin Clock**<br>74 Malop Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO237 | **Strachan, Murray and Shannon Wool Warehouses (former)**<br>95-97 Malop Street and Moorabool Street and Brougham Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H596 | Yes | No |
| HO246 | **"Tirana Lodge"**<br>163 Malop Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO993 | **Residence**<br>240 Malop Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO994 | **Residence**<br>242 Malop Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO995 | **Residence**<br>244 Malop Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO996 | **Outbuilding**<br>245-247 Malop Street, Geelong | Yes | No | No | Yes | Yes- outbuilding | No | No | No |
| HO997 | **Residence**<br>248 Malop Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO732 | **Alexander Miller Memorial Homes** | Yes | No | Yes | Yes | Yes- fence | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 4-10 Malvern Grove, Geelong West | | | | | | | | |
| HO347 | **Block Building**<br>105-139 Market Square Mall, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO192 | **List's Building**<br>140 Market Square Mall, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO1334 | **Marnock Geelong (former Phoenix Wool Scouring Works)**<br>South east corner of Marnock and Riversdale Roads, Newtown<br>To the extent of all the land within 20 metres of each of the three brick buildings remaining on site. | Yes | No | No | Yes | Yes- outbuilding | No | Yes | No |
| HO1939 | **Residence (former Salvation Army Barracks)**<br>18 Marshall Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1338 | **Residence**<br>36 Marshall Street, Newtown | No | No | No | Yes | Yes-outbuilding and fence | No | No | No |
| HO1570 | **Residence**<br>90 Matthews Road, Leopold | No | No | Yes | Yes | No | No | No | No |
| HO284 | **"Lake View" Homestead**<br>202-230 Matthews Road, Leopold | Yes | No | No | Yes | No | No | Yes | No |
| HO285 | **"Melaleuca" (also known as Melaleuka) Residence**<br>221-229 Matthews Road, Leopold | - | - | - | - | - | Yes<br>Ref.No.H1117 | Yes | No |
| HO999 | **Former Shop & Residence** | Yes | No | No | Yes | No | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 2-4 Maud Street, Geelong | | | | | | | | |
| HO1000 | **Residence**<br>33 Maud Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1001 | **Residence**<br>35 Maud Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1002 | **Residence**<br>37 Maud Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1004 | **Residence**<br>40 Maud Street, Geelong | No | No | No | Yes | No | No | No | No |
| HO1005 | **Residence**<br>45 Maud Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO12 | **Geelong Grammar School (former)**<br>55 and 55A Maud Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H188 | Yes | No |
| HO1007 | **"Leeton"**<br>57 Maud Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1010 | **Rosemary Branch Hotel (former)**<br>77 Maud Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1012 | **Residence**<br>100 Maud Street, Geelong | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1013 | **Residence**<br>118 Maud Street, Geelong | Yes | No | No | Yes | Yes- outbuilding and fence | No | No | No |
| HO1014 | **Irish Cottages**<br>4 McCann Place, Geelong | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1015 | **Irish Cottages**<br>6 McCann Place, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO66 | **Former Wesleyan Church**<br>17 McCann Street, Ceres | Yes | No | No | Yes | No | No | No | No |
| HO72 | **Temperance Hall**<br>40 McCann Street, Ceres | Yes | No | No | Yes | No | No | Yes | No |
| HO61 | **Sandstone Residence**<br>5-7 McCann Street, Ceres | Yes | No | No | Yes | No | No | Yes | No |
| HO2012 | **"Hurley House"**<br>100 McCann Street, Ceres<br>To the extent of 3.5 metres north of the house | No | No | No | Yes | No | No | No | No |
| HO239 | **Protestant Orphan Asylum and Common School (former)**<br>150-220 McCurdy Road, Fyansford | - | - | - | - | - | Yes<br>Ref.No.H1095 | Yes | No |
| HO1724 | **c1920 former Geelong Cement Chimney Pedestal ruins in Hyland Street**<br>To the extent of 2 metres from the chimney stack base.<br>200 McCurdy Road, Fyansford | Yes | No | No | Yes | No | No | No | No |
| HO1723 | **Former Geelong Cement First Head Office**<br>180 McCurdy Road, Herne Hill | Yes | No | Yes | Yes | Yes- front fence | No | Yes | No |
| HO3 | **"Coriyule" Homestead**<br>1-69 McDermott Road, Curlewis | - | - | - | - | - | Yes<br>Ref.No.H272 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1820 | **Residence**<br>2 McDonald Street, Belmont | Yes | No | No | Yes | No | No | No | No |
| HO134 | **Emu Cottage Residence**<br>19 McKillop Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO161 | **"Honddu Villas" (semi-detached villas)**<br>41-43 McKillop Street, Geelong | Yes | Yes | No | Yes | Yes- fence | No | Yes | No |
| HO162 | **Residence (semi-detached villas)**<br>42-44 McKillop Street, Geelong | Yes | Yes | No | Yes | Yes- fence | No | Yes | No |
| HO117 | **Wintergarden (former Congregational Church and Prefabricated Iron Building)**<br>51 McKillop Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1173 | Yes | No |
| HO1019 | **Christian Brothers Monastery**<br>53-55 McKillop Street, Geelong | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1022 | **Residence**<br>57 McKillop Street, Geelong | Yes | No | Yes | Yes | Yes- fence | No | Yes | No |
| HO1023 | **Residence**<br>68 McKillop Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1024 | **Residence**<br>70 McKillop Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1025 | **Regent Court Flats**<br>72 McKillop Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1026 | **Alexander Miller Memorial Homes** | - | - | - | - | - | Yes | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 73 McKillop Street, Geelong | | | | | | Ref.No.H1183 | | |
| HO240 | **Synagogue (former)**<br>74-78 McKillop Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1103 | Yes | No |
| HO1027 | **Upton's Shop & Residence**<br>80 McKillop Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO1028 | **Residence**<br>81 McKillop Street, Geelong | No | No | No | Yes | Yes- fence | No | No | No |
| HO247 | **Haimes Memorial Homes**<br>102-110 McKillop Street, Geelong | Yes | No | No | Yes | Yes- fence | No | Yes | No |
| HO1029 | **Weekes House**<br>124 McKillop Street, Geelong | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1030 | **Residence**<br>128 McKillop Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1031 | **Shop & Residence**<br>142 McKillop Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO1032 | **Elephant & Castle Hotel**<br>158 McKillop Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1036 | **Residence**<br>224 McKillop Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1037 | **St Matthew's Anglican Church**<br>226 McKillop Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO729 | **Residence**<br>8 McNicol Street, Geelong West | Yes | No | No | Yes | No | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO731 | **Residence**<br>Flat 8/9 McNicol Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO730 | **Residence**<br>10 McNicol Street, Geelong West | Yes | No | No | Yes | No | No | Yes | No |
| HO1039 | **Residence**<br>6 Meakin Street, Geelong | No | No | Yes | Yes | No | No | No | No |
| HO1571 | **"Monmeath" Residence**<br>310 Melaluka Road, Leopold | No | No | No | Yes | No | No | Yes | No |
| HO290 | **"Toorang" Homestead**<br>401-419 Melaluka Road, Leopold | Yes | No | No | Yes | No | No | Yes | No |
| HO1040 | **Shops & Residence**<br>157, 159 & 159A Melbourne Road, Geelong | Yes | No | No | Yes | Yes- outbuilding | No | Yes | No |
| HO1534 | **North Geelong Primary School (former)**<br>209-211 Melbourne Road, North Geelong | Yes | No | No | Yes | Yes- outbuilding | No | Yes | No |
| HO1999 | **Vietnam Veterans Avenue of Honour and Memorial**<br>Melbourne Road, Osborne Park and 241 Melbourne Road, North Geelong | Yes | No | Yes- avenue of 146 *Eucalyptus sideroxylon* (Ironbark trees) both sides of Melbourne Road | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO2000 | **Osborne Park Gates**<br>Osborne Park, Melbourne Road, North Geelong | Yes- Osborne Park bluestone pillars and cast/ wrought iron gates | No | No | Yes | Yes- bluestone pillars and cast/wrought iron gates | No | No | No |
| HO1722 | **Pilkington Australia Factory and No 1 Furnace**<br>265-307 Melbourne Road, North Geelong | Yes | Yes- No 1 Furnace & stairwell and stairs fronting Melbourne Road | No | Yes | No | No | Yes | No |
| HO1717 | **Ford Motor Company Complex**<br>365-455 Melbourne Road, Norlane | - | - | - | - | - | Yes<br>Ref.No.H2305 | Yes | No |
| HO1339 | **"Mandalay" Residence**<br>6A Mercer Parade, Newtown | No | No | No | Yes | No | No | No | No |
| HO1940 | **Residence**<br>8 Mercer Parade, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1941 | **Residence**<br>25 Mercer Parade, Newtown | No | No | Yes- front hedge | Yes | Yes- front fence | No | No | No |
| HO110 | **Bay View Hotel**<br>2-4 Mercer Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1159 | Yes | No |
| HO1041 | **Shop & Residence**<br>15 Mercer Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO238 | **Iron Store** | - | - | - | - | - | Yes | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 17-19 Mercer Street, Geelong | | | | | | Ref.No.H742 | | |
| HO1043 | **Shop & Residence**<br>26 Mercer Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO1044 | **Shop & Residence**<br>28 Mercer Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO1045 | **Steam Coach Hotel (former)**<br>49 Mercer Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO230 | **Church of St Peter and St Paul**<br>57-63 Mercer Street and 5 Malone Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1111 | Yes | No |
| HO1046 | **Ashby Hall (rear)**<br>59 Mercer Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1047 | **Terminus Hotel**<br>96 Mercer Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1162 | Yes | No |
| HO1048 | **Balfour's Motors**<br>155 Mercer Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO35 | **Bridge over Moorabool River**<br>Midland Highway, Batesford | - | - | - | - | - | Yes<br>Ref.No.H1115 | No | No |
| HO44 | **Travellers Rest Inn (former)**<br>750 Midland Highway, Batesford | - | - | - | - | - | Yes<br>Ref.No.H846 | Yes | No |
| HO254 | **Western Cemetery**<br>91-93 Minerva Road, Manifold Heights | Yes | No | No | Yes | No | No | No | No |
| HO1822 | **Residence** | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 22 Mitchell Street, Belmont | | | | | | | | |
| HO1572 | **Moolap Primary School (former)**<br>25 Moolap Station Road, Moolap | No | No | No | Yes | No | No | No | No |
| HO210 | **Plaque commemorating the separation of Victoria from NSW**<br>between Moorabool Street and Yarra Street beach front, Geelong<br>To the extent of all the land within 5 metres of the plaque. | Yes | No | No | Yes | No | No | No | No |
| HO211 | **Plaque - Memorial to Moorabool Street Wharf**<br>Moorabool Street, Beach Front, Geelong<br>To the extent of all the land within 5 metres of the plaque. | Yes | No | No | Yes | No | No | No | No |
| HO221 | **Sailor's Rest (former) including Electric Bulb Sign**<br>3 Moorabool Street, Geelong | Yes | Yes | No | Yes | No | No | Yes | No |
| HO10 | **Dennys Lascelles Woolstores**<br>26 Moorabool Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H587 | No | No |
| HO1049 | **Liverpool & London & Globe Insurance Co.**<br>51 Moorabool Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1050 | **Wool Exchange Hotel**<br>59 Moorabool Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO296 | **Solomons Building** | Yes | No | No | Yes | No | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 95-113 Moorabool Street, Geelong | | | | | | | | |
| HO1051 | **Shop**<br>98 Moorabool Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO272 | **Bright & Hitchcock Building**<br>115-139 Moorabool Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO1052 | **Shop**<br>130 Moorabool Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1053 | **Edments Ltd (former)**<br>144 Moorabool Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1054 | **A & W Roberts Store**<br>146, 148 & 148A Moorabool Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO79 | **A.N.Z. Bank (former)**<br>154A Moorabool Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO245 | **T & G Building and Clock**<br>155-161 Moorabool Street and 151 Ryrie Street, Geelong | Yes | Yes | No | Yes | No | No | Yes | No |
| HO1056 | **Bank of New South Wales (now Westpac)**<br>165 Moorabool Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1057 | **White Hart Hotel**<br>178 & 178A Moorabool Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1058 | **John Daniel's Ironmongery Warehouse (former)** | Yes | No | No | Yes | No | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 186 Moorabool Street rear, (fronting Baylie Place South), Geelong | | | | | | | | |
| HO1059 | **Shop & Residence**<br>189-191 Moorabool Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1060 | **National Hotel**<br>195 Moorabool Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1061 | **Shop & McDonald & Co. Store**<br>200 Moorabool Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1062 | **Brian Boru Hotel (former)**<br>208A & 208B Moorabool Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1063 | **Geelong Hotel**<br>214-216 Moorabool Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1064 | **Manchester Unity Hall**<br>215-217 Moorabool Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO163 | **“Leyton” and “Rochford” Villas**<br>224-226 Moorabool Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H562 | Yes | No |
| HO1065 | **Shop & Offices**<br>229, 229A, 229B, 231-233 Moorabool Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO265 | **Timber Shop**<br>240 Moorabool Street, Geelong | Yes | Yes- two storey timber section | No | Yes | No | No | No | No |
| HO1066 | **Office & Residence** | Yes | No | No | Yes | Yes- outbuilding | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 244 Moorabool Street, Geelong | | | | | | | | |
| HO7 | **Christ Church**<br>275 Moorabool Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H186 | Yes | No |
| HO1067 | **Palais Royal Pictures**<br>297 Moorabool Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO1069 | **Residence**<br>306 Moorabool Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO147 | **"Vectis" (former George and Dragon Hotel)**<br>310 Moorabool Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1163 | Yes | No |
| HO1070 | **Gordon Junior Technical College c1927**<br>312-328 Moorabool Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO2023 | **Kelvedon**<br>332 Moorabool Street<br>**Statement of Significance:**<br>HO2023 Kelvedon Statement of Significance | No | No | No | Yes | No | No | No | No |
| HO2025 | **Penlea**<br>343 Moorabool Street<br>**Statement of Significance:**<br>HO2025 Penlea Statement of Significance | No | No | No | Yes | No | No | No | No |
| HO2024 | **Kardinia Villa**<br>344 Moorabool Street | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | **Statement of Significance**:<br>HO2024 Kardinia Villa Statement of Significance | | | | | | | | |
| HO1071 | **South Geelong Sons of Temperance Hall**<br>441 Moorabool Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO1072 | **South Geelong Wesleyan Church Complex (former), now South Geelong Uniting Church**<br>449-471 Moorabool Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO1073 | **Shop & Residence**<br>485-487 Moorabool Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO1074 | **Barwon Club Hotel**<br>509 Moorabool Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1823 | **Residence**<br>7 Morris Street, Belmont | Yes | No | No | Yes | No | No | No | No |
| HO1824 | **Alsop Park (bounded by Mt Pleasant Road, Francis Street and Barwon Heads Road)**<br>2-4 Mt Pleasant Road, Belmont | Yes | No | Yes- palm trees | Yes | No | No | No | No |
| HO1825 | **"Tavistock"**<br>9 Mt Pleasant Road, Belmont | No | No | No | Yes | No | No | No | no |
| HO1826 | **Residence**<br>11 Mt Pleasant Road, Belmont | No | No | No | Yes | No | No | No | No |
| HO1910 | **Residence** | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 27 Mt Pleasant Road, Belmont | | | | | | | | |
| HO1827 | **Residence**<br>29 Mt Pleasant Road, Belmont | No | No | No | Yes | No | No | No | No |
| HO1828 | **GATE (former South Barwon City Offices)**<br>31-37 Mt Pleasant Road, Belmont | Yes | No | Yes- Palm and Morton Bay fig trees | Yes | No | No | No | No |
| HO1911 | **Residence**<br>39 Mt Pleasant Road, Belmont | No | No | No | Yes | No | No | No | No |
| HO1830 | **Residence**<br>44 Mt Pleasant Road, Belmont | No | No | No | Yes | Yes- front fence | No | No | No |
| HO1912 | **Residence**<br>49 Mt Pleasant Road, Belmont | No | No | No | Yes | No | No | No | No |
| HO1729 | **Belmont Primary School**<br>51 Mt Pleasant Road, Belmont | No | No | No | Yes | No | No | No | No |
| HO1831 | **"Wanalla"**<br>52 Mt Pleasant Road, Belmont | No | No | No | Yes | Yes- front fence | No | No | No |
| HO1832 | **Shop**<br>56A Mt Pleasant Road, Belmont | Yes | No | No | Yes | No | No | Yes | No |
| HO1833 | **Green Gables**<br>65 Mt Pleasant Road, Belmont | Yes | No | Yes- trees front setback | Yes | Yes- front fence | No | No | No |
| HO1834 | **Residence**<br>67 Mt Pleasant Road, Belmont | No | No | Yes- magnolia trees | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1835 | **Residence**<br>71 Mt Pleasant Road, Belmont | No | No | Yes- palm tree | Yes | No | No | No | No |
| HO1837 | **Residence (c1879)**<br>79 Mt Pleasant Road, Belmont | Yes | No | Yes- front trees | Yes | Yes- underground tank | No | No | No |
| HO1839 | **Residence**<br>88 Mt Pleasant Road, Belmont | Yes | No | No | Yes | Yes- front fence | No | No | No |
| HO1840 | **Residence**<br>103 Mt Pleasant Road, Belmont | Yes | No | No | Yes | No | No | No | No |
| HO1841 | **Residence**<br>121 Mt Pleasant Road, Belmont | No | No | No | Yes | Yes- front fence | No | No | No |
| HO204 | **"Mt Pleasant" Residence**<br>217 Mt Pleasant Road, Belmont | Yes | No | No | Yes | No | No | Yes | No |
| HO2 | **"Narada" Homestead**<br>130 Mount Road, Anakie | - | - | - | - | - | Yes<br>Ref.No.H282 | Yes | No |
| HO1075 | **Residence**<br>50 Mundy Street, Geelong | No | No | No | Yes | No | No | No | No |
| HO77 | **National Bank (former)**<br>2-4 Murradoc Road, Drysdale | Yes | No | No | Yes | No | No | Yes | No |
| HO1573 | **St. Leonards Primary School**<br>1339 Murradoc Road, St Leonards | Yes | No | Yes | Yes | No | No | Yes | No |
| HO1574 | **Residence (former Post office)**<br>1350 Murradoc Road, St Leonards | No | No | No | Yes | No | No | No | No |
| HO139 | **Free Presbyterian Church (former)** | Yes | Yes | No | Yes | Yes- fence | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 2-4 Myers Street, Geelong | | | | | | | | |
| HO195 | **Matthew Flinders High School No. 8022**<br>15 Myers Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1645 & Part Ref. No. H1106<br>Railway Tunnel | Yes | No |
| HO1076 | **Dr. Kilgour House**<br>16 Myers Street, Geelong | Yes | No | No | Yes | Yes- fence | (Part Ref. No. H1106 Railway Tunnel) | No | No |
| HO1077 | **Thomas Dann House**<br>18 Myers Street, Geelong | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1078 | **St Mary's Catholic College, part facing Fenwick Street, former St Agnes Girls' College**<br>22-24 Myers Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1079 | **Presbyterian Residence (former), now Geneva House**<br>32 Myers Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1080 | **Presbyterian Guild Hall (former)**<br>33 Myers Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1081 | **Star Hotel (former)**<br>81 Myers Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1082 | **Geelong Trades Hall**<br>127 Myers Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1646 | **St Mary of the Angels Presbytery**<br>142 Myers Street, Geelong | Yes | Yes | No | Yes | Yes- outbuilding and fence | No | Yes | No |
| HO1083 | **Residence**<br>156 Myers Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1084 | **St Mary's Hall**<br>162-190 Myers Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1109 | Yes | No |
| HO1647 | **St Mary's Girls School**<br>162-190 Myers Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO1085 | **Geelong Artillery Orderly Rooms**<br>200 Myers Street, Geelong | Yes | No | No | Yes | Yes- outbuildings | No | Yes | No |
| HO143 | **Geelong Gaol (former)**<br>200-202 Myers Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H991 | Yes | No |
| HO1089 | **Residence**<br>275 Myers Street, Geelong | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1091 | **Residence**<br>356 Myers Street, Geelong | No | No | No | Yes | Yes- fence | No | No | No |
| HO1092 | **Residence**<br>372 Myers Street, Geelong | Yes | No | Yes | Yes | No | No | No | No |
| HO2001 | **Dwelling**<br>31 Nantes Street Newtown | Yes- dwelling only | No | No | Yes | Yes– garage fronting Ruthven Street | No | No | No |
| HO1575 | **Band Rotunda and Weighbridge**<br>Newcombe Street, Portarlington | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | To the extent of all the land within the road reservation where the rotunda and weighbridge is located. | | | | | | | | |
| HO1576 | **Residence (former Family Hotel)**<br>40 Newcombe Street, Portarlington | Yes | No | No | Yes | No | No | No | No |
| HO1577 | **Shop (former Old Bakery)**<br>48 Newcombe Street, Portarlington | Yes | No | No | Yes | No | No | Yes | No |
| HO1578 | **Shop**<br>62 Newcombe Street, Portarlington | Yes | No | No | Yes | No | No | Yes | No |
| HO323 | **Grand Hotel**<br>76-80 Newcombe Street, Portarlington | Yes | Yes | No | Yes | No | No | Yes | No |
| HO1579 | **Portarlington Primary School**<br>100 Newcombe Street, Portarlington | Yes | No | No | Yes | No | No | Yes | No |
| HO1580 | **Residence**<br>197-201 Newcombe Street, Portarlington | No | No | No | Yes | No | No | No | No |
| HO1340 | **Residence**<br>102 Nicholas Street, Newtown | No | No | Yes | Yes | Yes- outbuilding and fence | No | No | No |
| HO1942 | **Residence**<br>104 Nicholas Street, Newtown | No | No | No | Yes | No | No | No | No |
| HO1943 | **Residence**<br>106 Nicholas Street, Newtown | No | No | No | Yes | No | No | No | No |
| HO1691 | **Residence**<br>1 Noble Street, Barwon Heads | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1692 | **Residence**<br>35 Noble Street, Barwon Heads | No | No | No | Yes | No | No | No | No |
| HO1944 | **Sawyers Arms Hotel**<br>2 Noble Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO198 | **Noble Street Uniting Church, Hall and Kindergarten**<br>35 Noble Street, Newtown | - | - | - | - | - | Yes<br>Ref.No.H1158 | Yes | No |
| HO1342 | **"Craiglace" Residence**<br>109 Noble Street, Newtown | No | No | Yes | Yes | No | No | No | No |
| HO1343 | **"Gomara" Residence**<br>111 Noble Street, Newtown | No | No | Yes | Yes | Yes- fence | No | No | No |
| HO1344 | **"Strathcona" Residence**<br>112 Noble Street, Newtown | No | No | Yes | Yes | Yes- fence and outbuildings | No | No | No |
| HO1345 | **All Saints Peace Memorial Hall**<br>113 Noble Street, Newtown | Yes | No | Yes | Yes | Yes- outbuildings | No | No | No |
| HO1347 | **"Mossgeil" Boarding School**<br>133 Noble Street, Newtown | Yes | No | Yes | Yes | No | No | No | No |
| HO1348 | **"Majoribanks" Residence**<br>137 Noble Street, Newtown | Yes | No | Yes | Yes | No | No | No | No |
| HO1349 | **Residence**<br>138 Noble Street, Newtown | Yes | No | Yes | Yes | Yes- fence | No | No | No |
| HO171 | **St Andrews School (former), now Geelong Grammar (Private)**<br>139 Noble Street, Newtown | Yes | No | No | Yes | No | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO91 | **All Saints Anglican Church**<br>140 Noble Street, Newtown | Yes | No | No | Yes | No | No | Yes | No |
| HO1350 | **Residence**<br>141 Noble Street, Newtown | Yes | No | Yes | Yes | No | No | No | No |
| HO124 | **"Claremont" Residence**<br>143 Noble Street, Newtown | - | - | - | - | - | Yes<br>Ref.No.H1127 | Yes | No |
| HO201 | **"Miharo" Residence**<br>145 Noble Street, Newtown | - | - | - | - | - | Yes<br>Ref.No.H1137 | Yes | No |
| HO165 | **"Hillside" Residence**<br>147 Noble Street, Newtown | Yes | No | No | Yes | Yes- fence | No | Yes | No |
| HO1351 | **Residence**<br>176 Noble Street, Newtown | Yes | No | Yes | Yes | Yes- fence | No | No | No |
| HO1352 | **"Allanby" Residence**<br>188 Noble Street, Newtown | No | No | No | Yes | No | No | No | No |
| HO1354 | **"Vass" Residence**<br>197 Noble Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1355 | **"Chesterfield" Residence**<br>221 Noble Street, Newtown | Yes | No | Yes | Yes | Yes- fence | No | No | No |
| HO1094 | **Residence**<br>8 Normanby Street, Geelong | No | No | No | Yes | Yes- fence and outbuilding | No | No | No |
| HO1096 | **Residence**<br>52 Normanby Street, Geelong | No | No | No | Yes | Yes- fence | No | No | No |
| HO1581 | **Cemetery** | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 24-42 Oakden Road, Drysdale | | | | | | | | |
| HO734 | **Residence**<br>23 O'Connell Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO735 | **Residence**<br>24 O'Connell Street, Geelong West | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO46 | **Batesford School (original 1877 building)**<br>25 Old Ballarat Road, Batesford | Yes | No | No | Yes | No | No | Yes | No |
| HO298 | **Rothwell Bridge**<br>over Little River, Old Melbourne Road, Little River | - | - | - | - | - | Yes<br>Ref.No.H1454 | No | No |
| HO1098 | **Residence**<br>67 Ormond Road, East Geelong | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1099 | **Residence**<br>73 Ormond Road, East Geelong | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1100 | **Ormond Lodge**<br>75 Ormond Road, East Geelong | No | No | No | Yes | Yes- fence | No | No | No |
| HO119 | **Cemetery**<br>141 Ormond Road, East Geelong | Yes | No | Yes | Yes | No | No | No | No |
| HO193 | **Eastern Cemetery Gate House**<br>141 Ormond Road, East Geelong | - | - | - | - | - | Yes<br>Ref.No.H1170 | Yes | No |
| HO1101 | **Eastern Cemetery Chapel**<br>141 Ormond Road, East Geelong | Yes | No | Yes | Yes | No | No | No | No |
| HO1693 | **Latrines Shed** | No | No | No | Yes | No | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | Ozone Road/Flinders Parade (opposite 1 Ozone Road), Barwon Heads | | | | | | | | |
| HO1694 | **Boat House (former)**<br>20 Ozone Road, Barwon Heads | No | No | No | Yes | No | No | No | No |
| HO1695 | **Residence**<br>31 Ozone Road, Barwon Heads | No | No | No | Yes | No | No | No | No |
| HO1696 | **Barwon Heads Jetty**<br>East end of Ozone Road over Barwon River, Barwon Heads | No | No | No | Yes | No | No | Yes | No |

## 2.6 Streets P-R

14/02/2025
C452ggee

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO337 | **Harp Inn (former)**<br>22 Pakington Street, Geelong West | - | - | - | - | - | Yes<br>Ref.No.H585 | Yes | No |
| HO739 | **Shop and Office**<br>29 Pakington Street, Geelong West<br>To the extent of all perimeter walls to the Victorian building. | Yes | No | No | Yes | No | No | No | No |
| HO740 | **Globe Hotel (former)**<br>Office, 61 Pakington Street, Geelong West | Yes | No | No | Yes | No | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO741 | **Former Donaghy's Rope Walk Building (part) and Rope-Making Machinery**<br>95-103 Pakington Street, Geelong West | - | - | - | - | - | Yes<br>Ref.No.H1169 | Yes | No |
| HO742 | **Shop**<br>100-100A Pakington Street, Geelong West | Yes | No | No | Yes | No | No | Yes | No |
| HO744 | **Pakington Village**<br>111 Pakington Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO746 | **State Bank (former)**<br>135 Pakington Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO123 | **Geelong West City Hall**<br>153 Pakington Street, Geelong West | Yes | Yes | No | Yes | No | No | Yes | No |
| HO748 | **Court House (former)**<br>153A Pakington Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO199 | **Pakington Street Methodist Church (former), now St Phillips Uniting Church**<br>178-180 Pakington Street, Geelong West | Yes | Yes | No | Yes | No | No | No | No |
| HO750 | **Beehive Building**<br>214-216 Pakington Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO146 | **Post Office**<br>210B Pakington Street, Geelong West | Yes | Yes | Yes | Yes | No | No | No | No |
| HO751 | **Shop** | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 220 Pakington Street, Geelong West | | | | | | | | |
| HO752 | **Shop**<br>222 Pakington Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO753 | **Shop**<br>226 Pakington Street, Geelong West | Yes | No | No | Yes | No | No | Yes | No |
| HO200 | **Newtown Methodist Church (former), now the Reformed Church of Geelong**<br>233 Pakington Street, Geelong West | - | - | - | - | - | Yes<br>Ref.No.H1145 | Yes | No |
| HO754 | **Shop**<br>260 Pakington Street, Geelong West | Yes | No | No | Yes | No | No | Yes | No |
| HO97 | **“Ariston” Child care centre**<br>247 Pakington Street, Newtown | Yes | Yes | No | Yes | Yes- fence | No | Yes | No |
| HO1357 | **"Waitaki” Residence**<br>251 Pakington Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1358 | **Residence**<br>262 Pakington Street, Newtown | Yes | No | Yes | Yes | Yes- fence | No | No | No |
| HO1972 | **“Armytage House”**<br>263 Pakington Street, Newtown | - | - | - | - | - | Yes<br>Ref.No.H405 | Yes | No |
| HO1359 | **Residence**<br>264 Pakington Street, Newtown | Yes | No | Yes | Yes | Yes- outbuilding (pergola) | No | No | No |
| HO1360 | **Residence**<br>266 Pakington Street, Newtown | No | No | No | Yes | Yes- outbuilding | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1361 | **Barwon Region Child Health Centre (former Newtown & Chilwell Council Chambers)**<br>271 Pakington Street, Newtown | Yes | No | No | Yes | No | No | Yes | No |
| HO1362 | **Residence**<br>270 Pakington Street, Newtown | No | No | Yes | Yes | No | No | No | No |
| HO145 | **Newtown Fire Station (former)**<br>271A Pakington Street, Newtown | Yes | No | No | Yes | No | No | Yes | No |
| HO1363 | **Residence**<br>272 Pakington Street, Newtown | Yes | No | No | Yes | Yes- outbuilding | No | No | No |
| HO1364 | **Residence**<br>274 Pakington Street, Newtown | Yes | No | No | Yes | Yes- outbuilding | No | No | No |
| HO186 | **“Keyham” Residence**<br>275 Pakington Street, Newtown | - | - | - | - | - | Yes<br>Ref.No.H1128 | Yes | No |
| HO1366 | **"Ellimatta" Residence,**<br>278 Pakington Street, Newtown | No | No | Yes | Yes | Yes- fence | No | No | No |
| HO1367 | **Residence**<br>279 Pakington Street, Newtown | Yes | No | Yes | Yes | No | No | No | No |
| HO131 | **“Duke of Wellington” Hotel (former)**<br>281 Pakington Street, Newtown | Yes | No | No | Yes | No | No | Yes | No |
| HO1369 | **Residence**<br>286 Pakington Street, Newtown | No | No | Yes | Yes | No | No | No | No |
| HO1945 | **“Twyford” Residence**<br>288 Pakington Street, Newtown | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1946 | **"Hillside" Residence**<br>289 Pakington Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1947 | **Residence**<br>293 Pakington Street, Newtown | Yes | No | No | Yes | Yes- front fence | No | No | No |
| HO1948 | **Former Shop & Dwelling**<br>312 Pakington Street, Newtown | No | No | No | Yes | No | No | No | No |
| HO1949 | **Dwelling & Shop**<br>313 Pakington Street, Newtown | No | No | Yes- Peppercorn tree | Yes | No | No | No | No |
| HO120 | **Chilwell State School**<br>313A Pakington Street, Newtown | Yes | No | No | Yes | No | No | Yes | No |
| HO1950 | **Former Confectionary Shop**<br>331 Pakington Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1951 | **Former Butchers Shop**<br>333 Pakington Street, Newtown | Yes- Parapet only | No | No | Yes | No | No | No | No |
| HO1952 | **Cremorne Hotel**<br>336 Pakington Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1953 | **Residence**<br>366A Pakington Street, Newtown | Yes | No | No | Yes | Yes- front fence | No | No | No |
| HO1370 | **Residence**<br>383 Pakington Street, Newtown | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1371 | **Returned Sailors & Soldiers Woollen Mill (former)**<br>403 Pakington Street, Newtown | Yes | No | No | Yes | Yes- outbuilding | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO233 | **"Sladen House"**<br>410 Pakington Street, Newtown | Yes | No | Yes | Yes | Yes-outbuilding | No | Yes | No |
| HO1103 | **Alexander Miller Memorial Homes**<br>22A Park Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1182 | No | No |
| HO1979 | **"Lochnaben"**<br>295 Patullos Road, Lara<br>To the dwelling and curtilage encompassing the tree-lined east and west property boundaries, front boundary and the row of trees on the east-west axis to the rear of the dwelling.<br>**Incorporated Plan:**<br>*Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan, May 2016* | No | No | No | Yes | No | No | No | No |
| HO1980 | **Tallaranie Homestead**<br>170 Peak School Road, Lara<br>To the extent of the dwelling and the fenced-off homestead garden.<br>**Incorporated Plan:**<br>*Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan, May 2016* | No | No | No | Yes | No | No | No | No |
| HO1846 | **Residence**<br>2 Peary Street, Belmont | No | No | Yes- liquid amber, native and golden ash trees | Yes | No | No | No | No |
| HO1847 | **Residence**<br>6 Peary Street, Belmont | No | No | No | Yes | Yes- front fence | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1849 | **Residence**<br>22 Peary Street, Belmont | Yes | No | No | Yes | Yes- front fence | No | No | No |
| HO1850 | **Residence**<br>10 Perth Street, Belmont | Yes | No | No | Yes | No | No | No | No |
| HO642 | **St. Patricks School**<br>11 Petrel Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO106 | **"Barrabool" Residence**<br>13 Pepperdine Way, Highton | Yes | No | No | Yes | No | No | Yes | No |
| HO229 | **St Peter's Church**<br>25 Percy Street, Newtown | Yes | No | No | Yes | No | No | Yes | No |
| HO127 | **"Bell Terrace"**<br>9-15 Pevensey Crescent, Geelong | Yes | No | No | Yes | Yes- fence | No | Yes | No |
| HO1104 | **"Tooronga"**<br>17 Pevensey Crescent, Geelong | Yes | No | No | Yes | Yes- fence | No | Yes | No |
| HO1106 | **Residence**<br>3 Pevensey Street, Geelong | Yes | No | No | Yes | Yes- outbuilding | No | No | No |
| HO1107 | **Residence**<br>4 Pevensey Street, Geelong | No | No | Yes | Yes | Yes- fence | No | No | No |
| HO149 | **Portable House**<br>(formerly 22 Coronation Street, Geelong West)<br>Deakin University Campus, Pigdons Road, Waurn Ponds<br>To the extent of all the land within 10 metres of the portable house. | No | Yes | No | Yes | No | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO755 | **Residence**<br>1 Pizer Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO756 | **Residence**<br>5 Pizer Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO1372 | **Residence**<br>11 Pleasant Street, Newtown | No | No | Yes | Yes | No | No | No | No |
| HO1373 | **Residence**<br>15 Pleasant Street, Newtown | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1374 | **"Lemea" Residence**<br>19 Pleasant Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1375 | **“Craft Cottage” shop**<br>21 Pleasant Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1582 | **Cheetham Salt Works**<br>45-131 Point Henry Road, Moolap and 11-129, 68 and 70-72 Portarlington Road, Newcomb<br>The heritage place includes AH Cunningham Memorial Hall/Library & Residence 68 Portarlington Road | - | - | - | - | - | Yes<br>Ref.No.H1157 | Yes | No |
| HO322 | **Memorial to the founding of Geelong**<br>Point Henry Road, (Foreshore), Point Henry<br>To the extent of all the land within 5 metres of the plaque. | Yes | No | No | Yes | No | No | No | No |
| HO1583 | **Navigation Station (former)**<br>Point Henry Road, Point Henry | Yes | Yes | No | Yes | No | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | To the extent of all the land within 20 metres of the building. | | | | | | | | |
| HO49 | **Rosedale (formerly Lincoln's Farm House)**<br>Complex of weatherboard buildings comprising stables, outbuildings, house and cheese factory<br>1-65 Point Richards Road, Portarlington | Yes | Yes | No | Yes | Yes- outbuildings | No | Yes | No |
| HO1586 | **"Bayview" Residence**<br>950 Portarlington Road, Curlewis | No | No | Yes | Yes | No | No | No | No |
| HO1587 | **St. Francis Xavier Catholic Church**<br>1030 Portarlington Road, Leopold | Yes | Yes- Former Church Building interior only | Yes | Yes | No | No | Yes | No |
| HO51 | **"Spray Farm"**<br>2261-2299 Portarlington Road, Bellarine | - | - | - | - | - | Yes<br>Ref.No.H898 | Yes | No |
| HO1588 | **Residence**<br>2450 Portarlington Road, Bellarine | Yes | No | Yes | Yes | Yes- fence | No | No | No |
| HO757 | **Newtown Memorial Sunday School (former), now Reformed Church Hall**<br>2 Potter Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO1589 | **Residence**<br>13 Powell Street West, Ocean Grove | No | No | No | Yes | No | No | No | No |
| HO760 | **Residence** | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 11 Preston Street, Geelong West | | | | | | | | |
| HO761 | **Residence**<br>27 Preston Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO1731 | **Hume & Hovell Monument**<br>Fronting Princes Highway, adjacent to 106 Rennie Street, Lara | - | - | - | - | - | Yes<br>Ref.No.H1547 | No | No |
| HO377 | **Lime-Burning Kiln**<br>Princes Highway and 110 Lemins Road (Rear), Waurn Ponds | - | - | - | - | - | Yes<br>Ref.No.H866 | No | No |
| HO374 | **Bridge (Masonry Arch)**<br>Over Waurn Ponds Creek, Princes Highway West, Waurn Ponds | - | - | - | - | - | Yes<br>Ref.No.H1104 | No | No |
| HO1590 | **R.S.L. Hall**<br>13 Princess Street, Drysdale | Yes | Yes | No | Yes | No | No | Yes | No |
| HO1851 | **Residence**<br>3 Prospect Avenue, Belmont | No | No | No | Yes | No | No | No | No |
| HO1852 | **Residence**<br>8 Prospect Avenue, Belmont | No | No | No | Yes | No | No | No | No |
| HO69 | **“Prospect” Homestead**<br>50 Prospect Road, Ceres | Yes | Yes | No | Yes | No | No | Yes | No |
| HO1378 | **Residence**<br>70 Prospect Road, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1379 | **Residence**<br>72 Prospect Road, Newtown | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1380 | **"Kirrewur Court" Reception Centre**<br>77 Prospect Road, Newtown | Yes | No | Yes | Yes | Yes- fence and outbuilding | No | No | No |
| HO178 | **"Roseberth" Residence**<br>79 Prospect Road, Newtown | Yes | No | No | Yes | No | No | Yes | No |
| HO1382 | **"Fairbrae" Residence**<br>89 Prospect Road, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1383 | **Residence**<br>92 Prospect Road, Newtown | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1385 | **Residence**<br>95 Prospect Road, Newtown | No | No | No | Yes | Yes- fence | No | No | No |
| HO1386 | **Residence**<br>96 Prospect Road, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1387 | **Residence**<br>101 Prospect Road, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1388 | **Residence**<br>103 Prospect Road, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1395 | **Residence**<br>113 Prospect Road, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1397 | **Residence**<br>115 Prospect Road, Newtown | No | No | Yes | Yes | No | No | No | No |
| HO1697 | **Residence**<br>5 Punt Road, Barwon Heads | No | No | No | Yes | No | No | No | No |
| HO1400 | **Residence**<br>1 Raglan Street, Newtown | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO215 | **Geelong Railway Station**<br>1 Railway Terrace, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1604 | Yes | No |
| HO216 | **"Raith" Residence**<br>2 Raith Terrace, Newtown | Yes | Yes | Yes | Yes | No | No | Yes | No |
| HO1656 | **Residence**<br>8 Ramsgate Street, Barwon Heads | No | No | Yes- side hedge | Yes | No | No | No | No |
| HO1855 | **Residence**<br>3 Regent Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO1856 | **Carmel**<br>9 Regent Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO1857 | **Residence**<br>11 Regent Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO1858 | **Restaurant (former Fire Station)**<br>20 Regent Street, Belmont | Yes | No | No | Yes | No | No | Yes | No |
| HO1859 | **Residence**<br>22 Regent Street, Belmont | Yes | No | Yes- front garden | Yes | Yes- front fence | No | No | No |
| HO1860 | **Geelong Masonic Centre (former Uniting Church) excluding Hall**<br>25-27 Regent Street, Belmont | Yes | No | No | Yes | No | No | Yes | No |
| HO1861 | **Residence**<br>26 Regent Street, Belmont | Yes | No | No | Yes | Yes- front fence | No | No | No |
| HO1913 | **Residence**<br>29 Regent Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO1914 | **Residence** | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 31 Regent Street, Belmont | | | | | | | | |
| HO1862 | **St. Stephen's Anglican Church**<br>42-42A Regent Street, Belmont | Yes | No | No | Yes | No | No | Yes | No |
| HO1864 | **Belmont Heights Neighbourhood Park**<br>Fronting Regent Street and Amundsen Street, Belmont | Yes | No | Yes | Yes | No | No | No | No |
| HO280 | **Corio Shire Hall (former)**<br>2 Rennie Street, Lara | Yes | No | No | Yes | No | No | Yes | No |
| HO1981 | **Former Corio Shire Engineer's Residence**<br>8 Rennie Street, Lara | No | No | No | Yes | No | No | No | No |
| HO1401 | **Residence & Convenience Shop**<br>9 Retreat Road, Newtown | Yes | No | No | Yes | No | No | Yes | No |
| HO1402 | **Residence**<br>11 Retreat Road, Newtown | Yes | No | Yes | Yes | Yes- fence | No | No | No |
| HO1403 | **"Grantham" Residence**<br>13-15 Retreat Road, Newtown | Yes | No | Yes | Yes | Yes- fence and outbuildings | No | No | No |
| HO1404 | **Residence**<br>17 Retreat Road, Newtown | No | No | No | Yes | Yes- outbuilding | No | No | No |
| HO1405 | **Residence**<br>19 Retreat Road, Newtown | No | No | No | Yes | Yes- fence (gate) | No | No | No |
| HO1408 | **Residence**<br>27 Retreat Road, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1409 | **Residence** | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 29 Retreat Road, Newtown | | | | | | | | |
| HO1410 | **Residence**<br>31 Retreat Road, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1411 | **Residence**<br>33 Retreat Road, Newtown | No | No | No | Yes | No | No | No | No |
| HO1954 | **Residence**<br>46 Retreat Road, Newtown | Yes | No | No | Yes | Yes- front fence | No | No | No |
| HO220 | **Sacred Heart Convent and College**<br>61 Retreat Road, Newtown | - | - | - | - | - | Yes<br>Ref.No.H555 | Yes | No |
| HO1591 | **"Carinya" Residence**<br>20 Rhinds Road, Wallington | Yes | No | No | Yes | Yes- outbuildings | No | No | No |
| HO1698 | **Residence**<br>14 River Parade, Barwon Heads | No | No | No | Yes | No | No | No | No |
| HO107 | **"Barwon Bank" Residence**<br>35-43 Riversdale Road, Newtown | - | - | - | - | - | Yes<br>Ref.No.H425 | Yes | No |
| HO1421 | **"Riverdale" Residence**<br>22 Riversdale Road, Newtown | Yes | No | No | Yes | Yes- outbuildings | No | No | No |
| HO13 | **"Kardinia House"**<br>1 Riverview Terrace, Belmont | - | - | - | - | - | Yes<br>Ref.No.H337 | Yes | No |
| HO1423 | **Residence**<br>3 Roebuck Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1425 | **Residence**<br>7 Roebuck Street, Newtown | No | No | Yes | Yes | Yes- fence | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1429 | **Residence**<br>24 Roebuck Street, Newtown | No | No | No | Yes | Yes-fence | No | No | No |
| HO1430 | **Residence**<br>25 Roebuck Street, Newtown | No | No | No | Yes | Yes- fence | No | No | No |
| HO1431 | **Residence**<br>26 Roebuck Street, Newtown | No | No | Yes | Yes | Yes- fence and outbuildings | No | No | No |
| HO1433 | **Residence**<br>28 Roebuck Street, Newtown | No | No | Yes | Yes | No | No | No | No |
| HO1434 | **"Kanimbula" Residence**<br>31 Roebuck Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1435 | **Residence**<br>32 Roebuck Street, Newtown | Yes | No | No | Yes | Yes- fence (gate) | No | No | No |
| HO1437 | **Residence**<br>35 Roebuck Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1443 | **Residence**<br>46 Roebuck Street, Newtown | Yes | No | Yes | Yes | Yes- fence and outbuilding | No | No | No |
| HO1868 | **Residence**<br>13 Roslyn Road, Belmont | Yes | No | No | Yes | No | No | No | No |
| HO1869 | **Tower Hill**<br>37 Roslyn Road, Belmont | No | No | No | Yes | No | No | No | No |
| HO1871 | **Residence**<br>108 Roslyn Road, Belmont | No | No | No | Yes | No | No | No | No |
| HO1872 | **Residence**<br>110 Roslyn Road, Belmont | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1874 | **"Lezayre"**<br>126 Roslyn Road, Belmont | No | No | No | Yes | No | No | No | No |
| HO1875 | **Residence**<br>134 Roslyn Road, Belmont | No | No | No | Yes | No | No | No | No |
| HO1877 | **Residence**<br>166 Roslyn Road, Belmont | No | No | No | Yes | No | No | No | No |
| HO1878 | **Residence**<br>185 Roslyn Road, Belmont | No | No | No | Yes | No | No | No | No |
| HO1879 | **Residence**<br>187 Roslyn Road, Belmont | No | No | No | Yes | No | No | No | No |
| HO1880 | **"Ravenswood"**<br>191 Roslyn Road, Belmont | No | No | No | Yes | No | No | No | No |
| HO1881 | **Residence**<br>195 Roslyn Road, Belmont | No | No | No | Yes | No | No | No | No |
| HO1882 | **Residence**<br>209 Roslyn Road, Belmont | Yes | No | No | Yes | No | No | No | No |
| HO1730 | **Highton Primary School**<br>212 Roslyn Road, Highton | No | No | No | Yes | No | No | No | No |
| HO225 | **St John's Anglican Church**<br>269 Roslyn Road, Highton | Yes | Yes | No | Yes | No | No | Yes | No |
| HO1883 | **Royd Grange**<br>2 Royd Grange Court, Belmont | Yes | No | No | Yes | No | No | No | No |
| HO144 | **Railway Tunnel (Geelong-Colac Line)** | - | - | - | - | - | Yes | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | Ryrie Street & Little Myers Street (approximately between), Geelong | | | | | | Ref.No.H1106 & Part Ref.No.H1645 | | |
| HO183 | **Residence and Surgery**<br>6 Ryrie Street, Geelong | Yes | Yes | No | Yes | Yes- fence | No | Yes | No |
| HO1108 | **"Chipchase"**<br>8-10 Ryrie Street, Geelong | Yes | No | No | Yes | Yes- fence | No | Yes | No |
| HO187 | **"Gosberton House" Residence**<br>14 Ryrie Street, Geelong | Yes | Yes | No | Yes | Yes- fence | No | Yes | No |
| HO188 | **Hearn's Building (former)**<br>16-18 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO1109 | **Shop & Residence**<br>24 Ryrie Street, Geelong | Yes | No | No | Yes | Yes- outbuilding | No | Yes | No |
| HO1110 | **Purnell's Chambers (former)**<br>26, 26A, 28, 28A, 30 and 30A Ryrie Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1111 | **Shop**<br>34 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1112 | **Friendly Societies Dispensary**<br>45 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO1113 | **Builders' Exchange**<br>62 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1114 | **Annear's Furniture Warehouse**<br>64-66 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1115 | **YMCA (later Hibernian Club)** | Yes | No | No | Yes | Yes- outbuilding | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 72-76 Ryrie Street, Geelong | | | | | | | | |
| HO242 | **Former Telegraph Station**<br>83A Ryrie Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1527 | Yes | No |
| HO213 | **Geelong Post Office (former)**<br>The heritage place includes plaque, Geelong Post Office<br>83 Ryrie Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1046 | Yes | No |
| HO401 | **Richard Clarke & Co. premises (former)**<br>84-86 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO1116 | **Macrow's Furniture Arcade (former)**<br>85-87 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1117 | **W. Leggo & Son Grocers**<br>88 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1118 | **Shop & Offices**<br>92-94 Ryrie Street, Geelong | Yes | No | No | Yes | Yes- fence and outbuilding | No | No | No |
| HO381 | **Griffiths Book Store**<br>96-98 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO1119 | **Queen's Head Hotel**<br>97-99 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO218 | **Market (former Burns Saleyards)**<br>100-108 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO249 | **Premises**<br>105-109/109a Ryrie Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1120 | **Shops & Offices**<br>119 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1121 | **Shops & Offices**<br>121 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1122 | **Scott Hamilton & Co.**<br>126 & 128 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO282 | **H. Thacker, Printer**<br>131-133 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO1123 | **Hopetoun Chambers**<br>135, 137 and 139 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1124<br>+ HO1055 | **Belcher's Corner**<br>141-149 Ryrie Street and 150-154 Moorabool Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1125 | **James Strong Boot Factory (rear)**<br>142 Ryrie Street, Geelong | Yes | No | No | Yes | Yes- outbuilding | No | No | No |
| HO1126 | **Geelong Gas Company**<br>161 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO359 | **Shops**<br>179-181 Ryrie Street, Geelong | Yes | No | No | Yes | Yes- outbuilding | No | Yes | No |
| HO1127 | **Bell's Building**<br>188-192 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1128 | **Geelong Picture Theatre**<br>198-204 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1129 | **Shops**<br>Street frontage to a depth of 5 metres, and eastern wall to a depth of 5 metres.<br>206-216 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1130 | **Residence**<br>240 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO1131 | **"Glen Alvie"**<br>246 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO1132 | **Residence**<br>248 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO1133 | **Kitchener House (original wing) Geelong Memorial Hospital (part)**<br>285-299 Ryrie Street, Geelong | Yes | No | No | Yes | Yes- fence | No | Yes | No |
| HO1134 | **Alexander Miller Memorial Homes**<br>324-332 Ryrie Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1184 | Yes | No |
| HO1135 | **Neimke Row Houses**<br>325-327 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1137 | **Residence**<br>335 Ryrie Street, Geelong | No | No | No | Yes | Yes- fence | No | No | No |
| HO1139 | **Residence**<br>341 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1140 | **Residence**<br>343 Ryrie Street, Geelong | No | No | No | Yes | Yes- fence | No | No | No |
| HO1141 | **Residence** | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 349-349A Ryrie Street, Geelong | | | | | | | | |
| HO112 | **"Belleville" Residence**<br>350 Ryrie Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1188 | Yes | No |
| HO256 | **"Woodlands" Residence**<br>354 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO1143 | **Residence**<br>370 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1144 | **"Wandsworth"**<br>371 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1145 | **Shenton Methodist Church & Timber Hall and Manse (former), now Geelong High School**<br>379 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1146 | **Geelong Girls High School**<br>385 Ryrie Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1147 | **Residence**<br>462 Ryrie Street, Geelong | No | No | Yes | Yes | Yes- fence | No | No | No |
| HO1148 | **Residence**<br>479 Ryrie Street, Geelong | No | No | No | Yes | No | No | No | No |

## 2.7 Streets S-Z

22/08/2024
C471ggee

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1719 | **Barwon Water Montpellier Basins & Water Reserves Basins 1, 2 & 3**<br>100 Scenic Road (east of Scenic Road), Highton | No | No | No | Yes | No | No | No | No |
| HO1700 | **Residence**<br>29 Seaview Avenue, Barwon Heads | No | No | No | Yes | No | No | No | No |
| HO1701 | **Residence**<br>41 Seaview Avenue, Barwon Heads | No | No | No | Yes | No | No | No | No |
| HO1702 | **"Moondara" (former School House)**<br>57 Seaview Avenue, Barwon Heads | No | No | No | Yes | No | No | No | No |
| HO1887 | **Residence**<br>9 Seaview Parade, Belmont | No | No | No | Yes | No | No | No | No |
| HO1889 | **Claremont**<br>28 Seaview Parade, Belmont | No | No | Yes- front garden and trees | Yes | Yes- front fence | No | No | No |
| HO1891 | **Radstock**<br>89 Shackleton Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO763 | **Manifold Emporium**<br>139-141 Shannon Avenue, Geelong West | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO2003 | **Attached Dwellings**<br>321-323 Shannon Avenue (321 Shannon Avenue now known as 117-119 Aphrasia Street), Newtown | Yes- main front portions of dwellings visible from the public realm only | No | No | Yes | Yes- front fence and gate to 321 Shannon Avenue | No | No | No |
| HO2004 | **Dwelling**<br>325 Shannon Avenue Newtown | Yes– dwelling only | No | No | Yes | Yes- front fence | No | No | No |
| HO1447 | **"Redpath's Antiques" Shop**<br>327 Shannon Avenue, Newtown | Yes | No | No | Yes | Yes- fence | No | Yes | No |
| HO1448 | **Residence**<br>343 Shannon Avenue, Newtown | Yes | No | Yes | Yes | Yes- fence | No | No | No |
| HO1449 | **"Chesterfield" Nursing Home**<br>345 Shannon Avenue, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1450 | **Residence & Consulting Room**<br>346 Shannon Avenue, Newtown | Yes | No | Yes | Yes | Yes- fence and outbuilding | No | No | No |
| HO1451 | **Residence**<br>347 Shannon Avenue, Newtown | Yes | No | No | Yes | Yes- outbuilding | No | No | No |
| HO1452 | **Residence**<br>348 Shannon Avenue, Newtown | Yes | No | Yes | Yes | Yes- fence | No | No | No |
| HO1453 | **Residence**<br>350 Shannon Avenue, Newtown | No | No | Yes | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1454 | **Residence**<br>352 Shannon Avenue, Newtown | No | No | No | Yes | Yes-outbuilding | No | No | No |
| HO180 | **Residence**<br>353 Shannon Avenue, Newtown | No | No | No | Yes | No | No | Yes | No |
| HO138 | **Foster Fyans Memorial**<br>To the extent of all the land within 5 metres of the memorial. Balyang Sanctuary, Shannon Avenue, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1456 | **"Uxbridge House", Bakery (former)**<br>19 Sharp Street, Newtown | Yes | No | No | Yes | Yes-outbuildings | No | Yes | No |
| HO74 | **"Bonnyvale"**<br>Stables and outbuildings only excluding homestead<br>252-262 Shell Road, Ocean Grove | Yes | No | No | Yes | Yes-outbuildings | No | Yes | No |
| HO196 | **Parker Iron Merchant Store (former)**<br>10 Shorts Place, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO175 | **"The Hawthornes"**<br>(former Presbyterian Manse)<br>1 Skene Street, Newtown | Yes | Yes | No | Yes | No | No | Yes | No |
| HO176 | **House**<br>2 Skene Street, Newtown | Yes | No | No | Yes | No | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO231 | **School Room (former)**<br>Rear of property, 3 Skene Street, Newtown | Yes | No | No | Yes | Yes- outbuilding | No | Yes | No |
| HO1457 | **Residence**<br>9 Skene Street, Newtown | No | No | No | Yes | No | No | No | No |
| HO132 | **"Edgecumbe"**<br>(now Geelong Workers' Club)<br>12 Skene Street, Newtown | Yes | No | No | Yes | No | No | Yes | No |
| HO1458 | **Residence**<br>15 Skene Street, Newtown | Yes | No | No | Yes | Yes- fence and outbuilding | No | No | No |
| HO1460 | **Residence**<br>19 Skene Street, Newtown | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1461 | **Residence**<br>21 Skene Street, Newtown | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO136 | **"Eumeralla" House**<br>35 Skene Street, Newtown | Yes | No | No | Yes | Yes- outbuildings | No | Yes | No |
| HO156 | **"Hawthorne" Residence**<br>39 Skene Street, Newtown | Yes | No | No | Yes | No | No | Yes | No |
| HO217 | **"Rannoch" House**<br>50B Skene Street, Newtown | - | - | - | - | - | Yes<br>Ref.No.H1165 | Yes | No |
| HO1471 | **Residence**<br>64 Skene Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1472 | **Residence** | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 66 Skene Street, Newtown | | | | | | | | |
| HO1477 | **Residence**<br>139 Skene Street, Newtown | No | No | Yes | Yes | No | No | No | No |
| HO1480 | **Residence**<br>144 Skene Street, Newtown | No | No | No | Yes | Yes- fence and outbuilding | No | No | No |
| HO1482 | **Residence**<br>146 Skene Street, Newtown | No | No | No | Yes | Yes- fence | No | No | No |
| HO1484 | **Residence**<br>160 Skene Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1485 | **Residence**<br>161 Skene Street, Newtown | No | No | Yes | Yes | Yes- fence and outbuilding | No | No | No |
| HO1490 | **Residence**<br>171 Skene Street, Newtown | No | No | No | Yes | Yes- fence | No | No | No |
| HO1491 | **Residence**<br>173 Skene Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1592 | **Portarlington Cemetery**<br>32-40 Smythe Street, Portarlington | Yes | No | No | Yes | No | No | No | No |
| HO80 | **“Soho” Homestead**<br>1-29 Soho Road, Drysdale | Yes | No | No | Yes | No | No | No | No |
| HO1892 | **Residence**<br>1 Sommers Street, Belmont | No | No | Yes- front garden and trees | Yes | Yes- front fence | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1893 | **Residence**<br>2 South Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO1594 | **Former Mineral Springs (The Dell Heritage Area)**<br>Spring Street, Clifton Springs | - | - | - | - | - | Yes<br>Ref. No. H2088 | No | Yes |
| HO1894 | **Residence**<br>26 Spring Street, Belmont | No | No | Yes- front garden and trees | Yes | No | No | No | No |
| HO764 | **Residence**<br>11 Spring Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO765 | **Residence**<br>34 Spring Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO762 | **Residence**<br>5 St James Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO1595 | **"Edina Cottage" Residence**<br>11 St Leonards Street, St Leonards | Yes | No | No | Yes | No | No | No | No |
| HO1988 | **"Kia Ora"**<br>Dwelling, 75 Staceys Road, Lovely Banks<br>To the fence line approximately 15 metres north of the front wall of the dwelling;<br>To a line parallel to and 8 metres to the west of the western wall of the building; | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | To a line parallel to and 14 metres to the east of the eastern-most section of the eastern wall of the dwelling;<br>To a line parallel to and 18 metres to the south of the southern-most hipped roof on the south side of the dwelling.<br>**Incorporated Plan:**<br>*Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan, May 2016* | | | | | | | | |
| HO1708 | **Timber Cottage**<br>127-137 Staceys Road, Connewarre | No | No | No | Yes | Yes-<br>outbuilding | No | No | No |
| HO1992 | **"Roselea" Residence**<br>450 Staceys Road, Anakie<br>To the extent of the "Roselea" dwelling and immediate curtilage of the homestead garden and land to the Staceys Road boundary, as well as the land including the rear gabled outbuilding close to the rear of the dwelling.<br>**Incorporated Plan:**<br>*Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan, May 2016* | No | No | No | Yes | Yes-<br>small gabled outbuilding at the rear of the dwelling | No | No | No |
| HO1596 | **Drysdale Weighbridge** | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | Opposite 1-12 Station Street, Drysdale<br>To the extent of all the land within 10 metres of the weighbridge. | | | | | | | | |
| HO1597 | **Drysdale Railway Station**<br>2-10 Station Street, Drysdale<br>To the extent of all the land within 20 metres of the railway station building. | No | No | No | Yes | No | No | Yes | No |
| HO24 | **"Staughton Vale" Homestead**<br>750 Staughton Vale Road, Staughton Vale | Yes | No | No | Yes | No | No | Yes | No |
| HO1955 | **Residence**<br>11 Stinton Avenue, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1956 | **"Barrabool" Residence**<br>16 Stinton Avenue, Newtown | No | No | No | Yes | No | No | No | No |
| HO1957 | **Residence**<br>35 Stinton Avenue, Newtown | No | No | No | Yes | No | No | No | No |
| HO1532 | **Mannerim Primary School (former)**<br>900 Swan Bay Road, Mannerim | No | No | Yes | Yes | No | No | Yes | No |
| HO1152 | **Residence**<br>35 Swanston Street, Geelong | No | No | No | Yes | No | No | No | No |
| HO1158 | **Residence**<br>74 Swanston Street, Geelong | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1159 | **Residence**<br>89 Swanston Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1160 | **Residence**<br>91 Swanston Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1161 | **Residence**<br>94 Swanston Street, Geelong | No | No | No | Yes | Yes- fence | No | No | No |
| HO1166 | **Residence**<br>126 Swanston Street, Geelong | No | No | No | Yes | No | No | No | No |
| HO1167 | **Residence**<br>128 Swanston Street, Geelong | No | No | No | Yes | Yes- outbuilding | No | No | No |
| HO1168 | **Valley Worsted Mills**<br>221 Swanston Street, Geelong | Yes | No | Yes | Yes | Yes- fence and outbuilding | No | Yes | No |
| HO1169 | **Victorian Woollen & Cloth Co. Mills**<br>231 Swanston Street, Geelong | Yes | No | Yes | Yes | Yes- fence and outbuildings | No | Yes | No |
| HO207 | **“Osborne House” including Stables and Courtyard**<br>51 Swinburne St, North Geelong | - | - | - | - | - | Yes Ref.No.H1101 | Yes | No |
| HO1170 | **Residence**<br>8 Sydney Avenue, Geelong | No | No | No | Yes | Yes- fence | No | No | No |
| HO1172 | **“Clifton” House**<br>38 Sydney Avenue, Geelong | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1173 | **Residence** | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 58 Sydney Parade, Geelong | | | | | | | | |
| HO1175 | **Residence**<br>75 Sydney Parade, Geelong | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1493 | **Residence**<br>7 Talbot Street, Newtown | No | No | No | Yes | Yes- outbuilding | No | No | No |
| HO1495 | **Residence**<br>11 Talbot Street, Newtown | No | No | Yes | Yes | Yes- fence | No | No | No |
| HO1496 | **Former Anglican Vicarage**<br>15 Talbot Street, Newtown | Yes | No | No | Yes | Yes- outbuilding | No | No | No |
| HO141 | **Geelong College**<br>20 Talbot Street, Newtown | - | - | - | - | - | Yes<br>Ref.No.H883 | Yes | No |
| HO53 | **Breakwater Baptist Manse**<br>45 Tanner Street, Breakwater | Yes | No | Yes | Yes | No | No | Yes | No |
| HO55 | **Baptist Sabbath School (former)**<br>47 Tanner Street, Breakwater | Yes | No | No | Yes | No | No | Yes | No |
| HO1176 | **Reeves House**<br>108 Tanner Street, Breakwater | Yes | No | Yes | Yes | Yes- fence | No | No | No |
| HO52 | **Residence (formerly Haworth)**<br>116 Tanner Street, Breakwater | Yes | Yes | No | Yes | No | No | Yes | No |
| HO1895 | **Residence**<br>6 Tasman Avenue, Belmont | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1747 | **Residence**<br>1-5 The Avenue, Ocean Grove | No | No | Yes | Yes | Yes – rock walls | No | No | No |
| HO1598 | **Ingamells Park**<br>73-87 The Avenue, Ocean Grove | No | No | Yes | Yes | No | No | No | No |
| HO1599 | **Residence**<br>111 The Avenue, Ocean Grove | Yes | No | No | Yes | No | No | No | No |
| HO1963 | **Batman Park**<br>**Incorporated Plan:**<br>*Batman Park Indented Head Incorporated Plan June, 2015* | Yes- the Boat Sheds and Indented Head Boat Club and Hall Building only. | Yes- the interiors of Boat Sheds 20 'TeWhare' and 22 'Dalhousie' only. | Yes-<br>rows of Monterey Cypress trees in Batman Park Reserve (27 trees).<br>Monterey Cypress (52 trees), Golden Cypress (19 trees), Canary Island Palm and Norfolk Island Pine trees in Wrathall Reserve.<br>Monterey Cypress trees, Anderson Reserve (3 trees).<br>Cypress trees, Taylor Reserve (4 trees).<br>Cypress trees, Aylmer Reserve (7 trees). | Yes | Yes- the Boat Sheds, Indented Head Boat House and Hall building, former Administration Building and the amenities block (public toilets) immediately west of the former Administration Building. | No | No | Yes |
| HO324 | **Matthew Flinders Memorial**<br>The Esplanade, Portarlington | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | To the extent of all the land within 5 metres of the memorial. | | | | | | | | |
| HO1603 | **"Carrick" Residence**<br>30 The Esplanade, Portarlington | No | No | Yes | Yes | Yes- fence | No | No | No |
| HO671 | **Residence**<br>29 The Esplanade, Drumcondra | Yes | No | No | Yes | No | No | No | No |
| HO672 | **Residence**<br>31 The Esplanade, Drumcondra | No | No | No | Yes | Yes- fence | No | No | No |
| HO673 | **Residence**<br>35 The Esplanade, Drumcondra | Yes | No | No | Yes | No | No | No | No |
| HO674 | **Residence**<br>39 The Esplanade, Drumcondra | Yes | No | No | Yes | No | No | No | No |
| HO675 | **Residence**<br>45 The Esplanade, Drumcondra | Yes | No | Yes | Yes | Yes- fence | No | No | No |
| HO676 | **Residence**<br>47 The Esplanade, Drumcondra | Yes | No | No | Yes | Yes- fence and outbuilding | No | No | No |
| HO677 | **Residence**<br>53 The Esplanade, Drumcondra | Yes | No | Yes | Yes | No | No | No | No |
| HO679 | **Residence**<br>8 The Esplanade South, Drumcondra | Yes | No | No | Yes | No | No | No | No |
| HO1604 | **"Almora" Residence**<br>56 The Parade, Ocean Grove | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1605 | **Uniting Church**<br>107-109 The Parade, Ocean Grove | No | Yes | Yes | Yes | No | No | Yes | No |
| HO1606 | **General Store**<br>82 The Terrace, Ocean Grove | Yes | No | No | Yes | No | No | Yes | No |
| HO1896 | **Residence**<br>13 Thomas Street, Belmont | No | No | No | Yes | No | No | No | No |
| HO1897 | **Residence**<br>34 Thomson Street, Belmont | No | No | Yes- palm tree | Yes | Yes- front fence | No | No | No |
| HO98 | **German Cottage**<br>222-224 Torquay Road and 5-9 Smith Street, Grovedale | - | - | - | - | - | Yes<br>Ref.No.H714 | Yes | No |
| HO260 | **Former Wesleyan Methodist Church**<br>272-276 Torquay Road, Grovedale | Yes | No | No | Yes | No | No | Yes | No |
| HO1607 | **"Nargoondy" Residence**<br>470 Tower Road, Portarlington | Yes | No | Yes | Yes | No | No | No | No |
| HO1177 | **Residence**<br>53 Tucker Street, Breakwater | No | No | No | Yes | Yes- fence | No | No | No |
| HO47 | **Sunnyside Wool Scour**<br>76-78 Tucker Street, Breakwater | - | - | - | - | - | Yes<br>Ref.No.H1146 | Yes | No |
| HO1608 | **"Kingston" Residence**<br>65 Tuckfield Street, Ocean Grove | Yes | No | Yes | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO19 | **Portarlington (Flour) Mill**<br>7 Turner Court, Portarlington | - | - | - | - | - | Yes<br>Ref.No.H389 | Yes | Yes |
| HO1179 | **Residence**<br>12 Verner Street, Geelong | No | No | No | Yes | Yes- fence | No | No | No |
| HO288 | **St Marks on the Hill Church**<br>7-9 Vicarage Road, Leopold | - | - | - | - | - | Yes<br>Ref.No.H776 | Yes | No |
| HO1180 | **John Knox Presbyterian Church**<br>60 Victoria Street, Rippleside | No | No | No | Yes | No | No | Yes | No |
| HO766 | **Residence**<br>6 Villamanta Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO767 | **Residence**<br>8 Villamanta Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO768 | **Residence**<br>27 Villamanta Street, Geelong West | No | No | Yes | Yes | No | No | No | No |
| HO769 | **Residence**<br>35 Villamanta Street, Geelong West | Yes | No | No | Yes | Yes- outbuilding | No | No | No |
| HO772 | **Residence**<br>41 Villamanta Street, Geelong West | No | No | No | Yes | Yes- fence | No | No | No |
| HO773 | **Residence** | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 42 Villamanta Street, Geelong West | | | | | | | | |
| HO1498 | **Residence**<br>10 Virginia Street, Newtown | No | No | Yes | Yes | No | No | No | No |
| HO1499 | **Residence**<br>11 Virginia Street, Newtown | Yes | No | Yes | Yes | Yes- fence | No | No | No |
| HO1501 | **Residence**<br>13 Virginia Street, Newtown | No | No | Yes | Yes | Yes- fence | No | No | No |
| HO1503 | **Residence**<br>15 Virginia Street, Newtown | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1507 | **Residence**<br>21 Virginia Street, Newtown | Yes | No | Yes | Yes | Yes- fence and outbuilding | No | No | No |
| HO177 | **"Belvedere" House**<br>25 Virginia Street, Newtown | Yes | No | No | Yes | No | No | Yes | No |
| HO1509 | **Residence**<br>27 Virginia Street, Newtown | Yes | No | Yes | Yes | No | No | No | No |
| HO1511 | **Residence**<br>31 Virginia Street, Newtown | No | No | Yes | Yes | Yes- fence | No | No | No |
| HO1512 | **Residence**<br>32 Virginia Street, Newtown | Yes | No | No | Yes | Yes- outbuilding | No | No | No |
| HO1514 | **"Drummond" Residence**<br>35 Virginia Street, Newtown | Yes | No | Yes | Yes | Yes- fence | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1515 | **Residence**<br>36 Virginia Street, Newtown | No | No | Yes | Yes | No | No | No | No |
| HO1516 | **Residence**<br>39 Virginia Street, Newtown | No | No | Yes | Yes | Yes- fence and outbuilding | No | No | No |
| HO1517 | **"Acton" Residence**<br>41 Virginia Street, Newtown | Yes | No | Yes | Yes | Yes- fence and outbuilding | No | No | No |
| HO1519 | **Residence**<br>43 Virginia Street, Newtown | Yes | No | Yes | Yes | No | No | No | No |
| HO1520 | **Residence**<br>47 Virginia Street, Newtown | Yes | No | Yes | Yes | Yes- fence | No | No | No |
| HO1521 | **Residence**<br>48 Virginia Street, Newtown | No | No | Yes | Yes | Yes- fence | No | No | No |
| HO1522 | **Residence**<br>49 Virginia Street, Newtown | Yes | No | No | Yes | Yes- outbuilding | No | No | No |
| HO1523 | **Residence**<br>50 Virginia Street, Newtown | No | No | No | Yes | Yes- fence | No | No | No |
| HO1524 | **"Yemoneit" Residence**<br>51 Virginia Street, Newtown | Yes | No | Yes | Yes | Yes- fence | No | No | No |
| HO1527 | **Residence**<br>60 Virginia Street, Newtown | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1898 | **Residence**<br>1 Vivian Street, Belmont | No | No | No | Yes | Yes- front fence | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO775 | **Residence**<br>30 Volum Street, Geelong West | no | No | Yes | Yes | No | No | No | No |
| HO776 | **Residence**<br>38 Volum Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO1982 | **Bills Trough**<br>Corner Walker and Rennie Streets, Lara<br>To the extent of a 5 metre perimeter around the trough. | Yes | No | No | Yes | No | No | No | No |
| HO1983 | **Waverley Residence**<br>14 Walkers Road, Lara | No | No | No | Yes | No | No | No | No |
| HO1984 | **Avenues of Honour, Cypresses, Memorial Gates & Fencing**<br>Walkers Road, Lara To the extent of:<br>▪ The Avenue of Honour of *Pinus lambertiana* in Walkers Road;<br>▪ Six Golden Lambertiana adjacent to the Memorial Gates & Fencing;<br>▪ Remnant Soldiers' Avenue of Sugar Gums in the Recreation Reserve;<br>▪ Rows of *Pinus lambertiana* & Cypresses forming the boundary of the Recreation Reserve; and | Yes | No | Yes-<br>The Avenue of Honour of *Pinus lambertiana* in Walkers Road;<br>Six Golden Lambertiana adjacent to the Memorial Gates & Fencing;<br>Remnant Soldiers' Avenue of Sugar Gums in the Recreation Reserve; and<br>Rows of *Pinus lambertiana* & Cypresses forming | Yes | Yes | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | ▪ The Memorial Gates & Fencing.<br>Each to include a curtilage of 2 metres from the drip line of each tree. | | | the Northern boundary of the Recreation Reserve;<br>Each to include a curtilage of 2 metres from the drip line of the tree. | | | | | |
| HO1609 | **Uniting Church**<br>376 Wallington Road, Wallington | No | No | No | Yes | No | No | Yes | No |
| HO1610 | **Residence**<br>580 Wallington Road, Wallington | No | No | No | Yes | Yes-outbuilding | No | No | No |
| HO1611 | **Wallington Hall**<br>610 Wallington Road, Wallington | No | No | No | Yes | No | No | Yes | No |
| HO1969 | **Former Ropeworks Substation & Dining Hall**<br>2 Waratah Street Geelong West | Yes – electric sub-station building | No | No | Yes | No | No | Yes | No |
| HO777 | **The Western Grandstand**<br>West Oval, Weddell Road, Geelong West<br>To the extent of all the land within 10 metres of the grandstand excluding the road reservation. | Yes | No | No | Yes | No | No | No | No |
| HO1985 | **Former Presbyterian Church**<br>Lara Community Centre, 11 Waverley Road, Lara | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1915 | **Geelong Sale Yards**<br>125 Weddell Road, North Geelong | No | Yes- Stock and Station Agents offices only | No | Yes | No | No | No | No |
| HO778 | **Residence**<br>10 Weller Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO779 | **Residence**<br>12 Weller Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO780 | **Residence**<br>14 Weller Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO781 | **Residence**<br>30 Weller Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO782 | **Residence**<br>53 Weller Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO783 | **Residence**<br>59 Weller Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO784 | **Residence**<br>7 Wellington Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO785 | **Residence**<br>25 Wellington Street, Geelong West | Yes | No | No | Yes | No | No | No | No |
| HO786 | **Residence**<br>45 Wellington Street, Geelong West | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1530 | **Residence**<br>70 West Fyans Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO1531 | **Residence**<br>72 West Fyans Street, Newtown | Yes | No | No | Yes | No | No | No | No |
| HO137 | **"Fernshaw" Residence**<br>4 Western Beach, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1129 | Yes | No |
| HO1181 | **Residence**<br>12 Western Beach, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1182 | **Residence**<br>12A Western Beach, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1184 | **Residence**<br>30 Western Beach, Geelong | Yes | No | Yes | Yes | Yes- fence | No | No | No |
| HO1186 | **Residence**<br>36 Western Beach, Geelong | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1187 | **Residence**<br>38-40 Western Beach, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO150 | **"Glenburnie" Residence**<br>54 Western Beach, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO1188 | **Residence**<br>56 Western Beach, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO339 | **Residence**<br>94 Western Beach, Geelong | Yes | Yes | No | Yes | No | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1189 | **Dennys Lascelles Ltd Woolstore**<br>98 Western Beach, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO317 | **"Hillside" Residence**<br>30 Williams Road, Mt Duneed | Yes | No | No | Yes | No | No | Yes | No |
| HO315 | **Cemetery**<br>110 Williams Road, Mt Duneed | Yes | No | No | Yes | No | No | No | No |
| HO1612 | **St. Paul's Anglican Church**<br>245 Wilsons Road, Whittington | No | No | No | Yes | No | No | Yes | No |
| HO379 | **St Albans Uniting Church**<br>276 Wilsons Road, Whittington | Yes | Yes | No | Yes | No | No | Yes | No |
| HO380 | **St Albans Homestead Gate Lodge**<br>305 Wilsons Road, St Albans Park | - | - | - | - | - | Yes<br>Ref.No.H1113 | Yes | No |
| HO1901 | **Cartret**<br>13 Wimmera Street, Belmont | Yes | No | No | Yes | No | No | No | No |
| HO279 | **"Pirra" Homestead**<br>108 Windermere Road, Lara | - | - | - | - | - | Yes<br>Ref.No.H1723 | Yes | No |
| HO1614 | **St. Thomas Catholic Church**<br>39 Wyndham Street, Drysdale | Yes | Yes | No | Yes | Yes- fence | No | Yes | No |
| HO1615 | **St. Thomas Presbytery**<br>41 Wyndham Street, Drysdale | Yes | No | No | Yes | No | No | No | No |
| HO384 | **Royal Mail Hotel** | Yes | No | No | Yes | No | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| | 17 Yarra Street, Geelong | | | | | | | | |
| HO387 | **Cressy Trading Co. Building**<br>33 Yarra Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO234 | **Solicitor's Row Buildings (Bowman's Office)**<br>43 Yarra Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO214 | **Protestant Meeting Rooms**<br>61 Yarra Street, Geelong | Yes | Yes | No | Yes | No | No | Yes | No |
| HO190 | **Lamp Post (outside Corio Hotel)**<br>69 Yarra Street, Geelong<br>The lamp post is located on the road reservation and the extent of designation applies to all the land within 5 metres of the Lamp Post. | Yes | No | No | Yes | No | No | No | No |
| HO1190 | **Corio Hotel**<br>69 Yarra Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO286 | **Former Union Bank original 1848 building**<br>76 Yarra Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO1191 | **YMCA Hall**<br>78 Yarra Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO113 | **Residence (formerly Dr Croker's)**<br>83 Yarra Street, Geelong | Yes | Yes | No | Yes | Yes-outbuilding | No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1192 | **Residence**<br>93 Yarra Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO1193 | **Residence**<br>95 Yarra Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO252 | **Wesley Church and Parsonage (former), now Wesley Uniting Church**<br>96-100 Yarra Street, Geelong | Yes | Yes | No | Yes | Yes- fence | No | Yes | No |
| HO1194 | **Residence**<br>119 Yarra Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO1195 | **Residence**<br>132 Yarra Street, Geelong | Yes | No | No | Yes | No | No | Yes | No |
| HO228 | **St Mary of the Angels Catholic Church**<br>136-148 Yarra Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H1026 | Yes | No |
| HO1196 | **Residence**<br>155 Yarra Street, Geelong | Yes | No | No | Yes | Yes- fence | No | No | No |
| HO1197 | **Residence**<br>157 Yarra Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO226 | **St John's Lutheran Church**<br>165 Yarra Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H656 | Yes | No |
| HO1198 | **Residence**<br>168 Yarra Street, Geelong | Yes | No | No | Yes | Yes- fence | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|---|---|---|---|---|---|---|---|
| HO1199 | **Residence**<br>181 Yarra Street, Geelong | No | No | Yes | Yes | Yes- fence | No | No | No |
| HO1200 | **Residence**<br>186 Yarra Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1201 | **Residence**<br>194 Yarra Street, Geelong | No | No | No | Yes | No | No | No | No |
| HO1202 | **South Geelong Primary School No. 2143**<br>200 Yarra Street, Geelong | Yes | No | No | Yes | Yes- outbuildings | No | Yes | No |
| HO101 | **Austin Hall & Terrace Complex**<br>217A Yarra Street, Geelong | - | - | - | - | - | Yes<br>Ref.No.H841 | Yes | No |
| HO1203 | **Residence**<br>243 Yarra Street, Geelong | Yes | No | No | Yes | No | No | No | No |
| HO1204 | **Residence**<br>257-259 Yarra Street, Geelong | Yes | No | Yes | Yes | Yes- outbuilding | No | No | No |
| HO1205 | **“Moorpanyal” House**<br>288 Yarra Street, Geelong | No | No | Yes | Yes | Yes- fence | No | No | No |
| HO788 | **Residence**<br>7 Yuille Street, Geelong West | No | No | No | Yes | No | No | No | No |
| HO789 | **Residence**<br>23 Yuille Street, Geelong West | No | No | No | Yes | No | No | No | No |

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Proposed C432ggee

# SCHEDULE 50 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO50**

**40-44 LONSDALE STREET, 146 SWANSTON STREET & 51 CARR STREET SOUTH GEELONG**

## 1.0 Design objectives

--/--/----
Proposed C432ggee

To develop an ecologically sustainable, transit orientated precinct that incorporates best practice environmental management.

To support a mix of high-quality high and medium density built form that has an appropriate interface to adjacent streets and creates a landmark building fronting the station plaza north of the railway line.

To create high-quality landscaped and safe public spaces that ensure a visual connection across the railway line at Bellerine Street, celebrates the beginning of the Bellarine Rail Trail and delivers a legible and coherent street structure.

To improve pedestrian connections within and around the subject site and contribute to improved street environments resulting from the closure and redirection of Carr Street.

To protect the internal amenity of all land uses sensitive to noise by limiting noise transmission and provide acoustic measures to protect from current and potential noise generating sources such as train and public spaces.

## 2.0 Buildings and works

--/--/----
Proposed C432ggee

The following buildings and works requirements apply to an application to construct a building or construct or carry out works.

**General requirements**

Development should be generally in accordance with Map 1 to this schedule.

Support the development of a pedestrian link over the railway line along the Bellerine/Carr Street alignment generally in accordance with Map 3 to this schedule.

**Building height**

Development should not exceed the preferred maximum building heights as shown in Table 1 and Map 2 to this schedule.

The preferred maximum building height does not include architectural features, masts and building services including plant rooms, air conditioning, lift overruns, structures associated with roof top gardens, decks and communal outdoor spaces and their ancillary facilities or enclosed stairwells provided that the following criteria are met:

- Not more than 50% of the roof area is occupied by equipment (other than solar panel or greening);
- The equipment is located to minimise additional overshadowing and reduce visual impact;
- The equipment does not exceed the preferred maximum height limit by more than 3.6 metres; and
- The equipment and screening is integrated into the design of the building to the satisfaction of the responsibly authority.

**Street wall heights**

Street wall heights should be generally in accordance with the maximum street wall heights specified in Table 1 and Map 2 to this schedule.

**Setbacks**

Development should be generally in accordance with the preferred setbacks specified in Table 1 and Figures 1 to 5.

**Table 1 to Schedule 50 to Clause 43.02**

| Parcel | Preferred Maximum Building Height | Preferred Maximum Street Wall Height - Carr Street | Preferred Maximum Street Wall Height - Lonsdale Street | Preferred Above Street Wall Setbacks | Preferred Other Setbacks |
|---|---|---|---|---|---|
| A | 22 metres (6 storeys) | 11 metres (3 storeys) to Station Forecourt | 22 metres (6 storeys) | 4.5 metres to Station Forecourt | n/a |
| B | 22 metres (5 - 6 storeys) | 11 metres (3 storeys) | 11 metres (3 storeys) | 4.5 metres to Lonsdale Street<br>3 metres to Carr Street, laneway and any new pedestrian link | 4.5 metres to eastern boundary at ground level for new shared street.<br>6 metres at ground level to new pedestrian links. |
| C | 13.5 metres (4 storeys) | n/a | n/a | n/a | 4.5 metres to western boundary at ground level for new shared street.<br>4 metres at ground level to new pedestrian links. |

**Figure 1: Parcel A fronting Lonsdale Street, Bellarine Street, and Future Station Forecourt**

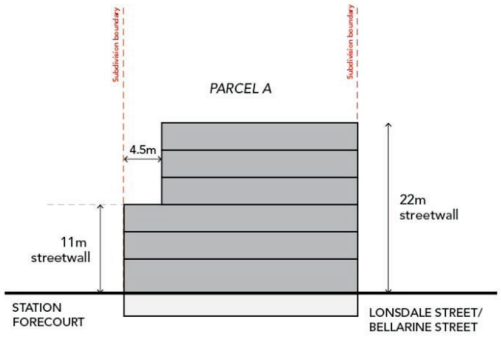



**Figure 2: Parcel B fronting Lonsdale Street and Carr Street**

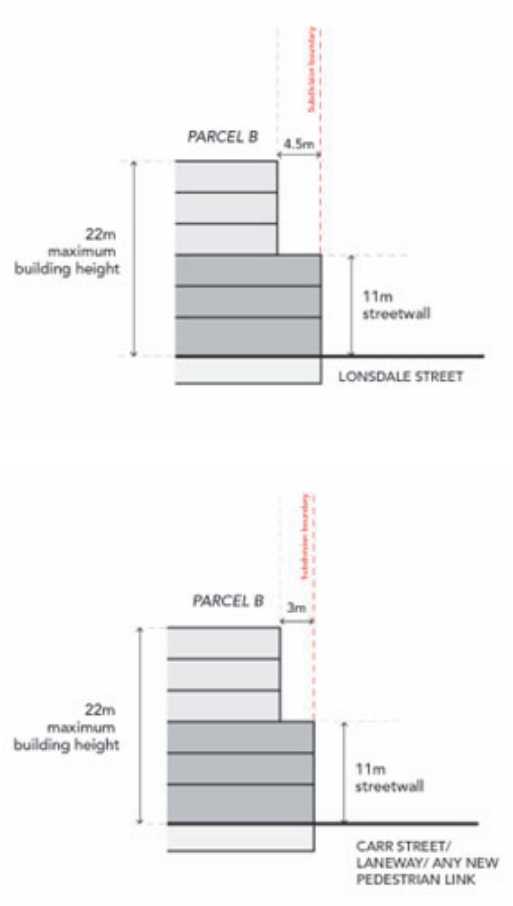
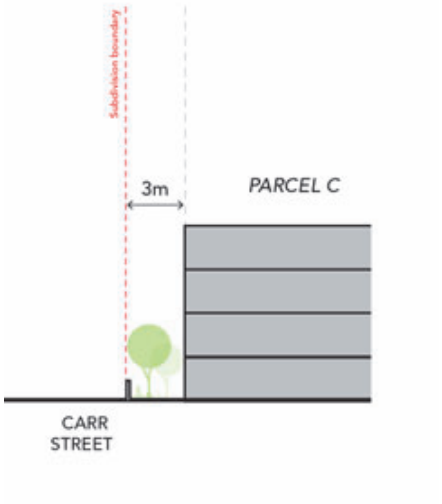



**Figure 3: Setback to existing laneway for Parcel C**



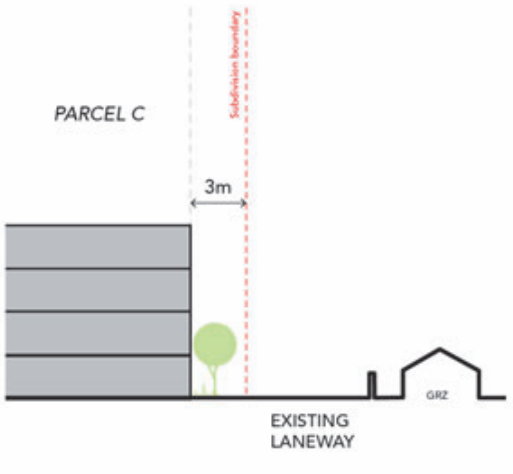



**Figure 4: Setback to new shared street**

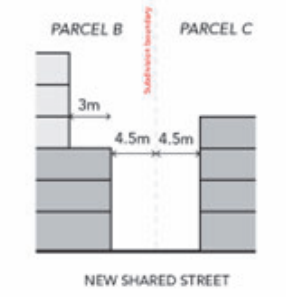
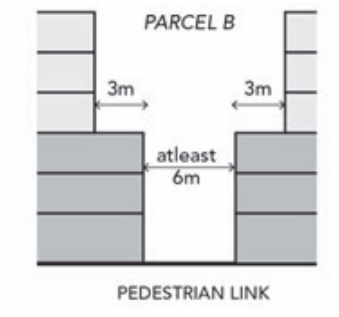
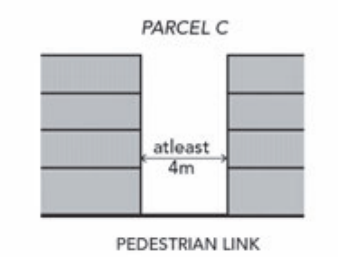



**Figure 5: Setback to new pedestrian links**




**Building Separation**

Development should provide a minimum of 9 metres distance between towers above the maximum street wall height of 11 metres.

**Building Design**

Ensure that Parcel A presents as a distinctive landmark building of high architectural quality, providing a point of positive reference to South Geelong Station and further enhances the character, function, and appearance of the surrounding area, including the public realm.

Design buildings to address front, oblique and side views.

Mitigate the impact of visual bulk with well-articulated facades that include variation in forms, materials, openings, and recesses and building separation in upper levels.

Create visual interest in upper levels through the provision of balconies, eaves, terraces, and verandas ensures passive surveillance of the public realm.

Avoid highly reflective glazing in the façade that diminishes the ability of the development to fit within the historic context.

Avoid blank walls visible from the public realm including where they abut a street or laneway. Include an interim façade strategy when blank walls are visually prominent while adjoining properties are being realised.

Introduce midblock pedestrian links connecting Lonsdale Street to Carr Street generally in accordance with Map 3.

Ensure new pedestrian connections are safe (comply with Crime Prevention Through Environmental Design Guidelines), receive adequate access to sunlight and are open to the sky.

Development should meet the following minimum floor to floor dimensions:

- 4 metres at ground level
- 3.2 - 3.5 metres for residential and non-residential uses in the levels above.

**Public Realm Interface**

Provide opportunities for active surveillance of the public realm including plazas and where practical laneways and car parks. Avoid concealed alcoves and hidden entrances that affect perceived safety.

Maximise the usability and attractiveness of new public spaces by introducing ground floor uses that ensure interaction with the street and enhance the pedestrian environment.

Provide ground floor tenancy frontages that can accommodate a wide range of commercial and retail uses while maintaining the fine grain character of the area on Parcels A and B.

Avoid large signage and/or non-transparent glazing at ground level.

Provide separate residential and commercial entrances that are clearly legible from the street. Dwellings at the ground level should be provided with individual entrances from the footpath.

Create opportunities for landscaping, particularly along the existing and new pedestrian links, laneways and shared street.

Incorporate façade design and lighting that establishes a sense of safety and security after hours.

Provide active frontages to both sides of pedestrian connections through development where possible.

Ensure direct, attractive, safe, and well-lit pedestrian and cycle access between main streets and South Geelong Station.

**Overshadowing**

Development should not overshadow the opposite footpath of adjoining streets (excluding Carr Street) between 10:00 am and 3:00 pm on 22 September.

Minimise the impact on solar access from new development to established residential areas, including balconies, terraces and habitable room windows.

**Wind and weather protection for buildings 18m or taller**

Ensure safe wind conditions as specified in Table 2 on public land, publicly accessible areas on private land, private open space and communal open space; and

Achieve comfortable wind conditions as specified in Table 2 *o*n public land and publicly accessible areas on private land.

Avoid the addition of protective screens and other incidental add-ons to offset excessive wind gust levels. Discourage landscaping within public spaces as a means to mitigate wind.

Incorporate continuous weather protection such as awnings, openings and architectural detail that promotes activity and visual interest. Ensure the soffit of awnings are well detailed and attractive when viewed from the street.

Ensure weather protection technique employed does not impinge existing or future street trees.

**Table 2 to Schedule 50 to Clause 43.02**

| Wind condition | Requirement |
|---|---|
| Safe wind conditions | Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than:<br>▪ 3 metres per second for sitting areas,<br>▪ 4 metres per second for standing areas,<br>▪ 5 metres per second for walking areas. |
| Unsafe wind conditions | Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions. |

**Acoustic attenuation**

Incorporate acoustic treatments to limit noise transmission from external noise sources such as trains, train station, Kardinia Park & Stadium, entertainment venues and public spaces to a level that is comfortable for all land uses sensitive to noise.

Incorporate noise attenuation measures and suppression techniques to ensure noise does not unreasonably affect the amenity of nearby land within a General Residential Zone and Residential Growth Zone.

A permit must contain conditions which give effect to the Acoustic Assessment Report, where the land has been identified as a lot that requires mitigation measures against noise impacts.

**Sustainable Design**

Provide green roofs where viable in accessible and serviceable locations and where visible from the public realm or within the development.

Ensure landscaping includes high-quality finishes, well-designed seating areas, lighting and places for diverse uses.

**Access, Parking and Loading Areas**

Provide an easily identifiable entrance and sense of arrival and safety through placing the primary pedestrian entrances to dwellings and tenancies on the street frontage.

Minimise the impact of vehicle access and car parking on the public realm by:

- Incorporating streetscapes and building interfaces that encourage movement by means other than private car.
- Consolidating vehicular entries and locate vehicle access at the rear of buildings generally in accordance with Map 3 (Parcel A via Bellerine Street, and Parcel B and C via future shared street or existing laneway).
- Locating private car parking where it cannot be seen from the public realm.
- Designing basement or carparking garage entrance to have minimal visual impact.

Provide car parking within the basement, within a consolidated carpark suitable for repurposing or conceal it from the public realm if located within the podium by sleeving with active uses.

Support shared car parking arrangements across the site.

Design all above ground car parking areas to support adaptive reuse over time.

Support active transport through the supply of bicycle parking in both commercial and residential development and change facilities for commercial development.

Provide centralised loading areas for commercial uses across the site away from pedestrian priority areas.

Provide a central bin storage area for each development which is not visible from the street.

## 3.0 Subdivision

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Proposed C432ggee

A permit to subdivide land must meet the following requirements:

- Supports the partial closure and reconfiguration of Carr Street establishing land parcels generally in accordance with Map 1.

An application to subdivide land into lots each containing an existing dwelling or car parking space is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

## 4.0 Signs

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Proposed C432ggee

None specified

## 5.0 Application requirements

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Proposed C432ggee

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

An Urban Context Report and Design Response which:

- Responds to the urban context (including built form character of adjacent and nearby buildings, adjacent and nearby heritage places, and equitable outcomes for potential development on adjoining sites);
- Implements recommendations from the other technical reports required under the application requirements of this schedule;
- Responds to the design objectives and buildings and works requirements of this schedule; and
- Provides design excellence through providing sustainable, high quality architecture which articulates and minimises visual bulk, and landscape architecture and urban design enforcing liveability and activating the public realm.

An Environmentally Sustainable Design Management Plan (EMP) prepared by a suitably qualified environmental engineer or equivalent that demonstrates how the development provides for best practice environmentally sustainable design.

A wind report for buildings exceeding a height of 18 metres (5 storeys).

Any application for subdivision or development of land for Accommodation, Education Centre (other than Tertiary institution and Employment training centre) or Hospital, must be accompanied by an acoustic assessment report prepared by a qualified acoustic engineer or other suitably skilled person to the satisfaction of the responsible authority which:

- Applies the following noise objectives:
  - Not greater than 35 dB LAeq,8h when measured within a sleeping area between 10 pm and 6 am.
  - Not greater than 40 dB LAeq,16h when measured within a living area between 6 am and 10 pm.
  - For areas other than sleeping and living areas, not greater than the median value of the range of recommended designed sound levels of Australian Standard AS/NZ 2107:2016 (Acoustics – Recommended design sound level and reverberation times for building interiors).
- Noise levels should be assessed:
  - Considering the cumulative noise from all sources impacting on the proposal including road traffic noise and industry noise, as well as potential other potential noise sources; and
  - In unfurnished rooms with a finished floor and the windows closed and be based on average external noise levels measured as part of a noise level assessment.
- Addresses noise compatible design for buildings, with siting, orientation, and internal layout, to be considered prior to setting building envelope performance requirements.
- Addresses potential noise character (such as tonality, impulsiveness or intermittency) is addressed wherever relevant, including through the application of adjustments to the internal noise levels that are determined using the procedures to adjust industry noise levels of the Noise Protocol.

A Traffic Impact Assessment Report (TIAR), where relevant.

A Circulation and Movement Plan prepared by a suitably qualified person that demonstrates how the internal road hierarchy, pedestrian and cycling priority areas, and loading and building services achieve a legible and coherent structure improving the pedestrian connectivity and creating safe public spaces.

Plans, elevations, and section drawings for any car parking proposed at or above ground level to show finished floor levels and a statement by a suitably qualified engineer to demonstrate the capacity for this to be adapted to alternative uses.

A Landscape Plan detailing proposed hard and soft landscape elements, plant schedule, plant container details and maintenance and irrigation systems.

Scaled shadow diagrams to show existing and proposed shadows at hourly intervals between 10:00 am and 3:00 pm on 22 September, to demonstrate compliance with overshadowing requirements.

A three-dimensional perspective which shows the proposed development within the streetscape in the context of adjacent development.

Any application for development of land for a dwelling including a dwelling as part of a mixed-use development should provide an Affordable Housing Delivery Strategy to the satisfaction of the responsible authority which sets out:

- How affordable housing is to be delivered in accordance with social and affordable housing policy at Clause 16.01 of the Planning Scheme.
- The method of implementing the strategy, such as by an agreement under Section 173 of the Planning and Environment Act 1987.
- Locations for the affordable housing to be delivered.

- A summary of the range of housing types, densities and sizes.
- Staging requirements and ensuring that affordable housing is provided in a timely manner as development occurs.

## 6.0 Decision guidelines

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Proposed C432ggee

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development appropriately responds to the design objectives and requirements in this schedule.
- Whether the development or subdivision is generally in accordance with the maps included in this schedule
- Whether the subdivision of the site supports the partial closure and reconfiguration of Carr Street and ensures equitable development opportunities to all three sites.
- Whether the development employs an appropriate massing strategy that reduces visual bulk.
- Whether the development supports high-quality pedestrian amenity within the public realm, in relation to human scale and overshadowing.
- Whether the buildings adopt and enables a diversity of forms, typologies, and architectural language.
- Whether the application incorporates acoustic treatments to limit the impact from noise from all current and potential noise generating sources such as railway operation and activities on Kardinia Park and Stadium.
- Whether the application includes an Affordable Housing Delivery Strategy to the satisfaction of the responsible authority.
- Whether the development incorporates ecologically sustainable design practices.
- Whether the proposal allows for open sightlines and high levels of passive surveillance by users and residents.
- Whether the development avoids:
  - Extensive blank walls along streets.
  - Buildings oriented towards internal spaces rather than streets.
  - Alcoves and recesses that may provide hiding places or that may collect dirt and litter
- Whether the development provides active street frontages including integration of required servicing into the façade away from key pedestrian spaces and public spaces, co-location of service cabinets internal to loading, waste or parking areas where possible.
- Whether the development supports a staged development of the site in a manner which effectively manages car parking demand and access, enhances pedestrian connections and public realm within and around the Station Hub.
- Whether car parking demand can be appropriately managed.
- Whether the development achieves design excellence by providing high quality and innovative architecture, landscape architecture and urban design which demonstrates function, liveability, sustainability and public contribution to buildings and urban spaces.
- Whether the development achieves appropriate levels of residential density and is not an underdevelopment of the site.

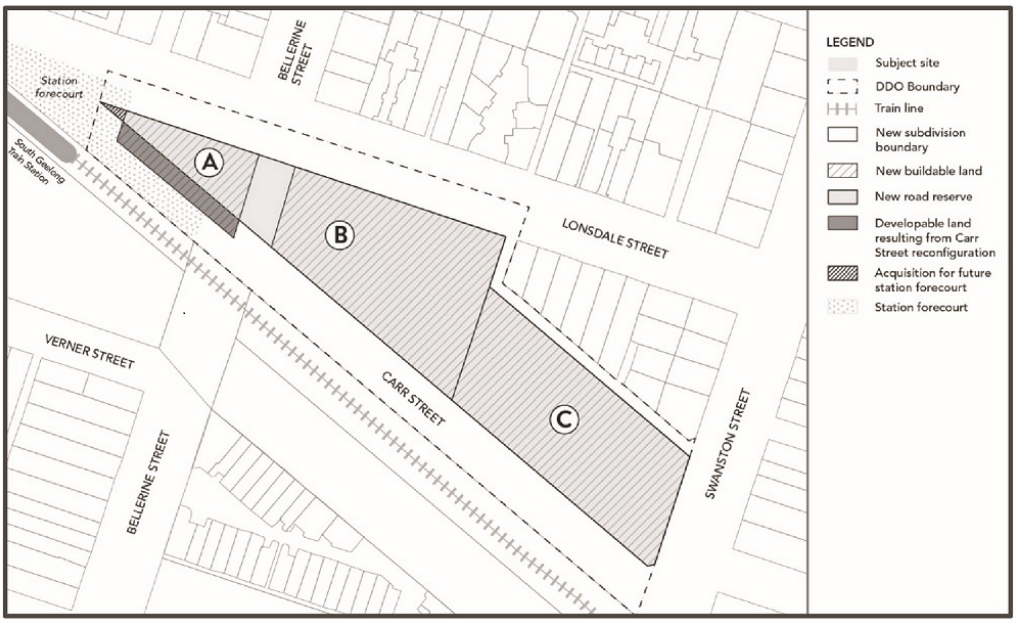
**Variations to preferred requirements**

Where an application proposes to exceed, or vary a preferred requirement under a discretionary control contained within this schedule consider:

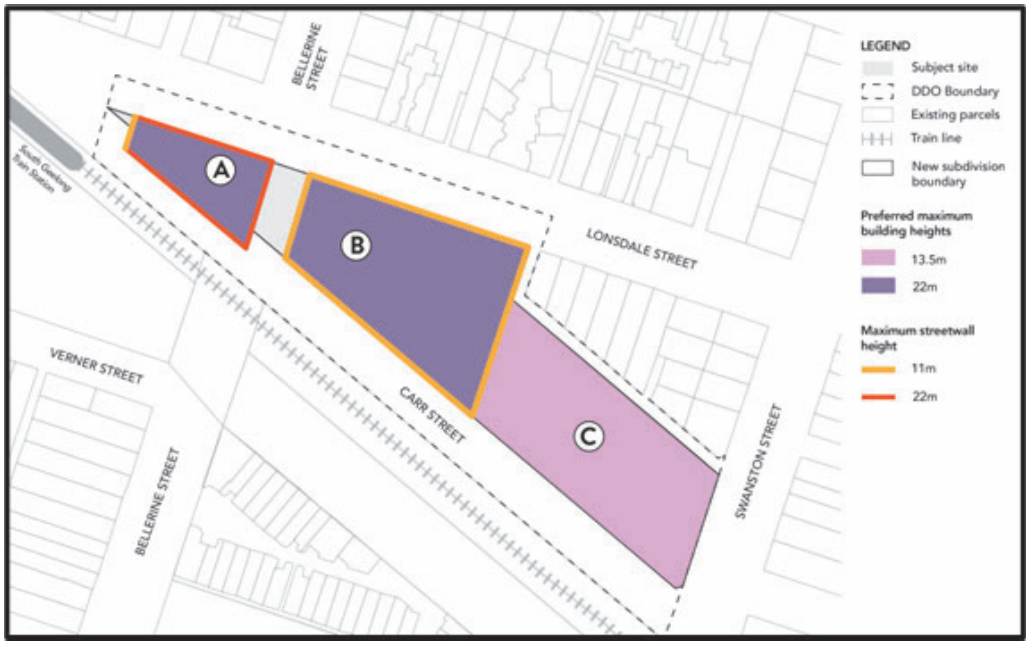
- Whether the design objectives have been met.
- Whether the street wall heights and upper level setbacks of development minimises the impact on the character and appearance of any Heritage Area opposite or adjacent to the site.
- Whether a variation to a requirement avoids or minimises adverse off-site impacts such as visual bulk, overlooking and overshadowing to adjacent residential properties and the public realm.
- Whether the proposal can enable a variation to a requirement without material adverse offsite impacts.
- Whether the proposal presents, or substantially facilitates an improved architectural outcome.

GREATER GEELONG PLANNING SCHEME

**Map 1 to Schedule 50 to Clause 43.02**

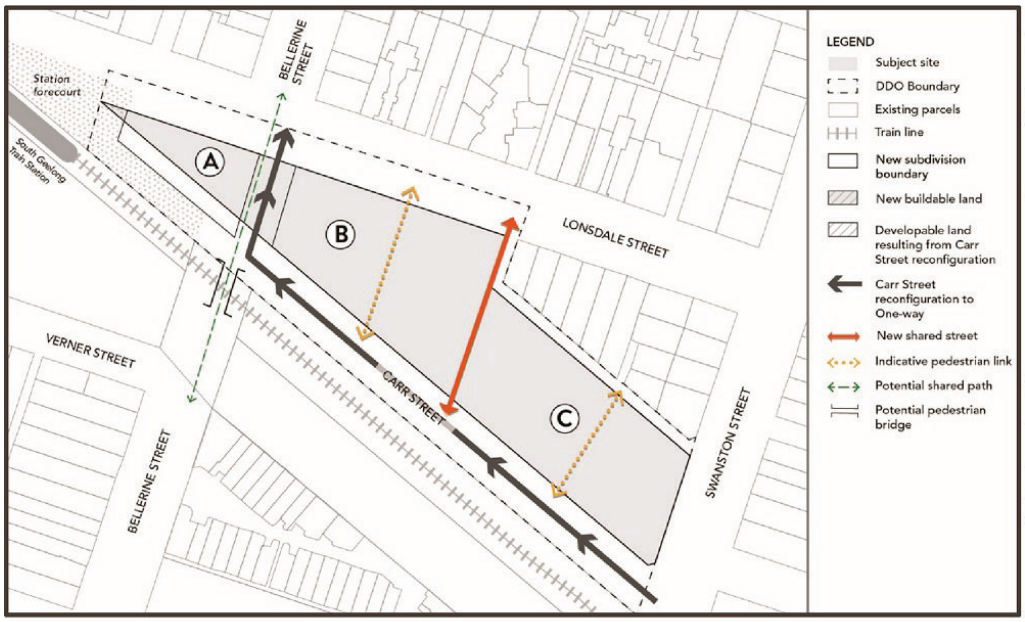



**Map 2 to Schedule 50 to Clause 43.02**




**Map 3 to Schedule 50 to Clause 43.02**

**GREATER GEELONG PLANNING SCHEME**



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Proposed C432ggee

# SCHEDULE 54 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO54**

## SOUTH GEELONG - MOORABOOL STREET KEY REDEVELOPMENT AREA

## 1.0 Design objectives

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Proposed C432ggee

To promote contemporary design and built form that demonstrates design excellence, enables a diverse mix of housing and commercial uses, and contributes to the distinctive boulevard character and greening of Moorabool Street.

To support lot consolidation to achieve preferred maximum building heights, desired scale and setbacks that also deliver high levels of internal amenity.

To ensure that development provides equitable development rights to adjoining sites and allows reasonable access to sunlight, daylight, outlook, and privacy to habitable spaces.

To ensure that development supports accessibility and ease of walking, cycling, and use of public transport, to, from and around the Moorabool Street area.

To protect the internal amenity of all land uses sensitive to noise by limiting noise transmission and provide acoustic measures to protect from current and potential noise generating sources such as trains, commercial activities and public spaces.

## 2.0 Buildings and works

--/--/----
Proposed C432ggee

The following buildings and works requirements apply to an application to construct a building or construct or carry out works.

**Exemption**

A permit is not required for building and works for a single storey structure or where the proposed buildings and works do not increase the existing floor area by more than 100 square metres.

**General Requirement**

Consolidate sites where appropriate to maximise development potential while balancing equitable development opportunities on adjacent lots.

**Building height**

Development should not exceed the preferred maximum building heights as shown in Map 1 to this schedule.

The preferred maximum building height does not include architectural features, masts and building services including plant rooms, air conditioning, lift overruns, structures associated with roof top gardens, decks and communal outdoor spaces and their ancillary facilities or enclosed stairwells provided that the following criteria are met:

- Not more than 50% of the roof area is occupied by equipment (other than solar panel or greening).
- The equipment is located to minimise additional overshadowing and reduce visual impact.
- The equipment does not exceed the preferred maximum height limit by more than 3.6 metres; and
- The equipment and screening are integrated into the design of the building to the satisfaction of the responsibly authority.

Development should meet the following minimum floor to floor dimensions:

- 4 metres at ground level
- 3.2 - 3.5 metres for residential and non-residential uses in the levels above.

**Interfaces**

Development should not exceed the preferred maximum street wall heights specified in Map 1 and Table 1 to this schedule.

Development should provide a 2 metre setback to boundaries adjoining laneways should be generally in accordance with the preferred setbacks specified in Table 1 and Figure 1 to 4.

**Table 1 to Schedule 54 of Clause 43.02**

| Interface Type | Preferred maximum street wall/podium height | Preferred setback above street wall/podium |
|---|---|---|
| Interface Type A | None. | None. |
| Interface Type B1 | 11 metres (3 storeys) | 4 metres to Moorabool Street |
| Interface Type B2 | 11 metres (3 storeys) | 3 metres to Lonsdale Street |
| Interface Type C1 | 11 metres (3 storeys) | 4 metres to Moorabool Street, Verner Street, Foster Street. Park Crescent |
| Interface Type C2 | 11 metres (3 storeys) | 3 metres to Moorabool Street, Balliang Street, Fyans Street |
| Interface Type L1 and L2 | 11 metres (3 storeys) | 4.5 metres to Lambs Place |

**Figure 1: Interface to future pedestrian links**

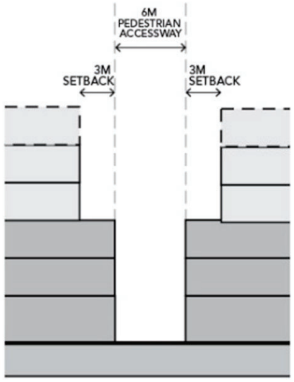



**Figure 2: Interface to Sons of Temperance Hall**

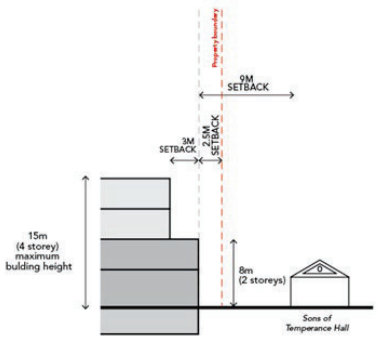



**Figure 3: Interface to South Geelong Uniting Church (Moorabool Street)**

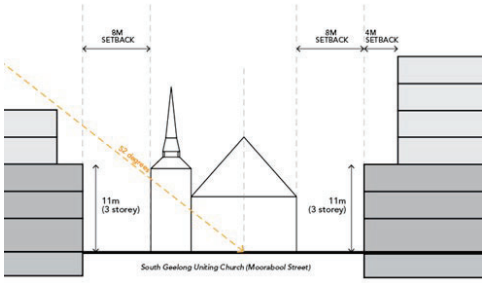
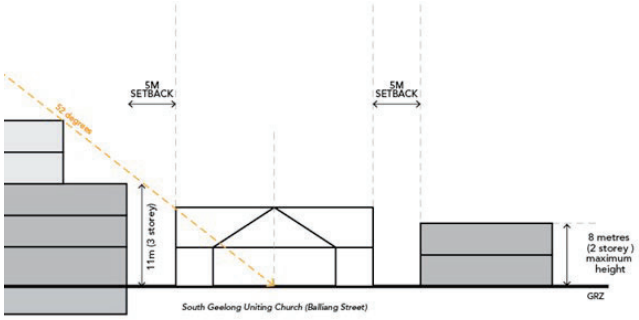



**Figure 4: Interface to South Geelong Uniting Church (Balliang Street)**




**Building Setbacks and Separation**

All buildings should generally be built to side boundaries.

Development should provide a minimum of 9 metres distance between towers above the maximum street wall height of 11 metres or 3 storeys.

**Building Design**

Incorporate low scale podium and distinctive upper levels through variation in form, materiality, recesses, and openings with emphasis on ground floor detailing that achieves human scale with an active street experience.

Ensure that building design and setbacks at the podium level provide separation that assists to mitigate visual bulk and excessive screening to avoid overlooking.

Design buildings to address front, oblique and side views.

Achieve high quality design outcomes on corner sites that address both street frontages with door openings, windows and interesting soffit lighting and treatment at street level.

Create visual interest in upper levels through the provision of balconies, eaves, terraces, and verandas that ensures passive surveillance of the public realm.

Discourage primary aspect to side boundaries for residential dwellings.

Avoid extensive expanses of unbroken solid or reflective blank glass or blank walls visible to the public realm including where they abut a street or laneway. Include an interim façade strategy when blank walls are visually prominent while adjoining properties are being realised.

Create midblock pedestrian links connecting Moorabool Street to Lamb Place generally as indicated in Map 1.

Ensure new pedestrian links are safe (comply with Crime Prevention Through Environmental Design Guidelines), receive adequate access to sunlight and are open to the sky as indicated in Figure 1.

Ensure devices and privacy screens do not substantially reduce the potential for day lighting or outlook for residents.

**Public Realm Interface**

Ensure ground floor activity, façade and internal layout is designed to facilitate visual and physical access between the building and adjoining public realm, enhancing the pedestrian environment.

Retain and plant street trees along Moorabool Street to create a boulevard effect.

Avoid concealed alcoves, recessed nooks and hidden entrances that affect perceived safety.

Avoid large signage and/or non-transparent glazing at ground level.

Provide separate residential and commercial entrances that are clearly legible from the street. Dwellings at the ground level should be provided with individual entrances from the footpath.

Provide a high level of passive surveillance from upper levels of building to future open space and forecourts surrounding the former South Geelong Uniting Church including the former Methodist Hall at 451-471 Moorabool Street and 4-6 Balliang Street and the Sons of Temperance Hall at 441 Moorabool Street.

Incorporate façade design and lighting that establishes a sense of safety and security after hours including along main streets, side streets and laneways.

Provide sleeved active frontages along pedestrian connections where possible.

**Overshadowing**

Minimise any overshadowing to the secluded private open space of dwellings to the rear of the Moorabool Street Key Redevelopment Area between 10 am and 2 pm on 22 September.

Minimise additional overshadowing at the spring equinox to existing and future forecourts of the Former South Geelong Uniting Church including the former Methodist Hall at 451-471 Moorabool Street and 4-6 Balliang Street and Sons of Temperance Hall at 441 Moorabool Street as indicated in Figure 3 and 4 and should be designed to maximise solar access at the spring equinox to the new open space required through setbacks around these buildings.

**Wind and weather protection**

Ensure safe wind conditions as specified in Table 2 on public land, publicly accessible areas on private land, private open space and communal open space.

Achieve comfortable wind conditions as specified in Table 2 in public land and publicly accessible areas on private land.

Avoid the addition of protective screens and other incidental add-ons to offset excessive wind gust levels.

Discourage the use of landscaping within public spaces to mitigate wind.

**Table 2 to Schedule 54 to Clause 43.02**

| Wind condition | Requirement |
|---|---|
| Safe wind conditions | Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than:<br>▪ 3 metres per second for sitting areas,<br>▪ 4 metres per second for standing areas,<br>▪ 5 metres per second for walking areas. |
| Unsafe wind conditions | Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions. |

Incorporate along Moorabool Street continuous weather protection such as awnings, openings and architectural detail that promotes activity and visual interest. Ensure the soffit of awnings are well detailed and attractive when viewed from the street.

Ensure weather protection technique employed does not impinge upon existing or future street trees.

**Acoustic attenuation**

Incorporate acoustic treatments to limit noise transmission from external noise sources such as trains, South Geelong train station, Kardinia Park and Stadium, entertainment venues and public spaces to a level that is comfortable for all land uses sensitive to noise.

Incorporate noise attenuation measures and suppression techniques to ensure noise does not unreasonably affect the amenity of nearby land within a residential zone.

A permit must contain conditions which give effect to the Acoustic Assessment Report, where the land has been identified as a lot that requires mitigation measures against noise impacts.

**Access, Parking and Loading Areas**

Provide an easily identifiable entrance, sense of arrival and safety through placing the primary pedestrian entrances to dwellings and tenancies on the street frontage.

Minimise the impact of vehicle access and car parking on the public realm by:

- Providing vehicle access to side streets or rear laneways.
- Locating car parking where it cannot be seen from the public realm.
- Designing vehicular entrances to have minimal visual impact.
- Providing car parking within the basement or conceal it from the public realm if located within the podium by encouraging active use frontages.

Avoid vehicular crossovers to Moorabool Street and Lonsdale Street.

Remove redundant crossovers from Moorabool Street.

Design all above ground car parking areas to support adaptive reuse over time.

Support reduced or shared car parking amenities for development where possible.

Locate bin enclosures and other storage at the rear of buildings and screened from public view to ensure a tidy presentation of streets and laneways.

**Sustainable Design**

Integrate landscape design with building form and layout.

Provide green roofs in accessible, serviceable, and visible parts of the roof. Incorporate vertical gardens where possible.

**Fencing**

Discourage fencing on Moorabool Street and Lambs Place.

Ensure a side or rear boundary fence does not exceed 1800 mm in height above ground level at any point and follows any change in level along the property boundary.

Discourage gates that open directly over a footpath or road.

**Exemption from notice and review**

An application to construct a building or construct or carry out works is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

## 3.0 Subdivision

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Proposed C432ggee

### Exemption from notice and review

An application to subdivide land is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

## 4.0 Signs

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Proposed C432ggee

None specified

## 5.0 Application requirements

--/--/----
Proposed C432ggee

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

An Urban Context Report and Design Response which:

- Responds to the urban context (including built form character of adjacent and nearby buildings, adjacent and nearby heritage places, and equitable outcomes for potential development on adjoining sites).
- Implement recommendations from the other technical reports required under the application requirements of this schedule.
- Responds to the design objectives and buildings and works requirements of this schedule.
- Provides design excellence through providing sustainable, high quality architecture which articulates and minimises visual bulk, and landscape architecture and urban design enforcing liveability and activating the public realm.

An Environmentally Sustainable Design Management Plan (EMP) prepared by a suitably qualified environmental engineer or equivalent that demonstrates how the development provides for best practice environmentally sustainable design.

A Wind Report for buildings exceeding a height of 18 metres (5 storeys).

Any application for subdivision or development of land for Accommodation, Education Centre (other than Tertiary institution and Employment training centre) or Hospital, must be accompanied by an acoustic assessment report prepared by a qualified acoustic engineer or other suitably skilled person to the satisfaction of the responsible authority which:

- Applies the following noise objectives:
  - Not greater than 35 dB LAeq,8h when measured within a sleeping area between 10pm and 6am.
  - Not greater than 40 dB LAeq,16h when measured within a living area between 6am and 10pm.
  - For areas other than sleeping and living areas, not greater than the median value of the range of recommended designed sound levels of Australian Standard AS/NZ 2107:2016 (Acoustics – Recommended design sound level and reverberation times for building interiors).
- Noise levels should be assessed:
  - Considering the cumulative noise from all sources impacting on the proposal including road traffic noise and industry noise, as well as potential other potential noise sources; and
  - In unfurnished rooms with a finished floor and the windows closed and be based on average external noise levels measured as part of a noise level assessment.

- Addresses noise compatible design for buildings, with siting, orientation, and internal layout, to be considered prior to setting building envelope performance requirements.
- Addresses potential noise character (such as tonality, impulsiveness or intermittency) is addressed wherever relevant, including through the application of adjustments to the internal noise levels that are determined using the procedures to adjust industry noise levels of the noise Protocol.

A Traffic Impact Assessment Report (TIAR), where relevant.

Plans, elevations, and section drawings for any car parking proposed at or above ground level to show finished floor levels and a statement by a suitably qualified engineer to demonstrate the capacity for this to be adapted to alternative uses.

A Landscape Plan detailing proposed hard and soft landscape elements, plant schedule, plant container details and maintenance and irrigation systems.

Scaled shadow diagrams to show existing and proposed shadows at hourly intervals between 10:00 am and 3:00 pm on 22 September, to demonstrate compliance with overshadowing requirements.

Streetscape elevations showing the existing streetscape, and how the proposed development sits within the streetscape. A three-dimensional perspective which shows the proposed development within the streetscape in the context of adjacent development.

Any application for development of land for a dwelling including a dwelling as part of a mixed-use development should provide an Affordable Housing Delivery Strategy to the satisfaction of the responsible authority which sets out:

- How affordable housing is to be delivered in accordance with social and affordable housing policy at Clause 16.01 of the Planning Scheme.
- The method of implementing the strategy, such as by an agreement under Section 173 of the Planning and Environment Act 1987.
- Locations for the affordable housing to be delivered.
- A summary of the range of housing types, densities and sizes.
- Staging requirements and ensuring that affordable housing is provided in a timely manner as development occurs.

## 6.0 Decision guidelines

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Proposed C432ggee

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development appropriately responds to the design objectives and requirements including building heights, streetwall heights and setbacks in this schedule.
- Whether the development delivers efficient built form outcomes that manages visual and internal amenity through site consolidation.
- Whether the development employs an appropriate massing strategy that reduces visual bulk particularly when viewed from the low scale surrounds.
- Whether the development supports high-quality pedestrian amenity within the public realm, in relation to human scale and overshadowing.
- Whether the application incorporates acoustic treatments to limit the impact from noise from all current and potential noise generating sources such as railway operations, commercial activities and activities at Kardinia Park and Stadium.
- Whether the application includes an Affordable Housing Delivery Strategy to the satisfaction of the responsible authority.
- Whether the development incorporates ecologically sustainable design practices.

- Whether the proposal allows for open sightlines and high levels of passive surveillance by users and residents.
- Whether the development avoids:
  - Extensive blank walls along streets.
  - Buildings oriented towards internal spaces rather than streets.
  - Alcoves and recesses that may provide hiding places or that may collect dirt and litter.
- Whether the development provides active street frontages including integration of required servicing into the façade away from key pedestrian and public spaces, co-location of service cabinets internal to loading, waste or parking areas where possible.
- Whether the development achieves design excellence by providing high quality and innovative architecture, landscape architecture and urban design which demonstrates function, liveability, sustainability and public contribution to buildings and urban spaces.
- Whether car parking demand can be appropriately managed.

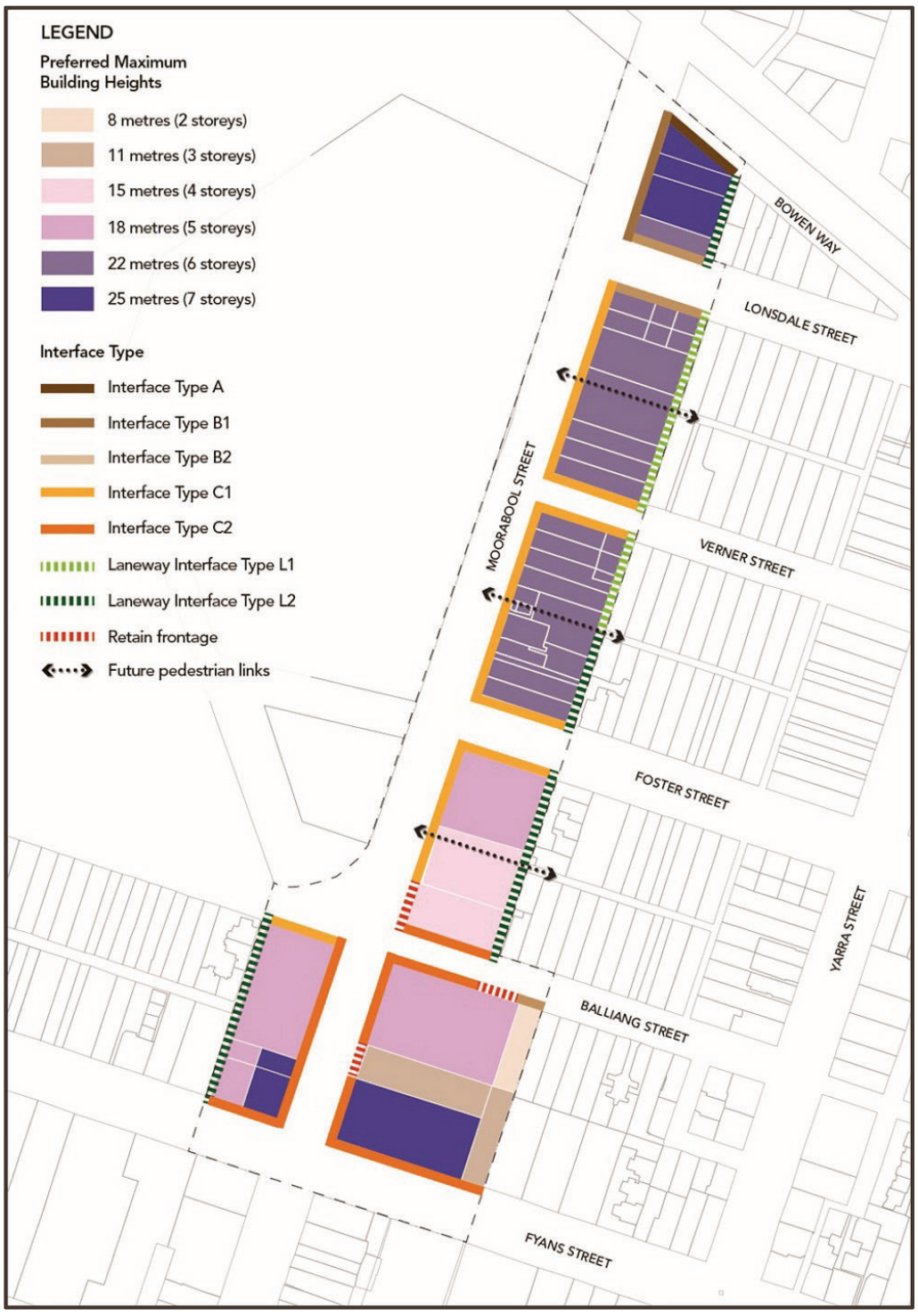
**Variations to preferred requirements**

Where an application proposes to exceed, or vary a preferred requirement under a discretionary control contained within this schedule consider:

- Whether the design objectives have been met.
- Whether a variation to a requirement avoids or minimises adverse off-site impacts such as visual bulk, overlooking and overshadowing to adjacent residential properties and the public realm.
- Whether the proposal can enable a variation to a requirement without material adverse offsite impacts.
- Whether the proposal presents or substantially facilitates an improved architectural outcome.
- Whether the proposal results in, or substantially facilities, the delivery of appropriately secured public benefits such as the provision of pedestrian links or public open space in excess of any minimum requirement in this Scheme.

GREATER GEELONG PLANNING SCHEME

## Map 1 to Schedule 54 to Clause 43.02



GREATER GEELONG PLANNING SCHEME

15/01/2024
VC249

# SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

## 1.0 Incorporated documents

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Proposed C432ggee

| Name of document | Introduced by: |
|---|---|
| 3 Bridge Road, Barwon Heads (June 2020) | C415ggee |
| 14 Shepherd Court, North Geelong, Cotton On Office Redevelopment (July 2011) | C257 |
| Adventure Park Comprehensive Development Plan (May 2014) | C288 |
| Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan (May 2016) | C316 |
| Armstrong Creek East Native Vegetation Precinct Plan (May 2010) | C206 |
| Armstrong Creek East Precinct Structure Plan (May 2010, Amended November 2011) | C214 |
| *Armstrong Creek East Precinct Development Contributions Plan* (Urban Enterprise, December 2023) | VC249 |
| Armstrong Creek Horseshoe Bend Precinct Structure Plan (September 2014) | C259 |
| *Armstrong Creek North East Industrial Precinct Development Contributions Plan* (Urban Enterprise, December 2023) | VC249 |
| Armstrong Creek North East Industrial Precinct Growling Grass Frog Conservation Management Plan (May 2010) | C207 |
| Armstrong Creek North East Industrial Precinct Native Vegetation Precinct Plan (May 2010) | C207 |
| Armstrong Creek North East Industrial Precinct, Precinct Structure Plan (May 2010) | C207 |
| Armstrong Creek South Precinct Structure Plan (February 2016) | C301 |
| Armstrong Creek Town Centre Precinct Structure Plan (March 2014) | C267 |
| *Armstrong Creek Town Centre Development Contributions Plan* (Urban Enterprise, December 2023) | VC249 |
| Armstrong Creek Urban Growth Plan Framework Plan (November 2008, updated September 2012 and June 2015) | C301 |
| *Armstrong Creek West Precinct Development Contributions Plan* (Urban Enterprise, December 2023) | VC249 |
| Armstrong Creek West Precinct Native Vegetation Precinct Plan (November 2012) | C240 |
| Armstrong Creek West Precinct Structure Plan (September 2012) | C240 |
| *Australian Standard AS2021-2015 Acoustics - Aircraft Noise Intrusion - Building Siting and Construction* (Standards Australia Limited, 2015) | VC244 |
| Barwon Heads Road (Settlement Road, Belmont to Reserve Road, Marshall) Duplication Project Incorporated Document (October 2020) | C413ggee |
| Batman Park, Indented Head Incorporated Plan (June 2015) | C274 |
| BUPA Aged Care Facility, Bellarine Lakes (May 2016) | C336 |
| *Central Road Drysdale Development Contributions Plan* (Urban Enterprise, December 2023) | VC249 |
| Chisholm Road Prison Project, Lara, Incorporated Document (June 2019) | C389ggee |
| City of Greater Geelong Sign Guidelines (City of Greater Geelong, February 2024) | C383ggee |

**GREATER GEELONG PLANNING SCHEME**

| Name of document | Introduced by: |
|---|---|
| "Claremont" 12-16 Kinsmead Street, Waurn Ponds Design Guidelines Incorporated Plan (February 2022) | C422ggee |
| "Claremont Homestead" 12-16 Kinsmead Street, Waurn Ponds Statement of Significance (February 2022) | C422ggee |
| Commercial Tenancies at 55, 57 & 59 Kilgour Street, Geelong (July 2017) | C358 |
| Community Care Accommodation Facility, 120 Russells Road, Mount Duneed, Incorporated Document (September 2020) | C401ggee |
| Drysdale Bypass (November 2017) | C369 |
| Environmental Weeds (City of Greater Geelong, September 2008) | C129 (Part 1) |
| Fibre Optic Project, Integrated Approval Requirements (December 2002) | VC17 |
| Geelong City Urban Conservation Study Vol. 1 Restoration and Infill Guidelines, Commercial and Civic Buildings (Graeme Butler for the City of Geelong, 1993) | C258 |
| Geelong Convention and Exhibition Centre Strategic Development Site Project (April 2023) | C456ggee |
| Geelong Library and Heritage Centre Redevelopment (March 2013) | C287 |
| Geelong Ring Road – Section 4C Incorporated Document (June 2010) | C232 |
| Geelong TAC Office Development (October 2006) | C142 |
| Geelong Waterfront Safe Harbour Precinct Project Incorporated Document (July 2019) | C398ggee |
| Great Western Hotel Heritage Place 177-179 Aberdeen Street, Newtown Incorporated Plan (December 2017) | C365 |
| Heritage and Design Guidelines (City of Greater Geelong, 1997) | NPS1 |
| *HO25 Marathon Estate Woolshed & Yard Complex Statement of Significance* (City of Greater Geelong, March 2023) | C452ggee |
| *HO126 Coronal, 7 Coronal Avenue, Newtown Statement of Significance* (City of Greater Geelong, December 2022) | C452ggee |
| *HO154 McKellar Memorial Chapel Statement of Significance* (City of Greater Geelong, October 2023) | C452ggee |
| HO1613 McLeods Waterholes Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1613 McLeods Waterholes Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1617 Rocky Point Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1617 Rocky Point Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1618 Woollen Mills Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1618 Woollen Mills Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1620 Drysdale Commercial Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1620 Drysdale Commercial Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1622 Latrobe Terrace Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |

**GREATER GEELONG PLANNING SCHEME**

| Name of document | Introduced by: |
|---|---|
| HO1622 Latrobe Terrace Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1623 Newtown Hill Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1623 Newtown Hill Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1624 Latrobe Terrace Shops Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1624 Latrobe Terrace Shops Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1625 Chilwell and Saffron Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1625 Chilwell and Saffron Street Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1626 Aberdeen, George and Skene Streets Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1626 Aberdeen, George and Skene Streets Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1627 Aphrasia Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1627 Aphrasia Street Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1628 Autumn Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1628 Autumn Street Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1630 Drumcondra and Rippleside Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1630 Drumcondra and Rippleside Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1631 The Esplanade Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1631 The Esplanade Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1632 Girton Crescent Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1632 Girton Crescent Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1633 Lawton Avenue Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1633 Lawton Avenue Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1634 Pakington Street Commercial Heritage Area Heritage Design Guidelines (City of Greater Geelong 2022) | C417ggee |
| HO1634 Pakington Street Commercial Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1635 Villamanta Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |

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| Name of document | Introduced by: |
|---|---|
| HO1635 Villamanta Street Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1637 Geelong Commercial Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1637 Geelong Commercial Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1638 Woolstores Industrial Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1638 Woolstores Industrial Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1639 City East Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1640 Civic Centre Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1640 Civic Centre Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1641 City South Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2025) | C432ggee |
| HO1641 City South Heritage Area Statement of Significance (City of Greater Geelong, 2025) | C432ggee |
| HO1642 Early Twentieth Century Residential Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1642 Early Twentieth Century Residential Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1643 Post World War 1 Residential Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1643 Post World War 1 Residential Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1644 City South-East Residential Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1644 City South-East Residential Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1649 Flinders Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1649 Flinders Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1650 Golf Links Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1650 Golf Links Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1732 Fyans Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1732 Fyans Heritage Area Statement of Significance (City of Greater Geelong, 2022) | C417ggee |
| HO1903 Wimmera Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1905 Evans Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |

**GREATER GEELONG PLANNING SCHEME**

| Name of document | Introduced by: |
|---|---|
| HO1906 Kardinia Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1908 Belmont Heights Estate Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1909 Elderslie Estate Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1916 Aberdeen Street (Newtown) Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1917 Eyre Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1918 Hermitage Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1919 William and Margaret Streets Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1920 Shannon Avenue Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1921 Clarkes Hill Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1922 Bareena Estate Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1923 Mercers Hill Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1924 Cairns Avenue Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1925 Fairview Avenue Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1926 Bona Vista Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1958 Ballinasloe Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1959 Great Western Road Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1960 Milton Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1961 Pineville Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO1962 Waterloo Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO2005 Upper Skene Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO2006 Newtown West Heritage Area Heritage Design Guidelines (City of Geelong, 2022) | C417ggee |
| HO2007 West Melbourne Road Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO2016 Austin Park and Environs Heritage Area Heritage Design Guidelines (City of Greater Geelong 2022) | C417ggee |
| HO2017 Myers Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |

**GREATER GEELONG PLANNING SCHEME**

| Name of document | Introduced by: |
|---|---|
| HO2018 Western Beach Road Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022) | C417ggee |
| HO2023 Kelvendon Statement of Significance (City of Greater Geelong, 2025) | C432ggee |
| HO2024 Kardinia Villa Statement of Significance (City of Greater Geelong, 2025) | C432ggee |
| HO2025 Penlea Statement of Significance (City of Greater Geelong, 2025) | C432ggee |
| *Horseshoe Bend Precinct Development Contributions Plan* (Urban Enterprise, December 2023) | VC249 |
| *Jetty Road Urban Growth Area Stage 1 Development Contributions Plan* (Urban Enterprise, December 2023) | VC249 |
| *Lara West Development Contributions Plan* (Urban Enterprise, December 2023) | VC249 |
| Lara West Growth Area, Lara, Native Vegetation Precinct Plan (September 2013) | C246 |
| Lara West Precinct Structure Plan, Revision J (25 September 2013) | C246 |
| Melbourne Geelong Interconnection Project (June 2010) | C229 |
| Manzeene Village, Lara, Native Vegetation Precinct Plan (June 2014) | C285 |
| Mental Health Beds Expansion Program Incorporated Document (November 2020) | GC176 |
| Native Vegetation Precinct Plan: Armstrong Creek Town Centre Precinct (July 2021) | C399ggee |
| Native Vegetation Precinct Plan, Geelong Ring Road Employment Precinct (March 2013) | C243 |
| Native Vegetation Precinct Plan, Horseshoe Bend Precinct, Armstrong Creek Urban Growth Area (July 2021) | C399ggee |
| Newtown Heritage Study Review Report, Volume 3 (City of Greater Geelong, 2008) | C191 |
| New Station Estate Restructure Plan (July 2010, Amended December 2017) | C376pt1ggee |
| Part 1 / 250 Beach Road, Avalon, August 2022 | C448ggee |
| Rail Gauge Standardisation Project, Integrated Approval Requirements (December 2002) | VC17 |
| Regional Fast Rail Project, Integrated Approval Requirements (December 2002) | VC17 |
| Rail Upgrades at Geelong Port Project (May 2010) | C211 |
| Rippleside Comprehensive Development Plan (David Lock Associates and James D. Ramsey, February 2000) | C2 |
| Rippleside Urban Design Guidelines (David Lock Associates and Andrew Olszewski, June 2000) | C2 |
| Saleyards Comprehensive Development Plan (April 2023) | C434ggee |
| Small Lot Housing Code (December 2012) | C267 |
| Specialist Training Facility Incorporated Document (June 2019) | C392ggee |
| Stage 5 GMHBA Stadium Development Kardinia Park Moorabool Street, Geelong South Incorporated Document (March 2021) | C423ggee |
| Thirteenth Beach Golf Resort, Barwon Heads Comprehensive Development Plan (Land Design Partnership, Anthony Cashmore & Associates and the Planning Group, May 2001 amended September 2006) | C54 |
| Warrnambool Line Upgrade Incorporated Document (December 2019) | GC121 |

**GREATER GEELONG PLANNING SCHEME**

| Name of document | Introduced by: |
|---|---|
| Waterfront Geelong Design and Development Code (Keys Young, July 1996) | NPS1 |
| Waurn Ponds Train Maintenance and Stabling Facility Project Incorporated Document (May 2020) | GC104 |
| West Fyans-Fyans Street Precinct Structure Plan (June 2009) | C205 |

# City South Heritage Area Heritage Design Guidelines

City of Greater Geelong, April 2025

| | | | |
|---|---|---|---|
| **Heritage Place:** | City South Heritage Area | **PS ref no:** | HO1641 |

## Demolition or removal

Retain existing and intact significant places that are of moderate and major contributory value.

## Landscape and Subdivision Character

Promote conservation of the landscape and subdivision character along primary and secondary streets:

- Encourage ongoing evolution of the existing roadways to accommodate ongoing vehicle, cycle, pedestrian, etc, traffic needs and public safety.
- Encourage street tree planting along nature strips or along central medians.
- Encourage nature strips to be grassed or otherwise treated with soft landscaping. Hard paving may be permitted to facilitate mixed use activities at former or existing corner stores but should otherwise be discouraged.
- Encourage front boundary fencing to dwellings, of an appropriate height and transparent or semi-transparent character, so as to retain visual connection between front gardens and the street.
- Encourage retention of front setbacks consistent with the contributory historical building median on that street, and garden areas between dwellings and front property boundaries.
- Retain the appearance of the historical allotment configuration in that street, typically being a detached dwelling extending across most, but not all, of each lot frontage.
- Encourage separation between neighbouring buildings consistent with the contributory historical building median on that street; discourage buildings that are constructed side boundary to side boundary.
- Encourage vehicle access to be off service lanes and minor streets when these are available. Where verge crossings have to be installed they should be kept to a single vehicle width.
- Discourage double width verge crossings and minimise hard paved areas between the street building frontages and the street; encourage any necessary hardstand for parking or the like to occur at the rear or sides of the building.
- Consolidation or subdivision of the front halves of lots, typically incorporating the original houses, should be discouraged. Consolidation or subdivision of the rear halves of lots may be considered, on the proviso subdivision will not cause new vehicle accommodation and verge crossings to be constructed on the street frontage.

## Bulk, form and appearance

Promote conservation and appropriate adaptive reuse of the contributory historical dwellings within the area:

- Encourage existing Victorian, Edwardian, and Interwar Bungalow houses to be retained with appropriate adaptation to accommodate ongoing use.
- Encourage retention of significant character attributes and detailing, especially to exterior elements visible from the public domain.
- Discourage additions or alterations to the street frontage other than works that are restoring original details or returning the building to a form closer to its original appearance.

- Encourage additions or alterations that are reasonably visible from the public domain, excluding from service lanes of minor streets, to utilise a roof form and eave height, materials palette, architectural style and detailing, that complements the original style of the building, and which retains the original building's street frontage as the dominant visible feature of the property.
- For additions and alterations to the rear of the original building and new buildings within the rear part of the property that are not reasonably visible from the public domain or are visible only from service lanes or minor streets, high-quality modern architectural design adaptions that complement the original style may be incorporated.
- Encourage garages or carports to be provided at the rear, otherwise at the side but setback from the front facade, of any building. Any garage doors visible from the street frontage should be single width. Carport design may either match the joinery style and form of the original building or may pursue a high-quality minimalist design with a thin fascia-less or floating roof plane that minimises visual impact on the setting of the house.
- Discourage painting of exterior surfaces that were originally unpainted, eg face brick.
- Encourage use of colour schemes on painted surfaces that are appropriate to the stylistic period of the house.

Promote conservation of the wider historical architectural character of the area through incorporating appropriate design characteristics within new infill development on the front half of the original lot:

- Present to the main street as a detached, single storey buildings, whilst allowing two storey additions or separate buildings upon the rear half of lots.
- Present single fronted, narrow facades or double fronted large facades to the main streets.
- Roof forms should complement the nearest the nearest contributory historical buildings, typically of a hipped, gabled or mixed form, with a pitch between 20-35 degrees.
- Highest point of the roof and the eave height or the equivalent roof pitching/springing height should complement those of the nearest contributory historical buildings.
- The main street façade should incorporate an entry that addresses the street within either a full width roofed verandah, or a covered or recessed porch.
- Windows should be of a rectangular vertical format (ie height substantially exceeds width) but can be grouped to form a horizontal bank.
- Wall cladding should complement contributory historical buildings within the neighbouring block, typically horizontal timber weatherboards or rendered masonry, with face brick in limited areas.
- Roof cladding should be corrugated sheet metal in a galvanised or bonded colour finish, avoiding dark colours and bare zincalume.
- For new infill building development that is not within the front half of a lot, there may be discretion as to side and rear setbacks, form and style provided the height does not exceed two stories and the form and massing does not detract from the character of the historical contributory buildings visible at the main street frontage.

## Primary source

*Geelong Region Historic Buildings and Objects Study Volume 2 (Allan Willingham, 1986)*

*Geelong City Urban Conservation Study, Volume 1 (Graeme Butler, 1993) Geelong City Urban Conservation Study, Volumes 2-5 (Graeme Butler, 1991) Geelong City Urban Conservation Study, Volume 4(a) (Helen Lardner, 1995) City of Greater Geelong Heritage and Design Guidelines (Helen Lardner, 1997)*

*City Fringe Heritage Area Review (RBA Architects + Conservation Consultants, 2016)*

*City of Greater Geelong, South Geelong UDF Heritage Review, 2025*

This document is an incorporated document in the Greater Geelong Planning Scheme pursuant to section 6(2)(j) of the
*Planning and Environment Act 1987*

# City South Heritage Area- Statement of Significance

City of Greater Geelong, April 2025

| | | | |
|---|---|---|---|
| **Heritage Place:** | City South Heritage Area | **PS ref no:** | HO1641 |

## What is significant?

The City South Heritage Area occurs between the southern edge of the Geelong Central Business District and the Fyans Road industrial estate, a residential subdivision incorporating parts of the City's earliest town plan known as the Hoddle Grid, with streetscapes of Victorian, Federation/Edwardian and Interwar Bungalow housing of consistent scale and setback, set along broad landscaped streets, with street trees and modest gardens set behind low and semi-transparent front fences, with most vehicle access segregated to rear service lanes.

Contributory buildings are identified at the end of this document.

## How is it significant?

This City South Heritage Area is of local architectural, historical, aesthetic and scientific significance to the City of Greater Geelong.

## Why is it significant?

The HO1641 City South Heritage Area is of historical cultural heritage significance for its ability to strongly demonstrate a range of historical and aesthetic values associated with its planning and development as a residential area over the period 1850s-1920s. (Criteria A, D, E)

South Geelong, along with the central Geelong CBD, was defined in the earliest town plan for the City, which connected the Barwon River to Corio Bay. The hierarchal street layouts and the early lot subdivision developed by Government Surveyor Robert Hoddle and his assistant Henry Smythe during 1837-38 – the 'Hoddle Grid' - remain a distinctive feature of Geelong's town planning, are well-demonstrated and predominantly intact across the City South Heritage Area. (Criteria A, E, F, H)

The overall urban landscape of City South Heritage Area is significant in demonstrating the early period of the City's European settlement 1850s – 1920s including the aspirations of the working-middle class residents for detached housing and ornamental front yards, albeit of modest stature, within walking distance of the CBD, and the port and riverside industrial areas. (Criteria A, D)

The aesthetic values of the City South Heritage Area are particularly fine and well-recognised by the community, demonstrating such attributes as wide landscaped road reserves, the segregation of vehicle access to rear service lanes, the consistent form and scale of the residential built development, and the attractive blend of predominantly-intact Victorian, Federation and Interwar Bungalow architecture that occurs throughout. (Criteria E)

As an early developmental area within the City, the City South Heritage Area possesses modest scientific value or research potential associated with early occupation and land use within the City. (Criteria C)

## Primary sources

Allan Willingham, *Geelong Region Historic Buildings and Objects Study Volume 2,* 1986

City of Greater Geelong, *South Geelong UDF Heritage Review*, 2025

Graeme Butler, *Geelong City Urban Conservation Study, Volume 1*, 1993

Graeme Butler, *Geelong City Urban Conservation Study, Volumes 2-5*, 1991

Helen Lardner, *Geelong City Urban Conservation Study, Volume 4(a),* 1995

Helen Lardner, *City of Greater Geelong Heritage and Design Guidelines,* 1997

RBA Architects + Conservation Consultants, *City Fringe Heritage Area Review*, 2016

Contributory buildings in HO1641

| House | Street | Grade |
|---|---|---|
| 31 | Balliang St | Contributory |
| 31 | Balliang St | non contributory |
| 39 | Balliang St | Contributory |
| 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 | non-contributory |
| 70 | Balliang St | Contributory |
| 71 | Balliang St | non-contributory |
| 72 | 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 |
| 2 | Bambra St | non contributory |
| 4 | Bambra St | non contributory |
| 16 | Bambra St | non contributory |
| 1 | Bean St | Contributory |
| 5 | Bean St | Contributory |
| 6 | Bean St | non contributory |
| 7 | Bean St | non contributory |
| 8 | Bean St | non contributory |
| 153 | Bellerine St | Contributory |
| 157 | Bellerine St | Contributory |
| 159 | Bellerine St | Contributory |
| 161 | Bellerine St | Contributory |
| 163 | Bellerine St | Contributory |
| 165 | Bellerine St | Contributory |
| 166 | Bellerine St | Contributory |
| 168 | Bellerine St | Contributory |
| 170 | Bellerine St | Contributory |
| 172 | Bellerine St | Contributory |
| 180 | Bellerine St | non contributory |
| 182 | Bellerine St | Contributory |
| 184 | Bellerine St | Contributory |
| 186 | Bellerine St | non contributory |
| 188 | Bellerine St | Contributory |
| 189 | Bellerine St | non contributory |
| 191 | Bellerine St | Contributory |

| | | |
|---|---|---|
| 194 | Bellerine St | Contributory |
| 195 | Bellerine St | Contributory |
| 198 | Bellerine St | Contributory |
| 200 | Bellerine St | non contributory |
| 201 | Bellerine St | non contributory |
| 203 | Bellerine St | non contributory |
| 206 | Bellerine St | non contributory |
| 207 | Bellerine St | Contributory |
| 209 | Bellerine St | non contributory |
| 215 | Bellerine St | Contributory |
| 217 | Bellerine St | Contributory |
| 219 | Bellerine St | Contributory |
| 220 | Bellerine St | non contributory |
| 221 | Bellerine St | Contributory |
| 222 | Bellerine St | Contributory |
| 223 | Bellerine St | Contributory |
| 224 | Bellerine St | Contributory |
| 225 | Bellerine St | Contributory |
| 227 | Bellerine St | Contributory |
| 228 | Bellerine St | Contributory |
| 229 | Bellerine St | Contributory |
| 230 | Bellerine St | Contributory |
| 232 | Bellerine St | non contributory |
| 233 | Bellerine St | non contributory |
| 235 | Bellerine St | non contributory |
| 237 | Bellerine St | Contributory |
| 239 | Bellerine St | Contributory |
| 243 | Bellerine St | Contributory |
| 245 | 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 |
| 9/25 | Carr St | non contributory |
| 10/25 | Carr St | non contributory |
| 11/25 | Carr St | non contributory |
| 12/25 | Carr St | non contributory |
| 53 | Carr St | non-contributory |
| 59 | Carr St | non contributory |
| 5 | Dew St | non contributory |
| 1 | Douglas Place | non contributory |
| 5 | Douglas Place | non contributory |
| 7 | Douglas Place | non contributory |
| 31 | Fenwick St | Contributory |
| 33 | Fenwick St | Contributory |
| 35 | Fenwick St | Contributory |
| 37 | Fenwick St | Contributory |
| 39 | Fenwick St | Contributory |
| 1 | Fenwick St Sth | non contributory |
| 2 | Fenwick St Sth | non contributory |
| 4 | Fenwick St Sth | non contributory |
| 130 | Fitzroy St | Contributory |
| 132 | Fitzroy St | Contributory |
| 134 | Fitzroy St | Contributory |
| 136 | Fitzroy St | Contributory |

| | | |
|---|---|---|
| 138 | Fitzroy St | Contributory |
| 5 | Foster St | Contributory |
| 7 | Foster St | Contributory |
| 8 | Foster St | Contributory |
| 9 | Foster St | non-contributory |
| 1/10 | Foster St | non-contributory |
| 2/10 | 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 |
| 32 | Foster St | Contributory |
| 33 | Foster St | Contributory |
| 34 | Foster St | Contributory |
| 35 | Foster St | Contributory |
| 36 | Foster St | non contributory |
| 37 | Foster St | Contributory |
| 39 | Foster St | Contributory |
| 41 | Foster St | Contributory |

| | | |
|---|---|---|
| 43 | Foster St | Contributory |
| 64 | Foster St | non-contributory |
| 66 | Foster St | Contributory |
| 68 | Foster St | Contributory |
| 70 | Foster St | Contributory |
| 72 | Foster St | Contributory |
| 72 | 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 |
| 4&6 | Foster St | Contributory |
| | Foster St Reserve | Contributory |
| 1/94 | Gheringhap St | non contributory |
| 2/94 | Gheringhap St | non contributory |
| 3/94 | Gheringhap St | non contributory |
| 4/94 | Gheringhap St | non contributory |
| 5/94 | Gheringhap St | non contributory |
| 96 | Gheringhap St | Contributory |
| 98 | Gheringhap St | Contributory |
| 100 | Gheringhap St | Contributory |
| 104 | Gheringhap St | Contributory |
| 126 | Gheringhap St | non contributory |
| 128 | Gheringhap St | Contributory |
| 130 | Gheringhap St | Contributory |

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|---|---|---|
| 132 | Gheringhap St | Contributory |
| 134 | Gheringhap St | Contributory |
| 136 | Gheringhap St | non contributory |
| 138 | Gheringhap St | Contributory |
| 1/140 | Gheringhap St | non contributory |
| 2/140 | Gheringhap St | non contributory |
| 13 | Jones Place | non contributory |
| 16 | Jones Place | non contributory |
| 1/3 | Kilgour Crt | non contributory |
| 2/3 | Kilgour Crt | non contributory |
| 7 | Kilgour Crt | Contributory |
| 9 | Kilgour Crt | Contributory |
| 11 | Kilgour St | Contributory |
| 13 | Kilgour St | Contributory |
| 15 | Kilgour St | non contributory |
| 19 | Kilgour St | non contributory |
| 21 | Kilgour St | non contributory |
| 23 | Kilgour St | Contributory |
| 25 | Kilgour St | 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 |

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|---|---|---|
| 94 | Kilgour St | non contributory |
| 95 | Kilgour St | Contributory |
| 96 | Kilgour St | Contributory |
| 98 | Kilgour St | Contributory |
| 99 | Kilgour St | non contributory |
| 100 | Kilgour St | Contributory |
| 101 | Kilgour St | Contributory |
| 102 | Kilgour St | non contributory |
| 1/103 | Kilgour St | non contributory |
| 2/103 | Kilgour St | non contributory |
| 3/103 | Kilgour St | non contributory |
| 4/103 | Kilgour St | non contributory |
| 5/103 | Kilgour St | non contributory |
| 6/103 | Kilgour St | non contributory |
| 1/105 | Kilgour St | non contributory |
| 2/105 | Kilgour St | non contributory |
| 3/105 | Kilgour St | non contributory |
| 4/105 | Kilgour St | non contributory |
| 108 | Kilgour St | Contributory |
| 110 | Kilgour St | Contributory |
| 113 | Kilgour St | non contributory |
| 115 | Kilgour St | non contributory |
| 116 | Kilgour St | Contributory |
| 120 | Kilgour St | Contributory |
| 124 | Kilgour St | non contributory |
| 125 | Kilgour St | non contributory |
| 127 | Kilgour St | Contributory |
| 128 | Kilgour St | non contributory |
| 129 | Kilgour St | non contributory |
| 131 | Kilgour St | non contributory |
| 135 | Kilgour St | non contributory |

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|---|---|---|
| 137 | Kilgour St | Contributory |
| 139 | Kilgour St | non contributory |
| 143 | Kilgour St | non contributory |
| 144 | Kilgour St | non contributory |
| 145 | Kilgour St | Contributory |
| 147 | Kilgour St | non contributory |
| 148 | Kilgour St | Contributory |
| 1/149 | Kilgour St | Contributory |
| 2/149 | Kilgour St | non contributory |
| 150 | Kilgour St | Contributory |
| 151 | Kilgour St | Contributory |
| 151 | Kilgour St | Contributory |
| 152 | Kilgour St | Contributory |
| 153 | Kilgour St | Contributory |
| 154 | Kilgour St | Contributory |
| 156 | Kilgour St | Contributory |
| 158 | Kilgour St | Contributory |
| 160 | Kilgour St | Contributory |
| 162 | Kilgour St | Contributory |
| 164 | Kilgour St | Contributory |
| 168 | Kilgour St | Contributory |
| 170 | Kilgour St | Contributory |
| 172 | Kilgour St | Contributory |
| 1/4 | Korroit Place | non contributory |
| 2/4 | Korroit Place | non contributory |
| 299 | Latrobe Terrace | non contributory |
| 315 | Latrobe Terrace | non contributory |
| 2 | Little Fenwick St | non contributory |
| 4 | Little Fenwick St | non contributory |
| 4A | Little Fenwick St | non contributory |
| 6 | Little Fenwick St | non contributory |

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|---|---|---|
| 7 | Little Fenwick St | non contributory |
| 8 | Little Fenwick St | non contributory |
| 3 | Little Maud St | non contributory |
| 6 | Little Maud St | Contributory |
| 14 | Little Myers St | Contributory |
| 16 | Little Myers St | Contributory |
| 17 | Little Myers St | Contributory |
| 18 | Little Myers St | Contributory |
| 19 | Little Myers St | Contributory |
| 21 | Little Myers St | Contributory |
| 23 | Little Myers St | Contributory |
| 25 | Little Myers St | Contributory |
| 27 | Little Myers St | Contributory |
| 40 | Little Myers St | Contributory |
| 42 | Little Myers St | Contributory |
| 44 | Little Myers St | Contributory |
| 46 | Little Myers St | Contributory |
| 72 | Little Myers St | Contributory |
| 74 | Little Myers St | Contributory |
| 76 | Little Myers St | Contributory |
| 78 | Little Myers St | Contributory |
| 80 | Little Myers St | Contributory |
| 84 | Little Myers St | Contributory |
| 86 | Little Myers St | Contributory |
| 88 | Little Myers St | Contributory |
| 90 | Little Myers St | Contributory |
| 92 | Little Myers St | Contributory |
| 2 | Lonsdale St | Contributory |
| 6 | Lonsdale St | Contributory |
| 8 | Lonsdale St | Contributory |
| 10 | Lonsdale St | Contributory |

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| 12 | Lonsdale St | Contributory |
| 14 | Lonsdale St | Contributory |
| 16 | Lonsdale St | Contributory |
| 18 | Lonsdale St | Contributory |
| 20 | Lonsdale St | non contributory |
| 29 | Lonsdale St | non contributory |
| 1 | Maud St | non contributory |
| 3 | Maud St | non contributory |
| 5 | Maud St | non contributory |
| 5A | Maud St | Contributory |
| 6 | Maud St | non contributory |
| 7 | Maud St | Contributory |
| 9 | Maud St | Contributory |
| 10 | Maud St | non contributory |
| 11 | Maud St | Contributory |
| 12 | Maud St | non contributory |
| 13 | Maud St | Contributory |
| 14 | Maud St | Contributory |
| 15 | Maud St | Contributory |
| 16 | Maud St | non contributory |
| 17 | Maud St | Contributory |
| 18 | Maud St | Contributory |
| 19 | Maud St | Contributory |
| 20 | Maud St | Contributory |
| 21 | Maud St | non contributory |
| 22 | Maud St | Contributory |
| 23 | Maud St | Contributory |
| 24 | Maud St | Contributory |
| 25 | Maud St | Contributory |
| 26 | Maud St | Contributory |
| 27 | Maud St | Contributory |

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|---|---|---|
| 29 | Maud St | Contributory |
| 30 | Maud St | Contributory |
| 31 | Maud St | non contributory |
| 32 | Maud St | Contributory |
| 59 | Maud St | Contributory |
| 61 | Maud St | Contributory |
| 63 | Maud St | Contributory |
| 65 | Maud St | non contributory |
| 67 | Maud St | non contributory |
| 69 | Maud St | non contributory |
| 70 | Maud St | Contributory |
| 74 | Maud St | Contributory |
| 76 | Maud St | Contributory |
| 78 | Maud St | Contributory |
| 80 | Maud St | Contributory |
| 82 | Maud St | Contributory |
| 84 | Maud St | Contributory |
| 85 | Maud St | Contributory |
| 86 | Maud St | Contributory |
| 88 | Maud St | Contributory |
| 89 | Maud St | non contributory |
| 90 | Maud St | Contributory |
| 93 | Maud St | Contributory |
| 95 | Maud St | Contributory |
| 97 | Maud St | Contributory |
| 99 | Maud St | Contributory |
| 101 | Maud St | Contributory |
| 102 | Maud St | Contributory |
| 103 | Maud St | Contributory |
| 104 | Maud St | Contributory |
| 105 | Maud St | Contributory |

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| 106 | Maud St | Contributory |
| 107 | Maud St | Contributory |
| 1/107 | Maud St | Contributory |
| 108 | Maud St | Contributory |
| 109 | Maud St | Contributory |
| 110 | Maud St | non contributory |
| 111 | Maud St | Contributory |
| 113 | Maud St | Contributory |
| 114-116 | Maud St | non contributory |
| 115 | Maud St | Contributory |
| 117 | Maud St | non contributory |
| 122 | Maud St | Contributory |
| 128 | Maud St | Contributory |
| 132 | Maud St | Contributory |
| 134 | Maud St | Contributory |
| 136 | Maud St | Contributory |
| 138 | Maud St | Contributory |
| 140 | Maud St | Contributory |
| 142 | Maud St | Contributory |
| 146 | Maud St | Contributory |
| 148 | Maud St | Contributory |
| 150 | Maud St | Contributory |
| 152 | Maud St | Contributory |
| 1/158 | Maud St | Contributory |
| 2/158 | Maud St | Contributory |
| 9 | McKenzie St | non contributory |
| 11 | McKenzie St | non contributory |
| 3 | McKillop St | Local |
| 5 | McKillop St | Contributory |
| 6 | McKillop St | Contributory |
| 7 | McKillop St | Contributory |

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|---|---|---|
| 8 | McKillop St | Contributory |
| 10 | McKillop St | Contributory |
| 11 | McKillop St | Contributory |
| 12 | McKillop St | Contributory |
| 13 | McKillop St | Contributory |
| 14 | McKillop St | Contributory |
| 15 | McKillop St | Contributory |
| 16 | McKillop St | Contributory |
| 17 | McKillop St | Contributory |
| 18 | McKillop St | Contributory |
| 19 | McKillop St | Contributory |
| 20 | McKillop St | Contributory |
| 22 | McKillop St | Contributory |
| 24 | McKillop St | Contributory |
| 26 | McKillop St | Contributory |
| 28 | McKillop St | Contributory |
| 30 | McKillop St | Contributory |
| 32 | McKillop St | non contributory |
| 33-39 | McKillop St | Contributory |
| 45 | McKillop St | Contributory |
| 49 | McKillop St | Contributory |
| 66 | McKillop St | non contributory |
| 1/66 | McKillop St | non contributory |
| 76 | McKillop St | non contributory |
| 78 | McKillop St | non contributory |
| 82 | McKillop St | non contributory |
| 91A | McKillop St | non contributory |
| 91 | McKillop St | non contributory |
| 93 | McKillop St | Contributory |
| 95 | McKillop St | Contributory |
| 1/97 | McKillop St | non contributory |

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|---|---|---|
| 2/97 | McKillop St | non contributory |
| 3/97 | McKillop St | non contributory |
| 4/97 | McKillop St | non contributory |
| 99 | McKillop St | non contributory |
| 101 | McKillop St | Contributory |
| 103 | McKillop St | Contributory |
| 105 | McKillop St | non contributory |
| 107 | McKillop St | Contributory |
| 109 | McKillop St | Contributory |
| 111 | McKillop St | non contributory |
| 112 | McKillop St | Contributory |
| 113 | McKillop St | Contributory |
| 114 | McKillop St | Contributory |
| 115 | McKillop St | Contributory |
| 116 | McKillop St | Contributory |
| 118 | McKillop St | Contributory |
| 120 | McKillop St | Contributory |
| 122 | McKillop St | Contributory |
| 126 | McKillop St | non contributory |
| 130 | McKillop St | Contributory |
| 132 | McKillop St | Contributory |
| 134 | McKillop St | non contributory |
| 138 | McKillop St | non contributory |
| 140 | McKillop St | non contributory |
| 144 | McKillop St | non contributory |
| 152 | McKillop St | non contributory |
| 303 | Moorabool St | Contributory |
| 305 | Moorabool St | Contributory |
| 307 | Moorabool St | Contributory |
| 309 | Moorabool St | Contributory |
| 311 | Moorabool St | non contributory |

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|---|---|---|
| 1/14 | Mundy St | non contributory |
| 2/14 | Mundy St | non contributory |
| 3/14 | Mundy St | non contributory |
| 5 | Pardon Place | non contributory |
| 7 | Pardon Place | non contributory |
| 9 | Pardon Place | non contributory |
| 11 | Pardon Place | non contributory |
| 2 | School St | Contributory |
| 4 | School St | Contributory |
| 6 | School St | Contributory |
| 1 | Stringers Lane | non contributory |
| 6 | Stringers Lane | non contributory |
| 8 | Stringers Lane | non contributory |
| 2 | Sutherland St | non contributory |
| 4 | Sutherland St | Contributory |
| 6 | Sutherland St | Contributory |
| 8 | Sutherland St | Contributory |
| 4 | Suttons Lane | non contributory |
| 78 | Swanston St | Contributory |
| 80 | Swanston St | Contributory |
| 82 | Swanston St | Contributory |
| 88 | Swanston St | non contributory |
| 90 | Swanston St | non contributory |
| 1/93 | Swanston St | non contributory |
| 2/93 | Swanston St | non contributory |
| 3/93 | Swanston St | non contributory |
| 4/93 | Swanston St | non contributory |
| 5/93 | Swanston St | non contributory |
| 6/93 | Swanston St | non contributory |
| 97 | Swanston St | non contributory |
| 98 | Swanston St | non contributory |

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|---|---|---|
| 99 | Swanston St | Contributory |
| 100 | Swanston St | Contributory |
| 101 | Swanston St | non contributory |
| 102 | Swanston St | Contributory |
| 103 | Swanston St | non contributory |
| 105 | Swanston St | non contributory |
| 106 | Swanston St | Contributory |
| 108 | Swanston St | Contributory |
| 109 | Swanston St | non contributory |
| 111 | Swanston St | non contributory |
| 111C | Swanston St | non contributory |
| 116 | Swanston St | non 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 |

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| 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 | 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 |
| 3 | Verner St | Contributory |
| 5 | Verner St | Contributory |
| 6 | Verner St | non contributory |
| 1/7 | Verner St | non contributory |
| 2/7 | Verner St | non contributory |
| 3/7 | Verner St | non contributory |
| 4/7 | Verner St | non contributory |

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|---|---|---|
| 8 | Verner St | non contributory |
| 9 | Verner St | Contributory |
| 11 | Verner St | non contributory |
| 13 | Verner St | Contributory |
| 14 | Verner St | Contributory |
| 15 | Verner St | Contributory |
| 16 | Verner St | Contributory |
| 17 | Verner St | Contributory |
| 18 | Verner St | Contributory |
| 19 | Verner St | Contributory |
| 20 | Verner St | Contributory |
| 22 | Verner St | Contributory |
| 24 | Verner 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 |

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| 134 | Verner St | Contributory |
| 135 | Verner St | Contributory |
| 137 | Verner St | Contributory |
| 139 | Verner St | Contributory |
| 141 | Verner St | Contributory |
| 159 | Yarra St | Contributory |
| 169 | Yarra St | non contributory |
| 170 | Yarra St | Contributory |
| 172 | Yarra St | Contributory |
| 1/173 | Yarra St | Contributory |
| 2/173 | Yarra St | Contributory |
| 3/173 | Yarra St | Contributory |
| 174 | Yarra St | Contributory |
| 175 | Yarra St | non contributory |
| 176 | Yarra St | Contributory |
| 177 | Yarra St | non contributory |
| 178 | Yarra St | Contributory |
| 179 | Yarra St | Contributory |
| 180 | Yarra St | Contributory |
| 182 | Yarra St | Contributory |
| 183 | Yarra St | Contributory |
| 184 | Yarra St | Contributory |
| 185 | Yarra St | Contributory |
| 186 | Yarra St | Contributory |
| 187 | Yarra St | Contributory |
| 189 | Yarra St | non contributory |
| 191 | Yarra St | non contributory |
| 193 | Yarra St | non contributory |
| 197 | Yarra St | Contributory |
| 199 | Yarra St | Contributory |
| 201 | Yarra St | Contributory |

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| 203 | Yarra St | Contributory |
| 205 | Yarra St | Contributory |
| 207 | Yarra St | Contributory |
| 211 | Yarra St | Contributory |
| 213 | Yarra 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 |
| 247 | Yarra St | non contributory |
| 248 | Yarra St | Contributory |
| 249 | Yarra St | non contributory |
| 254 | Yarra St | Contributory |
| 255 | Yarra St | non contributory |
| 256 | Yarra St | Contributory |

# ‘Kelvendon’ - Statement of Significance

City of Greater Geelong, 2025

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|---|---|---|---|
| **Heritage Place:** | House, ‘Kelvendon’ | **PS ref no:** | HO2023 |

## What is significant?

‘Kelvendon’ at 332 Moorabool Street, Geelong is a single storey, hipped roofed, brick dwelling in the Late Victorian style, built in 1887 and extended in 1901.The significant features of the place are:

- The original 1887 8-room house including polychromatic brickwork and chimneys, double-hung timber windows, centrally located entry door with side and high lights, hipped roof form, and cast-iron verandah columns.
- The 1901 house addition to the south-west including polychromatic brickwork and double-hung timber windows.

Features that are not of significance include all outbuildings and fences.

## How is it significant?

‘Kelvendon’ is of historical significance (Criterion A), and associative significance (Criterion G & H) to the City of Greater Geelong.

## Why is it significant?

‘Kelvendon’ is an example of housing commissioned and lived in by the wealthy and aspirational trade sector from the mid to late nineteenth century. ‘Kelvendon’ is significant for its ability to demonstrate the effects of the land boom which saw the growth of the trade and commercial sectors and rise of speculators, architects, and builders in Geelong. (Criterion A).

‘Kelvendon’ is significant as an example of second-generation migrant wealth achieved through the trade sector by its owner, Solomon Jacobs. The place remains substantially unchanged since his occupation thereby providing an example of Jacobs’ original residence and living conditions. Its connection to mid-nineteenth century migration of Eastern Europeans to Victoria and the history of the Jewish community in Geelong is significant. (Criterion G).

'Kelvendon’ is significant for its association with draper and Mayor of Geelong, Solomon Jacobs, the son of one of the earliest Jewish families to settle in Geelong. It is also associated with architect A. J. Derrick, plumbers Edwin and Frank Drew, and philanthropist Mary Cheetham. (Criterion H).

## Primary sources

Bantow, J., *Stage 3 Submission, South Geelong Interim Final Urban Design Framework*, 10 April 2022

City of Greater Geelong, *South Geelong UDF Heritage Review*, 2025

# ‘Kardinia Villa’ - Statement of Significance

City of Greater Geelong, 2025

| | | | |
|---|---|---|---|
| **Heritage Place:** | Kardinia Villa | **PS ref no:** | HO2024 |

## What is significant?

‘Kardinia Villa’ at 344 Moorabool Street, Geelong is a single storey, hipped roofed, brick dwelling in the Late Victorian style, built in 1883 and extended in the early 20th Century. The significant features of the place are:

- The original brick house including tuck pointed façade with bi-chromatic brickwork, bluestone foundations, double hung windows either side of an elaborate four-panelled door with high lights, sandstone windowsills, verandah with timber balustrade and decorative ironwork in the ‘Rinceau’ pattern, hipped roof form, and three rendered brick chimneys.
- The weatherboard addition to the west including hipped and skillion roof forms.

A garage with access from Carr Street dates from the 2007-08 restoration and is not significant.

## How is it significant?

‘Kardinia Villa’ is of historical significance (Criterion A), aesthetic significance (Criterion E), and associative significance (Criterion H) to the City of Greater Geelong.

## Why is it significant?

‘Kardinia Villa’ is an example of the type of housing commissioned by the wealthy and aspirational trade sector from the mid to late nineteenth century. ‘Kardinia Villa’ is significant for its ability to demonstrate the effects of the land boom which saw the growth of the trade and commercial sectors and rise of speculators, architects, and builders in Geelong. (Criterion A)

‘Kardinia Villa’ is significant for its associations with ironmonger Thomas Baldock, and prolific Geelong architect, Joseph Watts. (Criterion H)

‘Kardinia Villa’ is of aesthetic significance. The place is an example of a Late Victorian residence that incorporates distinctive bi-chromatic brickwork, decorative ironwork in the ‘Rinceau’ pattern, Barrabool Stone windowsills and a geometric veranda balustrade. (Criterion E)

## Primary sources

Bantow, J., *Stage 3 Submission, South Geelong Interim Final Urban Design Framework*, 10 April 2022

City of Greater Geelong, *South Geelong UDF Heritage Review*, 2025

# ‘Penlea’- Statement of Significance

City of Greater Geelong, 2025

| | | | |
|---|---|---|---|
| **Heritage Place:** | House, ‘Penlea’ | **PS ref no:** | HO2025 |

## What is significant?

‘Penlea’ at 343 Moorabool St Geelong is a single storey weatherboard dwelling in the Federation style incorporating Arts and Crafts influences, built in 1912-13.

The significant features of the place are:

- The original weatherboard house form including steeply pitched hipped roof form with front gable and contiguous verandah roof
- The original house decorative elements including four tall, red brick chimneys with bands of rough cast render, projecting timber-framed bay window with original stained-glass, other timber-framed windows, other original stained-glass glazing, and verandah turned timber posts, eave brackets and fretwork.

Features that are not significant are modern metal-framed windows, metal window safety bars and timber access ramp; the modern metal shed at the rear of the property, and rough stone fence border and low timber fence.

## How is it significant?

'Penlea’ is of historical significance (Criterion A), aesthetic significance (Criterion E), and associative significance (Criterion H) to the City of Greater Geelong.

## Why is it significant?

‘Penlea’ is historically significant as the earliest documented domestic house designed by notable Geelong-born architect Percy Everett. (Criterion A)

‘Penlea’ is significant for its association with architect Percy Everett who was the first architectural student at Gordon Institute of Technology and became the Chief Architect of the Victorian Public Works Department. (Criterion H)

‘Penlea’ is of aesthetic significance as an intact example of a Federation Arts and Crafts house which has retained its original footprint and architectural features. (Criterion E)

## Primary sources

Bantow, J., *Stage 3 Submission, South Geelong Interim Final Urban Design Framework*, 10 April 2022

City of Greater Geelong, *South Geelong UDF Heritage Review*, 2025

GREATER GEELONG PLANNING SCHEME

31/07/2018
VC148

# SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

## 1.0 Background documents

--/--/----
Proposed C432ggee

| Name of background document | Amendment number - clause reference |
|---|---|
| Armstrong Creek Urban Growth Plan Background Report (City of Greater Geelong, 2006) | Clauses 02 and 17 |
| Armstrong Creek Urban Growth Plan (Collie Pty Ltd, 2010, Amended 2012) | Clause 02 |
| Ashby Heritage Review Stage 2 (Dr David Rowe Authentic Heritage Services Pty Ltd and Wendy Jacobs, 2009) | Clauses 02 and 15 |
| Barwon Heads Structure Plan (City of Greater Geelong, 2017) | Clauses 02 and 11 |
| Batman Park & Boat Sheds, The Esplanade, Indented Head, Heritage Review (Dr David Rowe Authentic Heritage Services and Wendy Jacobs, 2013) | Clauses 02 and 15 |
| Bellarine Heritage Study Volumes 1-3 (Huddle, Howe, Lewis and Francis, 1996) | Clauses 02 and 15 |
| Bellarine Peninsula Strategic Plan (City of Greater Geelong, 2006) | Clauses 02 and 11 |
| Belmont Heritage Areas Report Volume 1 (Dr David Rowe, Authentic Heritage Services Pty Ltd, 2007) | Clauses 02 and 15 |
| Belmont Heritage Areas: Inventory of Places Volume 2 (Dr David Rowe Authentic Heritage Services Pty Ltd, 2007) | Clauses 02 and 15 |
| Belmont Heritage Report: Individual Citations Volume 3 (Dr David Rowe Authentic Heritage Services Pty Ltd, 2007) | Clauses 02 and 15 |
| Buckley Falls Management Plan (Department of Conservation and Natural Resources, 1990) | Clause 02 |
| Building in Wildfire Management Overlay Areas (CFA, 2002) | Clause 02 and 11 |
| Central Geelong Framework Plan - A plan for the heart of Djilang (Department of Environment, Land, Water and Planning, 2023) | Clauses 37.08-s1, 43.02-s47, 43.04-s38 to 45 |
| Central West Victoria Estuaries Coastal Action Plan (Western Coastal Board, 2005) | Clauses 02, 12 and 13 |
| Central West Victoria Regional Coastal Action Plan (Western Coastal Board, 2003) | Clauses 02, 12 and 13 |
| Ceres Heritage Citations Project (Dr David Rowe Authentic Heritage Services Pty Ltd and Wendy Jacobs, 2017 updated 2018) | Clauses 02 and 15 |
| City Fringe Heritage Area Review Part 1 and Part 2 (RBA Architects + Conservation Consultants Pty Ltd, 2017 updated 2018) | Clauses 02 and 15 |
| City of Geelong West Urban Conservation Study Volumes 1-2 (Huddle, Aitken and Honman, 1986) | Clauses 02 and 15 |
| City of Greater Geelong Advertising Sign Guidelines Review – Issues and Options Paper (City of Greater Geelong, May 2022) | Clause 15 |
| City of Greater Geelong Economic Development Strategy (City of Greater Geelong, 2005) | Clauses 02 and 17 |
| City of Greater Geelong Environment Management Strategy 2006 - 2011 (City of Greater Geelong, 2006) | Clauses 02, 12 and 13 |
| City of Greater Geelong Housing Diversity Strategy (alphaPlan, David Lock Associates and City of Greater Geelong, 2007) | Clauses 02, 11, 15 and 16 |

**GREATER GEELONG PLANNING SCHEME**

| Name of background document | Amendment number - clause reference |
|---|---|
| City of Greater Geelong Housing Strategy Background and Issues Report (Swinburne University, 2005) | Clauses 02, 11, 15 and 16 |
| City of Greater Geelong Retail Strategy 2020-2036 (City of Greater Geelong and SGS Economics and Planning, August 2020) | Clauses 02, 11, 15 and 17 |
| City of Greater Geelong Rural Land Use Strategy (Parsons Brinckerhoff, 2007) | Clauses 02, 14, 17 and 19 |
| City of Greater Geelong Settlement Strategy (City of Greater Geelong, August 2020) | Clauses 02, 11, 15, 16, 17, 19 |
| City of Greater Geelong Stormwater Management Plan (WBM Oceanics Australia, 2002) | Clauses 02, 12, 13 and 19 |
| City of Greater Geelong Urban Furniture Style Manual (Taylor and Cullity Pty Ltd, 1996) | Clauses 02, 11, 15 and 16 |
| City of Newtown Urban Conservation Study Volumes 1-4 (Context Pty Ltd, 1991) | Clauses 02 and 15 |
| City of Newtown Urban Conservation Study, Volumes 5(a) and 5(b) (Richard Peterson, 1997) | Clauses 02 and 15 |
| Coastal Spaces Landscape Assessment Study (Planisphere, 2006) | Clauses 02 and 11 |
| Code of Practice for The Greyhound Industry Dealing with Greyhound Premises and The Keeping and Welfare of Greyhounds (Geryhound Racing Victoria, March 2008) | Clauses 14 |
| Corangamite Regional Catchment Strategy 2013-2019 (Corangamite Catchment Management Authority, 2013) | Clauses 02, 12, 13 and 19 |
| Corio Bay Coastal Action Plan (Central Coastal Board and the City of Greater Geelong, 2005) | Clauses 02, 12, 13 and 19 |
| Corio Norlane Structure Plan Background Report (City of Greater Geelong and the Department of Planning and Community Development, 2011) | Clause 02 and 11 |
| Corio Norlane Structure Plan (City of Greater Geelong and Department of Planning and Community Development, 2012) | Clause 02 and 11 |
| Drysdale Bypass Access Management Strategy (VicRoads, 2017) | Clause 11 |
| Drysdale-Clifton Springs Structure Plan (City of Greater Geelong, 2010) | Clauses 02 and 11 |
| Drysdale Urban Design Framework (City of Greater Geelong, 2012) | Clauses 02 and 11 |
| Former Dennys Lascelles Woolstore 20 Brougham Street Heritage Assessment (Dr David Rowe Authentic Heritage Services Pty Ltd and Wendy Jacobs, 2017) | Clauses 02 and 15 |
| Geelong Biodiversity Strategy (City of Greater Geelong, 2003) | Clauses 02, 12, 13 and 19 |
| Geelong City Urban Conservation Study 'C' Citations, Volume 4(a) (Helen Lardner, 1995) | Clauses 02 and 15 |
| Geelong City Urban Conservation Study, Volumes 2-5 (Graeme Butler for the City of Geelong, 1991) | Clauses 02 and 15 |
| Geelong Economic Development Strategy 2005-2010 (City of Greater Geelong, 2005) | Clause 02, 14, 17 and 18 |
| Geelong Flood Mitigation Strategy (Gutteridge Haskins & Davey Pty Ltd, 1997) | Clauses 02, 12, 13 and 19 |
| Geelong Region Historic Buildings and Objects Study Volumes 1-3 (Allan Willingham, 1986) | Clauses 02 and 15 |

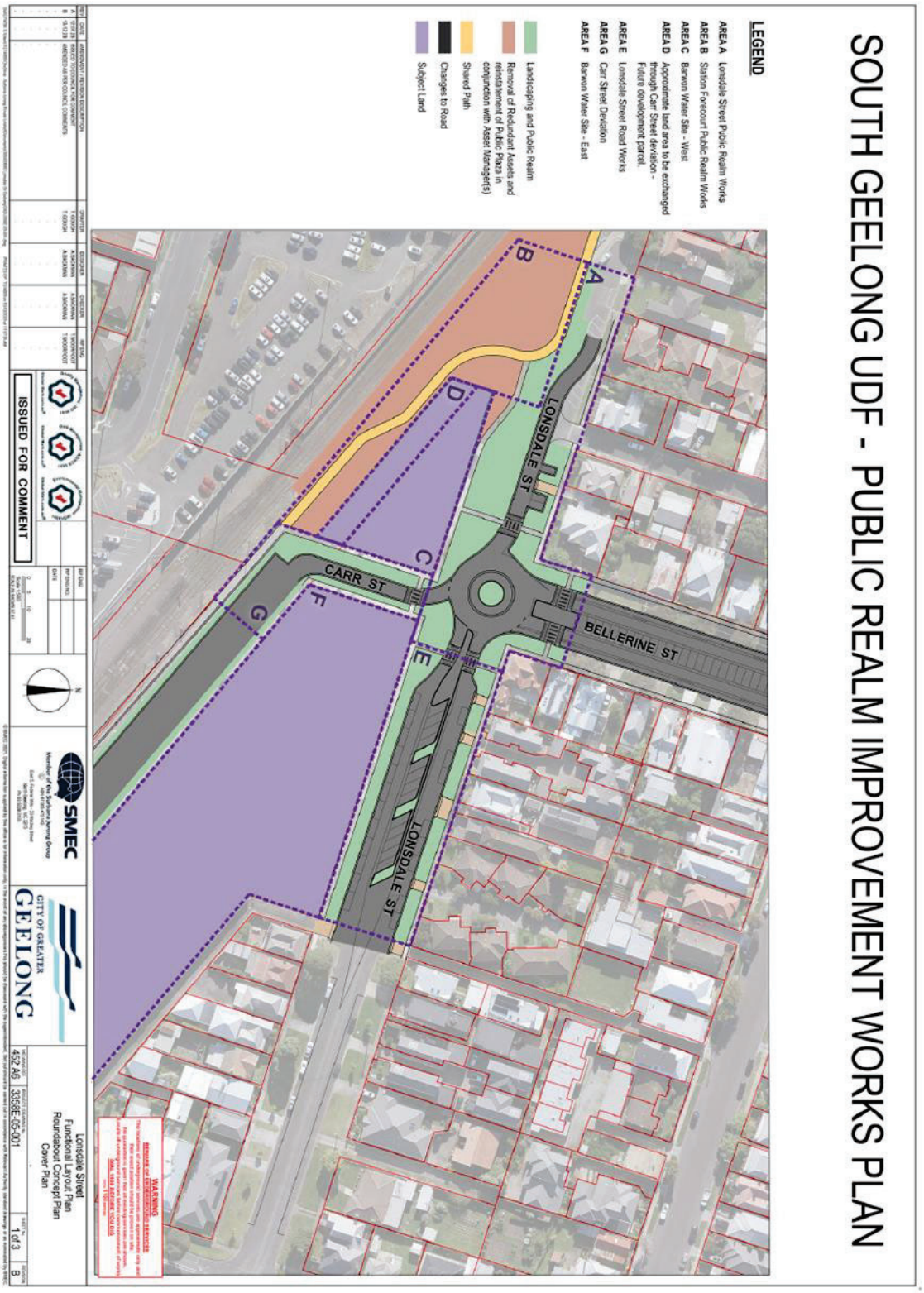
**GREATER GEELONG PLANNING SCHEME**

| Name of background document | Amendment number - clause reference |
|---|---|
| Geelong Regional Floodland Study (Geelong Regional Commission, 1979) | Clauses 02, 12, 13 and 19 |
| Geelong Ring Road Employment Precinct Urban Design Guidelines (City of Greater Geelong, 2010) | Clauses 17 and 43.02-s18 |
| Geelong Sale Yards Conservation Management Plan (Dr David Rowe and Wendy Jacobs, 2007) | Clauses 02 and 15 |
| Geelong Saleyards Precinct Surface Water Management Strategy (BMT, 2021) | Clauses 02 and 11 |
| Geelong Seafood Industry Strategy (City of Greater Geelong, 2003) | Clauses 02 and 17 |
| Geelong Transit City Station Precinct Urban Design Framework (Hassell, Parsons Brinckerhoff and Charter Keck Cramer, 2008) | Clause 02 |
| Geelong Transport Strategy (Victorian State Government and City of Greater Geelong, 2002) | Clauses 02, 11, 18 and 19 |
| Geelong Verandah Study (Authentic Heritage Services Pty Ltd and Wendy Jacobs, 2006) | Clauses 02, 11, 15 and 16 |
| Geelong Waterfront Safe Harbour Precinct - Public Access & Infrastructure Development Project Master Plan (Terroir Pty Ltd, May 2019) | Clause 02 |
| Geelong Western Wedge Framework (Planisphere and Jones & Whitehead Pty Ltd, April 2005, updated September 2005) | Clauses 02 and 37.08 Schedule 1 |
| Geelong Wetland Strategy (City of Greater Geelong, 2006) | Clauses 02, 12, 13 and 19 |
| Greater Geelong Gaming Policy Framework (City of Greater Geelong, 2007) | Clauses 02 and 17 |
| Greater Geelong Outer Areas Heritage Study Volume 1 (excluding Belmont precincts) and Volumes 2-4 (Authentic Heritage Services Pty Ltd, 2000) | Clauses 02 and 15 |
| Goandra Estate Fence Design Guidelines (Hansen Partnership, July 2023) | Clauses 37.01-s8, 43.02-s49 and 52.02s |
| Heales Road Industrial Estate Framework Plan (MacroPlan Australia and the City of Greater Geelong, 2007) | Clauses 02 and 17 |
| Heritage citation sheet for the Osborne Park bluestone pillar and cast/wrought iron gates (City of Greater Geelong, 2016) | Clauses 02 and 15 |
| Heritage citation sheet for the Vietnam Veterans Memorial and Avenue of Honour (City of Greater Geelong, December 2016) | Clauses 02 and 15 |
| Heritage Report 9 Bridge Road, Barwon Heads (Post-Panel Version) (Context Pty Ltd, May 2017) | Clauses 02 and 15 |
| Hovells Creek, Lara: Flooding – December 10, 1988 (Technical Services Department Shire of Corio, 1990) | Clauses 02, 12, 13 and 19 |
| Indented Head Structure Plan (City of Greater Geelong, 2016) | Clauses 02 and 11 |
| Infrastructure Design Manual (Local Government Infrastructure Design Association, 2021) | Clauses 02 and 19 |
| Jetty Road Urban Growth Plan (City of Greater Geelong, 2007 amended September 2008) | Clauses 02 and 11 |
| Lara Heritage Review Phase 2, Volumes 1, 2 and 3 (Dr David Rowe and Wendy Jacobs, 2013 revised 2016) | Clauses 02 and 15 |
| Lara Structure Plan (City of Greater Geelong, 2011) | Clauses 02 and 11 |
| Lara Structure Plan Retail Development Issues (Tim Nott, 2009) | Clauses 02 and 11 |

**GREATER GEELONG PLANNING SCHEME**

| Name of background document | Amendment number - clause reference |
|---|---|
| Lara Town Centre Urban Design Framework (David Lock Associates, 2006) | Clauses 02 and 11 |
| Leopold Structure Plan (City of Greater Geelong, 2011 amended 2013) | Clauses 02 and 11 |
| Leopold Urban Design Framework (City of Greater Geelong, 2011) | Clauses 02 and 11 |
| Managing Development in Rural Areas, Planning Policy Review (City of Greater Geelong, 2015) | Clauses 02, 14 and 17 |
| Moolap Coastal Strategic Framework Plan (Department of Environment, Land, Water and Planning, 2019) | Clauses 02 and 11 |
| Newtown Heritage Study Volumes 1-3 (City of Greater Geelong, 2008) | Clauses 02 and 15 |
| Newtown West Heritage Review, Volumes 1, 2, 3, 4 & 5 (Dr David Rowe Authentic Heritage Services Pty Ltd & Wendy Jacobs, 2016) | Clauses 02 and 15 |
| Northern and Western Geelong Growth Areas Framework Plan (City of Greater Geelong, August 2020) | Clauses 02, 11, 15, 16 and 19 |
| Ocean Grove Structure Plan (City of Greater Geelong, 2015 amended 2016) | Clauses 02 and 11 |
| Ocean Grove Urban Design Framework (City of Greater Geelong, 2014) | Clauses 02 and 11 |
| Pakington Street North Urban Design Guidelines (Planisphere, 2004) | Clause 15 |
| Pakington Streetscape Improvements Plan (Loder & Bayly, 1990) | Clause 15 |
| Point Lonsdale Structure Plan (Planisphere, 2009 amended 2011) | Clauses 02 and 11 |
| Portarlington Structure Plan (City of Greater Geelong, 2016 amended 2017) | Clauses 02 and 11 |
| Saleyards Precinct Plan (City of Greater Geelong, 2021) | Clauses 02 and 11 |
| South Geelong Urban Design Framework (City of greater Geelong, 2025) | Clause 11, 16, and 43.02 Schedule 50 and 54 |
| South Geelong UDF Heritage Review (City of Greater Geelong, 2025) | Clauses 02 and 15 |
| St Leonards Structure Plan (City of Greater Geelong, 2015) | Clauses 02 and 11 |
| Statement of Significance for the former stables to Armytage House and classrooms 19-21 Hermitage Road, Newtown (Dr David Rowe and Kevin Krastins, 2003) | Clauses 02 and 15 |
| Study of Open Space Networks (City of Greater Geelong, 2001) | Clauses 02, 11, 18 and 19 |
| Wandana Structure Plan (City of Greater Geelong, 1998) | Clause 02 |

Attachment 05



THE CITY OF
GREATER GEELONG
SOUTH GEELONG
URBAN DESIGN FRAMEWORK
FINAL
APRIL 2025
CITY OF GREATER
GEELONG

# ACKNOWLEDGEMENT OF COUNTRY

**The City of Greater Geelong Municipality is located on the traditional lands of the Wadawurrung people.**

**The traditional boundaries of the Wadawurrung people span the coastline from the Werribee River to Lorne Peninsula and traverse inland in a north westerly direction towards Ballarat. The Wadawurrung people have lived within these regions for more than 25,000 years.**

**The City acknowledges the Wadawurrung people as the Traditional Owners of this land who to this day practice their culture and uphold the dignity of their ancestors.**

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# INTRODUCTION


1.1 Site Context 09

1.2 Community Consultation - Changes From Draft to Final UDF 11


1.0

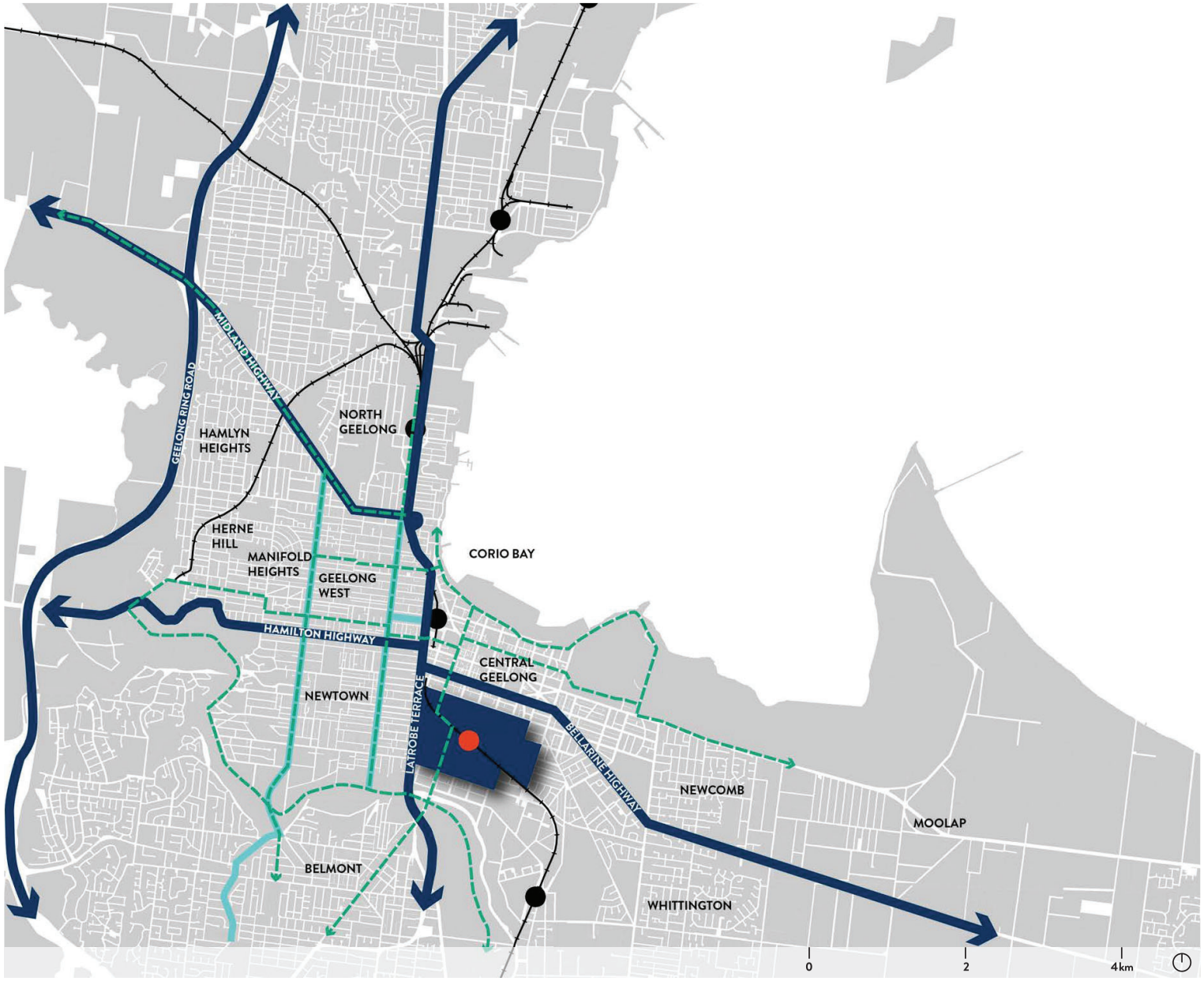


**Figure 1.** Context Map

# 1.0 INTRODUCTION

## WHAT IS A UDF

An Urban Design Framework (UDF) provides guidance for the future development of a specific area.

### The South Geelong UDF has been developed in consultation with the aspirations of the community and seeks to create a strategic vision for the identified study area. This UDF has undertaken;

- A review of existing plans, policies, zones, overlays, strategies and infrastructure programs
- An analysis of the study area's use and movement patterns, and existing urban form
- Analysis of local strengths, weaknesses opportunities and threats
- Analysis of key development areas
- The design of buildings
- Public spaces
- Pedestrian and vehicle access
- Landscape themes
- Engagement with key stakeholders

A UDF is not a rigid master plan, and once endorsed will filter through to a Planning Scheme Amendment and be included in the broader strategic framework resulting in changes to existing policies, zones and overlays.

## PURPOSE OF THE SOUTH GEELONG UDF

- To assist in implementing the City's settlement Strategy by investigating the area for high density development potential.
- To leverage opportunities for the Rail Duplication and Station upgrade project being undertaken by the Department of Transport.
- To prepare objectives, strategies, policies to support the vision for South Geelong which will filter through to a Planning Scheme Amendment and be included in the existing Strategic Framework.
- To provide background information to support detailed design guidelines and planning provisions for future development.
- To identify priority projects and an implementation plan to identify community needs, development potential.

## KEY STAKEHOLDER ENGAGEMENT

### A range of stakeholders are involved, and concepts will be developed to support a future vision for South Geelong. The South Geelong UDF key stakeholders include;

- Department of Transport – Regional Rail Victoria
- Barwon Water
- Local Businesses
- Community Consultation with residents

The UDF presents an opportunity to link several public and private sector strategic projects together. The projects leverage off the South Geelong Train station, GMHBA stadium and the proximity of the location to services and infrastructure. Without the UDF these projects would occur in isolation of one another.

For the South Geelong residents and visitors, it is crucial that this UDF brings together their ideas and vision for their local neighbourhood. The UDF will seek to ensure the local area can continue to thrive, meeting community expectations and that the development and liveability potential of the area is unlocked.

# 1.1 SITE CONTEXT

## STUDY AREA

The study area is located south 1.2km south of central Geelong and is bisected by the South Geelong Train Station. The area has excellent transport connections to Metropolitan Melbourne. The area has good pedestrian links to Central Geelong and the Belmont Sub-Regional shopping centre, and existing transport links via major arterial roads including Moorabool, Fyans and Swanston Street. The Barwon River environs is within walking distance of the residential area and provides an excellent space for residents to enjoy.

### The boundaries of the study area include:

- Moorabool Street existing commercial area at the western boundary and a small pocket of residential zoned land at the southern boundary of the GMHBA stadium
- Fyans Street residential area at the southern boundary
- Swanston Street and the residential area abutting the Industrial 1 Zone, and Richmond Crescent at the eastern boundary
- A section of the existing Garden Street residential area
- McKillop Street at the northern boundary.

The predominant land use within the study area is residential, with some existing heritage values recognised formally in the Planning Scheme. The area within Moorabool Street is zoned as Commercial 2 Zone and is opposite the GMHBA stadium. Larger commercial buildings with generous floor areas can be viewed along Moorabool street and include an eclectic combination of commercial uses.

The GMHBA stadium is located within the study area but directly adjoins the Moorabool Street study boundary. The stadium provides an important place for large sporting events and functions, and is surrounding by expansive areas of open space, providing areas for local sport and amenity to residents. There are two large swimming pools which also offers excellent recreation opportunities.

**Figure 2.** Aerial image showing some of the study area

**Figure 3.** Existing Moorabool Street Commercial area

**Figure 4.** South Geelong Station

**KEY**

- Station
- Railway line
- South Geelong Station UDF Study Area

**Figure 5.** Aerial of Study Area

# 1.2 COMMUNITY CONSULTATION - CHANGES FROM DRAFT TO FINAL UDF

Community consultation has been a key part of the development of the South Geelong Urban Design Framework. A series of separate reports have been prepared which summaries the issues and insights from each stage of engagement.

## STAGE 1 - ESTABLISHING VISION AND VALUES

### Community consultation began with workshops in July-August 2019 and helped to establish the broader visions, key issues and challenges within the study area in discussion with residents. The consultation resulted in several key findings including;

- A need to improve access and connection generally via improved walking and cycling links
- Provision of adequate areas of open space and social infrastructure to support a growing population
- Protection of the neighbourhood character and heritage values of the area is a high priority of residents.
- Providing for a diversity of housing types whilst respecting the existing neighbourhood character values is envisaged.
- Concern with existing traffic concerns in relation to existing street networks and a lack of car parks generally
- A preference to beautify the area with increased landscaping, and by creating public spaces
- Support for vibrant shopping and café areas whilst protecting existing amenity of residents

The above themes were used to frame the key issues and visions which influenced the framework for the first draft of the UDF.

## STAGE 2 - DRAFT UDF

The second stage of consultation was held following the exhibition of the Draft UDF, during August-September 2020. The consultation provided insight on resident's views with regards to key development sites including; the Barwon Water site, Station hub re-development, Moorabool Street and Heritage areas.

### Following consultation on the Draft UDF in 2020, the following changes were made:

- Clarifies the scale and type of housing changes that will occur across the study area
- Identifies, through a heritage study, 193 additional properties to be included within a Heritage Overlay
- Identifies a preferred maximum height for the Barwon Water site (6 storeys – previously 10)
- Includes design and built form objectives for future development on Moorabool Street, the Station Precinct and the Barwon Water site.
- Identifies land to be included within an Increased Housing Diversity Area (IHDA). The IHDA area is extended to 800m around the train station for substantial change and key development areas only.
- Updates public realm upgrades and projects being undertaken by the City and the State Government. Including more street trees and changes to parking layouts.
- Reinforces the need to support the inclusion of social housing within new development.
- Recommends zone changes based on a Capacity and Change Areas Review which looked at character values within the area, including building form and architectural styles. This reported helped to inform the recommendations to rezone land identified within the Increase Housing Diversity Area to the Residential Growth Zone (currently General Residential Zone) and land within the Key Development Area to a Mixed Use Zone.

# 1.2

## STAGE 3 - INTERIM FINAL UDF

The third stage of consultation was held during February-April 2022. The consultation provided insight into the community views on the changes that were made following the draft UDF.

## FINAL CHANGES TO UDF

### Following the Stage 3 engagement, the following changes have been made to the final UDF:

- Reduced building heights to 2 storeys and increased setbacks to the rear of properties on Moorabool Street where they abut a residential property (excluding laneway). The overall building heights have remained at 6-7 storeys.
- Supports the removal of the Heritage Overlay from 2A and 2B Lonsdale Street, South Geelong.
- Recommends Individual Heritage Overlays for 332, 343 and 344 Moorabool Street.
- Recommend further work be undertaken to look at social infrastructure needs in South Geelong, and consider combining this work with any future social infrastructure studies being undertaken in Central Geelong.
- Update the Station Precinct design to identify preferred overall building heights.
- Identify the need to investigate the application of the Environmental Audit Overlay on properties along Moorabool Street.
- Recommends further work be undertaken to determine Developer Contributions toward infrastructure upgrades in the area.
- Recommends rezoning land around Richmond Oval to the General Residential Zone from the Neighbourhood Residential Zone.

**Figure 6.** Consultation workshops

# STRATEGIC POLICIES & RELEVANT PROJECTS


| | | |
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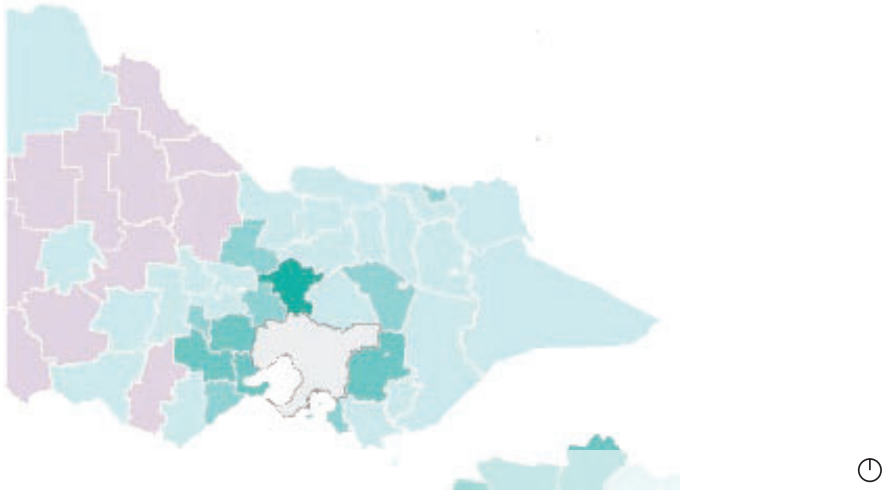
2.0

# 2.1 POPULATION

## REGIONAL CONTEXT

Greater Geelong is one of the fastest growing regions in Victoria with stronger population growth than all other regional municipalities combined.

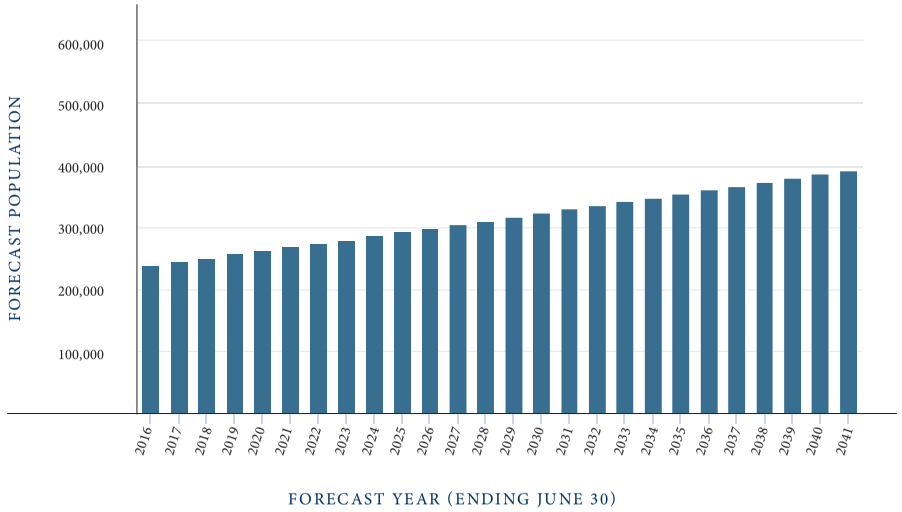
In 2016, the total population of the City of Greater Geelong was estimated to be 239,531 people. It is expected to increase by over 120,469 people to 360,000 by 2036.
This is based on an increase of over 52,000 households during the period.



### ANNUAL AVERAGE RATE OF POPULATION CHANGE

- 4-5%
- 3-4%
- 2-3%
- 1-2%
- 0-1%
- < 0%

**Figure 7.** Annual average rate of population change, regional local government areas (lga), 2018 to 2036
Source: Victoria in Future 2019




### FORECAST POPULATION

**Figure 8.** Forecast population
Source: Population and household forecasts, 2016 to 2041, prepared by .id, July 2019

# 2.2 STRATEGIES

## CLEVER AND CREATIVE

Representing the voices of more than 16,000 members of our community, Greater Geelong: A Clever and Creative Future is a 30-year vision that guides all levels of government, community organisations, businesses and anyone wanting to make a genuine contribution to the city-region. The clever and creative concept is about developing a consistent approach to how things are done, which is why all proposals to Council will need to demonstrate how they positively contribute to the 30-year vision. The clever and creative concept is also about collaborating to address challenges and opportunities, embracing innovation, and new ways of doing things that applies to everyone. At the heart of the 30-year vision are a series of community aspirations that are focused on the region's economy and employment, the environment, arts and culture, transport connections, tourism, efficient and equitable digital access, and good governance.

The vision recognises that in order for a city-region to be successful, it must be connected, prosperous, creative, sustainable and resilient, and designed for people. The South Geelong UDF can play a leading role in delivering a clever and creative future. The UDF's overall principles will respond to the community aspirations and positively contribute to achieving the measures of success.

**Figure 9.** Community aspirations from Clever and Creative strategy

- A prosperous economy that supports jobs and education opportunities
- A leader in developing and adopting technology
- Creativity drives culture
- A fast, reliable and connected transport network
- People feel safe wherever they are
- An inclusive, diverse, healthy and socially connected community
- Sustainable development that supports population growth and protects the natural environment
- Development and implementation of sustainable solutions
- A destination that attracts local and international visitors

# 2.2

## PLAN MELBOURNE 2017–2050

Plan Melbourne is a metropolitan planning strategy that defines the future shape of the city and state over the next 35 years. It seeks to integrate long-term land use, infrastructure and transport planning, and support jobs and growth, while building on Melbourne's legacy of distinctiveness, liveability and sustainability. It advocates for urban consolidation and decentralisation, calling on Victoria's regional centres to assist Melbourne in housing, employing and educating the growing population.

## SETTLEMENT STRATEGY

The City of Greater Geelong Settlement Strategy provides a framework and gives clear direction on where growth and development should occur, to ensure the City can meet the needs of the municipality by 2036 in a sustainable, planned, logical, integrated, efficient and cost-effective way. The Settlement Strategy seeks to increase the role of urban consolidation as part of Geelong's overall housing supply. The strategy seeks to facilitate infill development to increase its housing supply contribution to 50%, by 2047. The rail corridor from North Geelong through to Breakwater provides an opportunity to facilitate increased housing densities. To achieve this, investment in amenity and local facility improvements in and around these areas should occur.

**Figure 10.** Geelong Waterfront

# 2.2

## A WIDER STRATEGIC FRAMEWORK

### REVITALISING CENTRE GEELONG ACTION PLAN

As government-led plans to revitalise Central Geelong continue to bring significant opportunities for investment and growth, the City must also plan for the of its inner city urban areas, to create a network of walkable compact neighbourhoods.

The City acknowledges the need to continue to invest in its streets, transforming them into a safe, inclusive, and attractive part of the public realm. Unlocking their potential to become people-oriented 'green' streets is key to building a more sustainable and liveable future for our existing and future communities.

**KEY**

South Geelong UDF study area boundary

The structure of 'urban' Geelong consists of a central city surrounded by established residential neighbourhoods with local activity centres ranging in size from small shopping strips to iconic specialised retail centres.

Latrobe Terrace, McKillop Street and the railway corridor are significant barriers for people-friendly movement.

A key vision for revitalising Central Geelong is to create a 'City in a Park'. Creating a green people-friendly environment with activated streets which connect public spaces.

**Figure 11.** Wider Strategic Framework Plan

# 2.2

## HOUSING DIVERSITY STRATEGY

With almost 85% of Geelong's housing stock consisting of suburban detached 'family homes', increasing housing diversity will be a key factor in addressing housing need in the future. The Housing Diversity Strategy was adopted in 2007 to guide how urban consolidation should occur and provided the basis for the application of the new residential zones that were introduced into the Planning Scheme in 2014. Clause 22.63 of the Greater Geelong Planning Scheme provides the policy that applies to all residential land located in Increased Housing Diversity Areas (IHDA).

### The policy divides the established urban area into three categories:

- Key Development Areas – Higher density and mixed-use housing.
- Increased Housing Diversity Areas – a mix of conventional housing with some medium density housing around activity centres and train stations.
- Incremental Change Areas – primarily conventional residential housing.

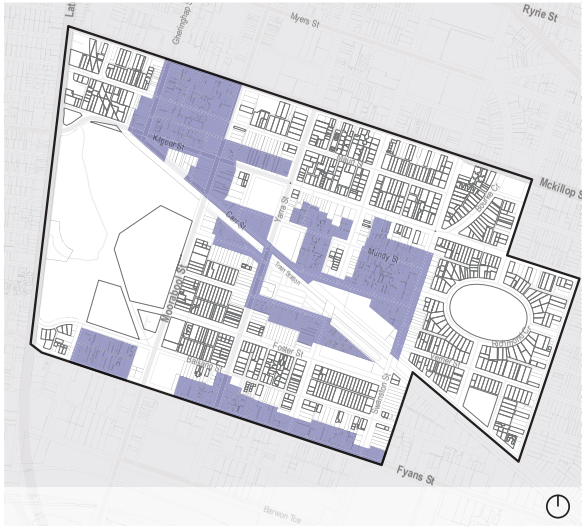
### The housing categories are described as:

| HOUSING DEFINITION | DESCRIPTION | DENSITY |
|---|---|---|
| Conventional Housing | Single detached dwellings on lots generally ranging between 500 and 1,000 square metres (sqm). The development of an area for conventional housing. | Generally, results in a gross residential density of 10 – 15 dwellings per hectare. |
| Medium Density Housing | The provision of two or more detached or attached dwellings, townhouses or apartments on a site below four stories. | The development of an area for medium density housing generally results in a gross residential density of 20 – 40 dwellings per hectare. |
| Higher Density Housing | Attached townhouses or apartments, usually more than 3 storeys in height. | The development of an area for high density housing generally results in a gross residential density of more than 40 dwellings per hectare. |

**KEY**

Existing increased housing diversity area

**Figure 12.** Existing Increased Housing Diversity Area




**KEY**

Proposed increased housing diversity area

**Figure 13.** Housing Diversity Areas

# 2.3 STRATEGIC POLICIES & RELEVANT PROJECTS

## RETAIL STRATEGY 2020–2036

The City has prepared a Retail Strategy that provides a review of current retailing trends, land use, population growth and makes recommendations for changes to planning policy. The strategy will guide retail development in Greater Geelong until 2036 in order to ensure residents continue to have access to essential retail services.

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. The area south of Moorabool Street which is not a part of the study area, forms part of a separate urban renewal precinct and is guided by the Fyans-West Fyans Precinct Structure Plan. It is envisaged that over time this broader area will transition to a mixed use, primarily residential precinct.

**Figure 14.** Retail Strategy

## SOCIAL HOUSING PLAN 2020–2041

### This strategy seeks to:

- Increase the supply of social housing across the City area to 13,500 by 2041.
- Advocate for increased state and federal investment in new social housing.
- Increase supply of social housing by contributing City-owned land to new developments.
- Amend the City's Planning Scheme to require the inclusion of social and affordable housing in new developments based on need.
- Continue to revitalise our neighbourhoods of high social housing to increase liveability and wellbeing.

It is council policy to seek a social and affordable housing assessment as part of the rezoning of major sites such as the Barwon Water site or Moorabool Street.

**Figure 15.** Social Housing Plan

# 2.3

## URBAN FOREST STRATEGY

The City seeks to reach an ambitious target of improving Geelong's tree canopy cover from 14% to 25% over a thirty-year period. The City has enormous potential to develop a healthier and more dynamic urban forest and improve canopy cover in our streetscapes, urban growth areas, open spaces and reserves.

**Figure 16.** Urban Forest Strategy

## ENVIRONMENT STRATEGY 2020–2030

The Strategy was adopted by Council on 8 September 2020 and guides planning, decision-making and actions to strive to improve the health of our local environment, reduce our environmental footprint and protect the lifestyle our community enjoys.

### The Strategy defines five key goals to guide our planning and decision making;

- Become a zero-emission, climate-ready city and region
- Create greener community spaces
- Contribute to a circular economy by reducing waste
- Protect, enhance and restore our region's biodiversity
- Achieve better integrate water management through planning and design.

**Figure 17.** Environment Strategy

# 2.3

## SOCIAL INFRASTRUCTURE PLAN - GENERATION ONE 2020–2023

The Social Infrastructure Plan outlines the needs of our community, investment priorities relating to social infrastructure, and the way forward to ensure that people know what is planned in the place that they live.

The suburb of South Geelong is located in area 9 and also includes East Geelong, Geelong, Drumcondra and the CBD. There is no social infrastructure changes identified specifically for the South Geelong UDF study area.

The plan acknowledges the significant growth the Municipality is experiencing and identifies that the demand and delivery of social infrastructure from now and over the next 15 years will continue to change.

Council is due to review the Social Infrastructure Plan. Future Social Infrastructure Plans may need to consider the demand for additional social infrastructure in the area over the coming years. More work will need to be done to understand these requirements as housing growth occurs in South Geelong.

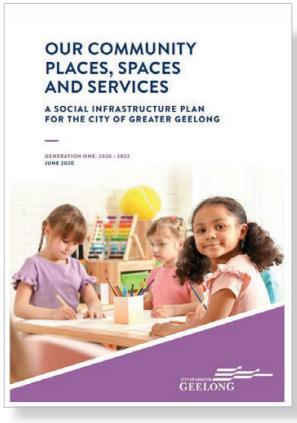



**Figure 18.** Our Community Places, Spaces and Services

## OTHER RELEVANT PROJECTS

### GMHBA STADIUM STAGE 5 DEVELOPMENT

A plan to develop the GMHBA stadium and the directly adjoining park land has been prepared by Kardinia Park Stadium Trust. The plan was approved by the Minister for Planning via amendment C423 to the Greater Geelong Planning Scheme in June 2021. The project will see the construction of the final stage of the GMHBA stadium completed and the development of a new public plaza, cricket hub, and stadium forecourt adjacent to Moorabool Street.

**Figure 19.** GMHBA Stadium

# 2.3

## BETTER BIKES

A fast, reliable and connected transport network is part of our 30-year community-led vision for a clever and creative city. To reach our goal of half of all journeys to work made by public transport, walking or cycling, we need better bike connections around greater Geelong. It means safer riding, less congestion, cleaner air and healthier residents.

### The Council received a $4.7 million grant from the TAC's Safer Pedestrian and Cyclist Fund to create two cycling connections::

- The southern link will connect Central Geelong with Waurn Ponds via Belmont.
- The western link will connect Central Geelong with Herne Hill via Geelong West.

The southern route connects central Geelong to Waurn Ponds via Moorabool Street. The City has undertaken an extensive consultation process to determine the most appropriate route and functionality for the bicycle lanes. The design of Moorabool Street has adopted the recommendation from the Better Bikes project.

## SAFER TRAVEL IN LOCAL STREETS (STILS)

The City of Greater Geelong have undertaken a review of street safety. The review identified that streets in South Geelong had a history of high injury crashes and would benefit from measures to make local streets safer. Feedback received during the community workshops as part of the South Geelong UDF highlighted that residents and visitors to the area want safer local roads for all user groups including pedestrians, cyclists and motorists. The works to up grade the street in South Geelong area now complete.

**Figure 20.** Better Bike Project seeks to improve cycling routes

**Figure 21.** Existing street safety messaging

# 2.3

## UNIVERSAL ACCESS AUDIT

In July 2019 Council engaged Galbraith Scott to undertake a universal access audit of the streets within the study area, between Mckillop and Fyans Streets and between Moorabool and Bellerine Streets.

**In undertaking the audit, the principles of universal design were considered. Universal design means design that is suitable for most users to the greatest extent possible, without the need for specialised adaptation. A series of common design elements are referred to as appropriate in the audit findings and these include:**

- Ground surfaces
- Pedestrian paths/ walkways
- Tactile ground surface indicators (TGSIs)
- Pedestrian road crossings
- Vehicle crossovers/ loading bays
- Parking

**Several recommendations resulted from the audit. In summary the key recommendations are:**

- Many streets within the study area do not meet minimum cross falls, or kerb cuts for people within limited mobility or vision impairment.
- There is a lack of TGSIs, or where they have been provided should be reviewed or upgraded.
- The wide streets make crossing difficult and require people to walk significant distances to the nearest safe crossing point. Additional safe crossing points such as pedestrian refuges should be provided in wide key pedestrian streets.
- There is a significant need to upgrade and maintain footpaths to meet Australian Standards.
- Street lighting should up upgrade or improved.
- Access across the railway track needs to be upgraded to be wheelchair accessible.
- The number of disable parking spaces in the area should be increased and meet Australian standard for access.
- The area would benefit from additional and consistent way finding signage.

This UDF recommends changes to several streets within the study area. As these streets are upgraded or changed, the findings from the audit should be incorporated into the final design of the streets. A copy of this report has also been provided to Council's Engineering Department for consideration during any streetscape renewal projects.

**Figure 22.** Existing pedestrian routes and crossings within the study area

# 2.3

## THE GEELONG LINE UPGRADE - SOUTH GEELONG TO WAURN PONDS RAIL DUPLICATION

The Geelong Line Upgrade is part of the staged upgrade of the Geelong Line and the first step in delivering track duplication from South Geelong to Waurn Ponds to enable more frequent and reliable services for passengers. The Geelong Line Upgrade includes planning and development for the Waurn Ponds Duplication Project, which will duplicate the line between South Geelong and Waurn Ponds to enable more frequent and reliable services for passengers along the line.

Construction on Stage 1 is due to get underway in 2022 and is targeted for completion in 2024. The City is continuing to work with the relevant Rail Authorities in the development of the concept of the South Geelong Station.

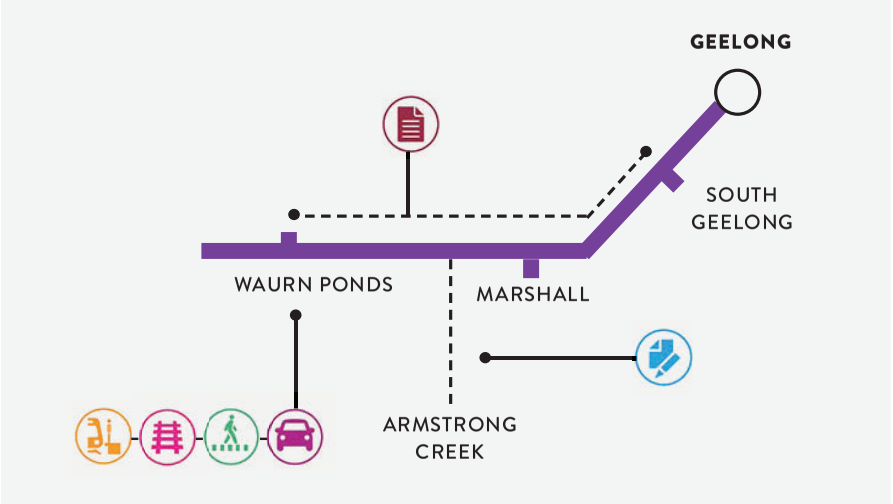



**Figure 23.** Geelong Rail Upgrades

## COMMUTER CAR PARKING

The South Geelong Station Precinct experiences a high demand for access and parking, from commuters associated with the station. Pick up and drop offs at the South Geelong Primary School contributes to the high demand as well. The station carpark can be accessed via crossovers provided on Yarra Street and Verner Street where two all movement accesses and a single exit are provided.

There are 753 off-street, at-grade carparking spaces including eight disabled bays and five 10-minute kiss and ride spaces provided for commuter usage. Based on recent surveys undertaken by the Department of Transport these off-street parking areas are highly utilised.

### Based on an inventory review by Department of Transport undertaken in 2018, on-street parking in proximity to the station includes:

- Foster St which provides 254 parking spaces with a mixture of unrestricted and 4P restrictions.
- Bellerine St provides 107 parking spaces with a mixture of unrestricted, 2P and 4P restrictions.
- Yarra St provides 67 parking spaces with a mixture of unrestricted, 2P and 4P restrictions.
- Verner St provides 104 parking spaces with a mixture of unrestricted, 1/4P, 1P, 2P and 4P restrictions.
- Lonsdale St provides 138 parking spaces with a mixture of 1/2P, 1P, 2P and 4P restrictions.
- Carr St provides 190 parking spaces which are unrestricted.
- Mundy St provides 123 parking spaces which are unrestricted.

# 2.4 BACKGROUND STUDIES

A number of background studies were undertaken to help inform the outcomes of the South Geelong Urban Design Framework.

## HERITAGE ASSESSMENT

The City of Greater Geelong engaged a heritage consultant to prepare a heritage character study for land within the UDF study boundary.

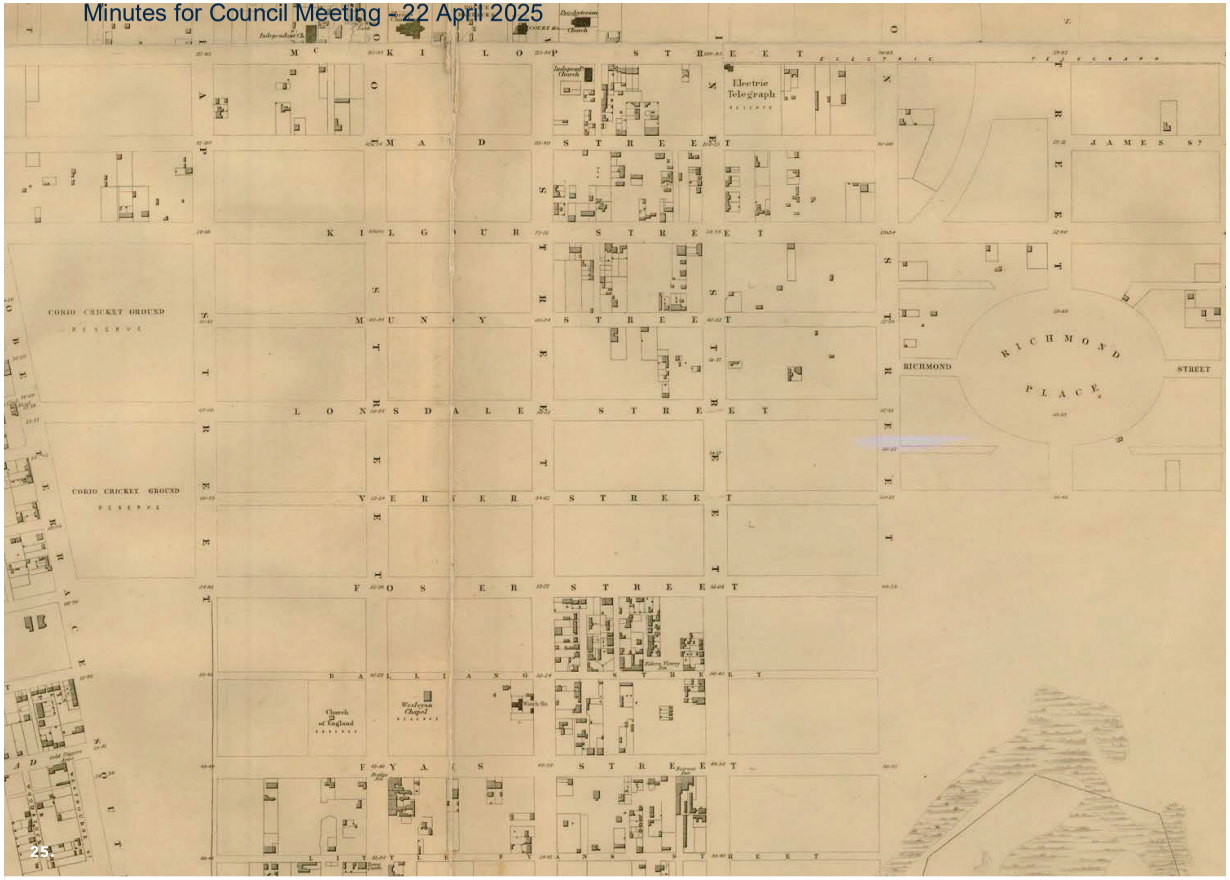
### The objectives of this Heritage Report are:

- Confirm and refresh the historical evolution of the South Geelong Heritage Area (including the buildings and streetscape infrastructure) through historical research.
- Carry out physical analysis of the urban layout, built character, engineering infrastructure and public landscapes within the study area (through fieldwork and aerial imagery).
- Assess the existing conditions of existing heritage areas and identify additional heritage character areas following historical research and physical analysis.
- Provide recommendations on the future management of identified heritage character areas.
- Provide recommendations on new development within existing heritage overlays and heritage character areas, interpretation of historical assets, management of public landscapes and infrastructure that contribute to the heritage significance and character of the study area.

### The report make a number of recommendations relating to heritage matters within the Study area. The key recommendations include:

- Consider further assessments of the heritage character areas identified in this report for inclusion as heritage overlays in the Greater Geelong Planning Scheme.
- Consider future assessment of individual properties as identified in the report for inclusion within a heritage overlay.
- Support the continued use of old historic shops and stores.
- Maintain the layout of streets.
- Retain uninterrupted view along Yarra, Swanston and Moorabool Streets.
- Protect existing bluestone kerb and channel.
- Reinstate a pedestrian bridge over the railway line at Bellerine Street.
- Additions to heritage building should continue to by sympathetic to the heritage character of the area, including two storey and modern additions.
- Large new development should occur outside heritage areas or potential heritage character areas identified in this report, not dominate significant heritage building, view lines or landmarks.
- Retain existing vegetation and consider new plantings. Particularly retain the three canary street palm date trees at the South Geelong Train Station.

24.

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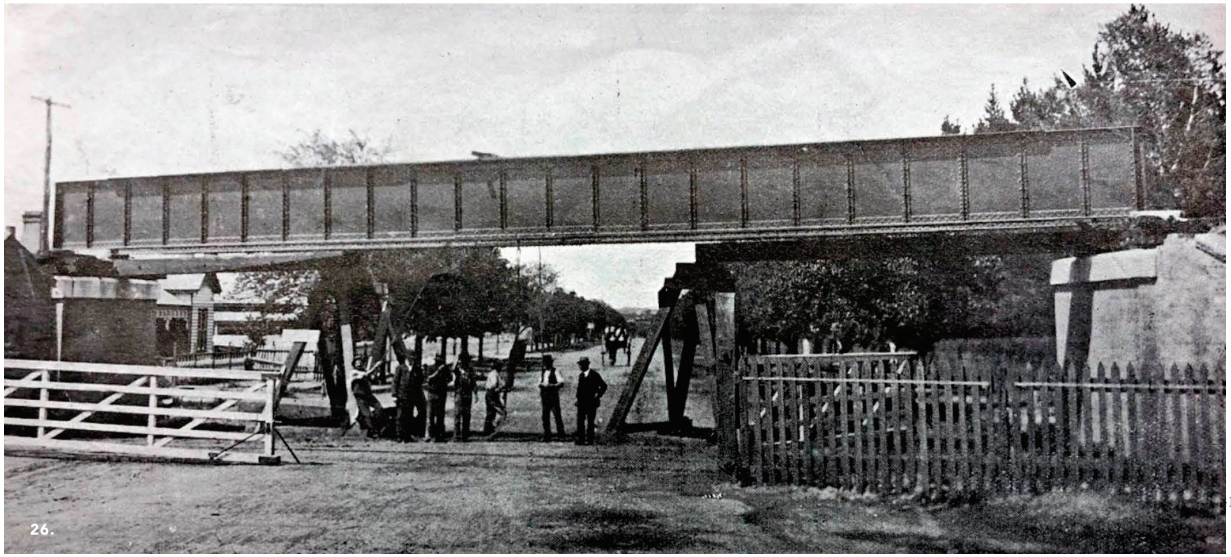


26.

**Figure 24.** South Geelong Railway Station (now demolished), c.1983.
Source: VLine, South Geelong Railway Station (with permission from Larissa Scanlon, Regional Manager, South West, VLine).

**Figure 25.** J.H. Taylor, Part of map showing study area, 1855,
Source: State Library of Victoria

**Figure 26.** Moorabool Street Railway bridge nearing completion, 1912.
Source: News of the Week, 12 November 1912, p.14, GRS 2121/3, Geelong Heritage Centre collection.

# 2.4

## FURTHER HERITAGE ASSESSMENT

Following from the Consultation period of the Draft UDF, Council undertook a Heritage Assessment of individual properties within the study area. The study has identified a number of significant properties including a combination of Victorian, Federation and Interwar dwellings over the period from the 1850's to the 1920's.

### The Study recommends the Heritage Overlay be extended to additional places of significance and be included in the existing Heritage Overlay – Schedule 1641.

- A number of properties are recommended to be included within the Heritage Overlay, including examples of Victorian, Federation and Interwar Bungalow architectural styles from the 1850's-1920's.
- A small number of properties to be removed from the Heritage Overlay which have been identified as having no significance.
- Proposed text alterations to existing Clause 22.32 (HO1641) in the Planning Scheme in relation to the City South Heritage Area.

### IMPLICATIONS OF A NEW HERITAGE OVERLAY

The purpose of the Heritage Overlay is to conserve and protect areas of significance. Development can occur on these properties, however may be limited to rear extensions or minor improvements and works. There are different levels of significance and a property may be non-significant but included in the Heritage Overlay. If a property is listed as non-significant, complete demolition may be acceptable, however any replacement dwelling will need to be assessed as part of a Planning Application.

A future Planning Scheme Amendment process will review the extent of Heritage Overlay and submissions can also be made throughout this process.

The Heritage assessment details the historical context, analysis and significant features of each property including proposed level of significance. The properties have been classified as either C, including contributory dwellings an D relating to non-contributory places. The map on the following page indicates the areas proposed to be included in the Heritage Overlay and identified as part of the study.

**Figure 27.** C. Pratt, aerial view looking west showing Kardinia Park, State Library of Victoria

**Figure 28.** Proposed Revision Report to Heritage Overlays

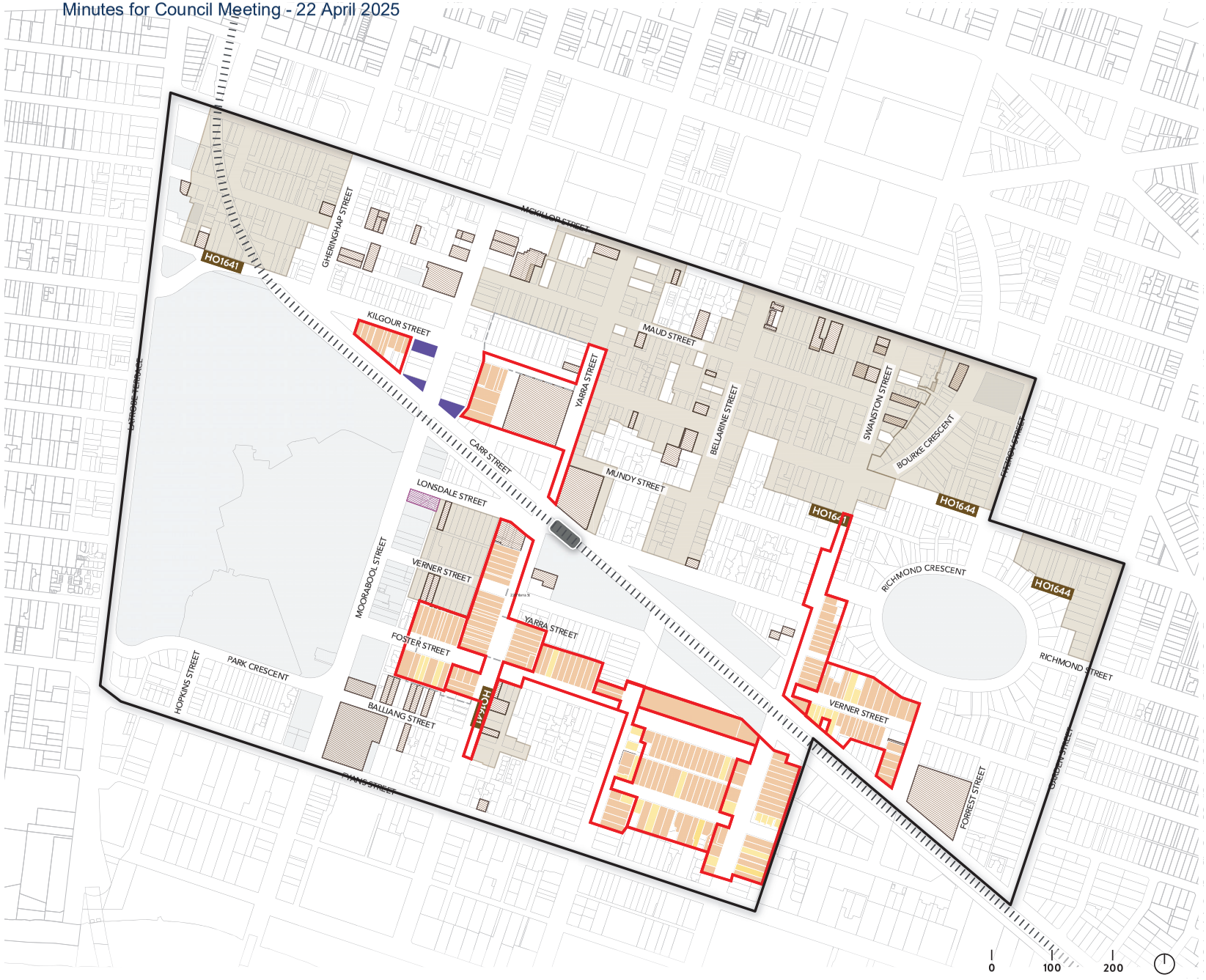



**Figure 29.** Existing & Proposed Heritage Areas
Source: GIS information and Planning Schemes

# 2.4

## SOUTH GEELONG CAPACITY AND CHANGE AREAS REVIEW

Following the consultation period, Council undertook a review of development capacity and the potential for change to occur within the study area. As part of the consultation process following the Draft UDF, residents indicated a preference to retain significant heritage values and expressed strong desires to protect the existing neighbourhood character value within the study area.

The Department of Environment, Land, Water and Planning (DELWP) define neighbourhood character as;

A combination of public and private realms. Every property, public space or piece of infrastructure makes a contribution whether great or small. It is the cumulative impact of all these contributions that establishes neighbourhood character.

### The study assessed the following key themes within the area regarding;

- Development trajectory
- Development Area
- Lot size
- Building Height
- Setbacks
- Heritage areas
- Materiality
- Roof form

The study examines existing neighbourhood character and the capacity for the area to accommodate change and future development. Following on from this assessment, the residential areas within the study area have been broken down into minimal, incremental and substantial areas of change. The work will inform changes to the Increased Diversity Area and changes to residential zones to reflect the three areas of change.

**Figure 30.** Existing housing stock within the study area

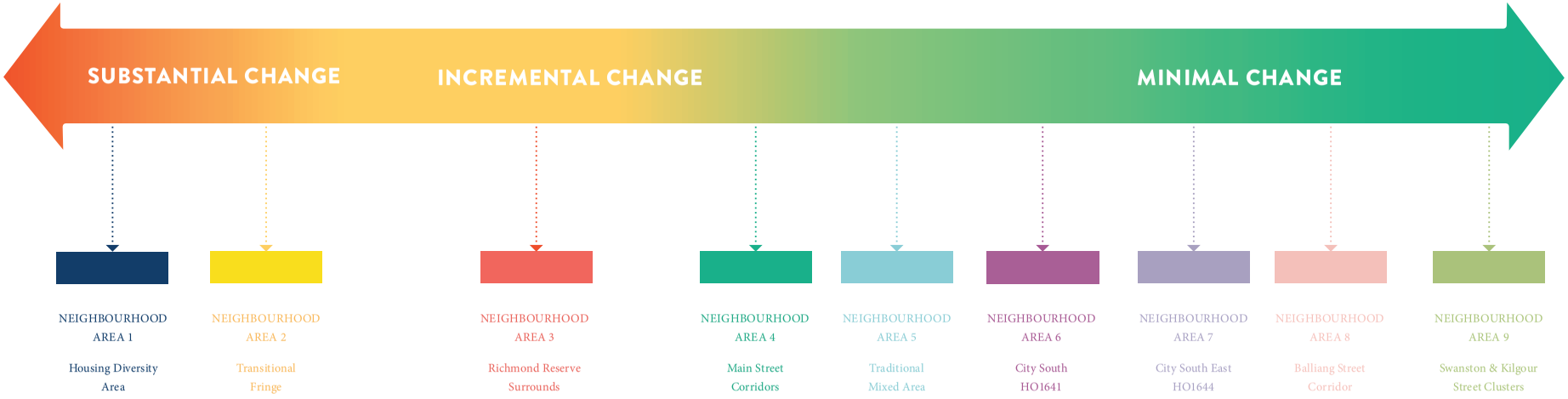



**Figure 31.** Degree of Change Matrix

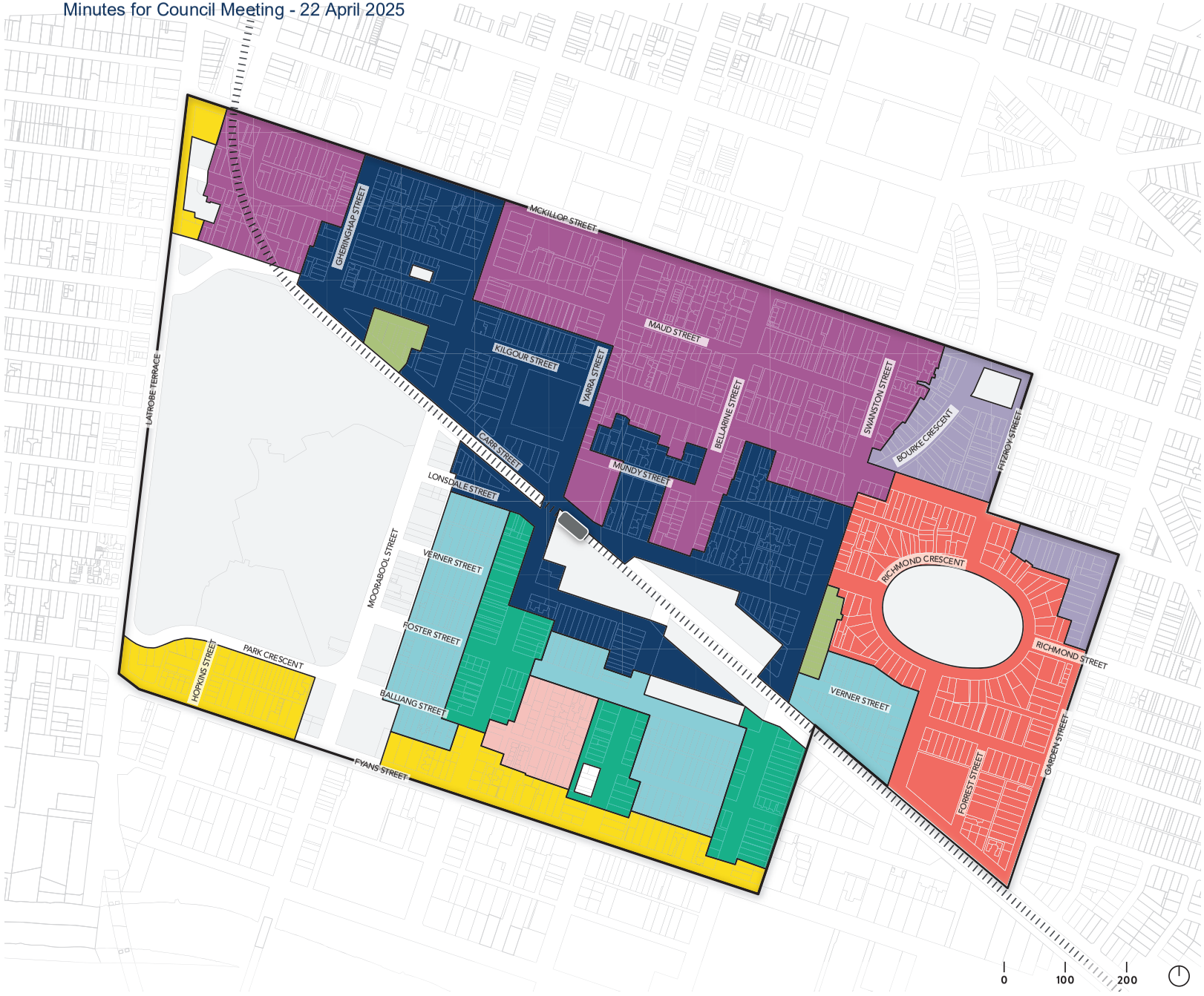



**Figure 32.** Neighbourhood Areas
Source: GIS information and Planning Schemes

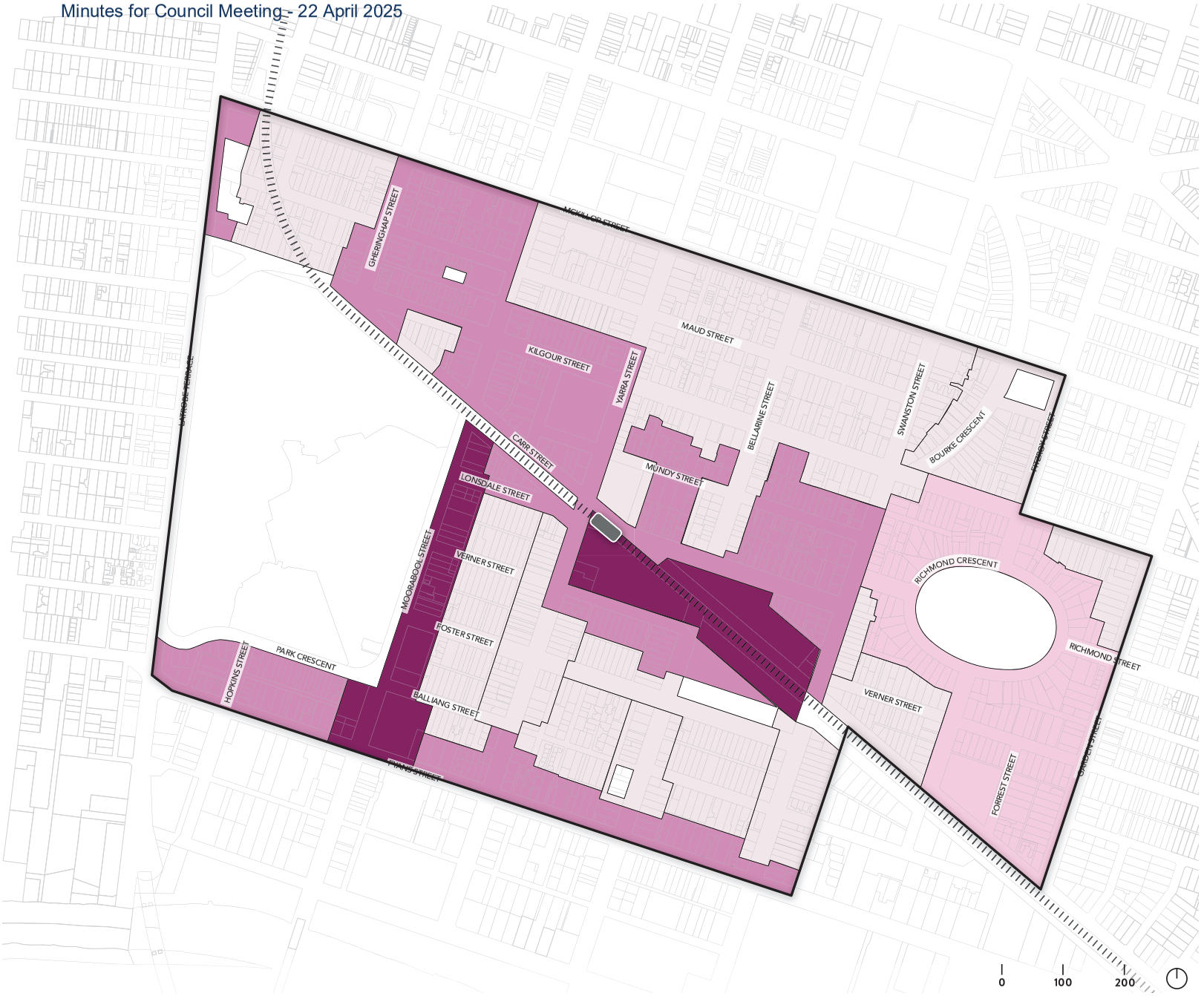



**Figure 33.** Change Areas
Source: GIS information and Planning Schemes

# 2.4

## DEVELOPMENT FEASIBILITY STUDY - BARWON WATER SITE

Council engaged a consultant to undertake an independent economic assessment on the development feasibility to deliver development on the Barwon Water site. The report considered the two development scenarios proposed in the draft UDF to determine if the project would be financially viable under current market conditions.

Based on the economic assessment undertaken, currently Geelong has a limited apartment market which current make up 3.4% of total dwellings in Geelong. There is an under-supply of medium and higher density dwellings, with an oversupply of traditional detached dwellings. The low/medium density townhouse market is well established in Geelong with a general demand for unit development evident.

With strong population growth expected to continue across Greater Geelong, an increase uptake of apartments could be likely, but this is not reflected in current market data

The results show that townhouses are feasible in both options and all of the sensitivity tests. There were mixed results for medium density (2-3 storeys) and high density (5-10 storeys) apartment developments, with many of the sites sitting just above or below the break-even/feasibility point. Option 2 had a slightly better feasibility when all of the costs and revenues across tall sites were added together.

**The report suggested that affordable housing requirements add a non-trivial cost to developments in the test scenarios. There is a demonstrable need for affordable housing in the Geelong municipality. The benefits of providing this type of housing far outweigh the costs identified in this feasibility analysis. Affordable housing is effective for alleviating poverty, improving labour market functions and the diversity of local communities. This brings benefits in the form of:**

- Reduced social costs in the health, justice and social services, and
- Improved labour participation and productivity of tenants of affordable housing.

The report suggests that a longer term view regarding the development of apartments on the Barwon Water site would be appropriate given the limited development capacity of land within South Geelong, and given the sites proximity to the train station.

# 2.4

## SOCIAL HOUSING CONTRIBUTIONS

The City engaged a consultant to prepare a report to assist Council to achieve the goals of the Social Housing Plan with a particular focus on progressing implementation of Goal 4. That is, to utilise recent amendments to the Planning & Environment Act 1987 (the Act) to negotiate the inclusion of appropriate and meaningful social and affordable housing contribution in nominated Key Strategic Planning Areas (KSPAs) where infrastructure investment and proposed site rezoning are expected to result in land value uplift.

Social and affordable housing are included in infrastructure systems like transport networks, water cycle management, open space systems, hospital and healthcare systems, schools and other community facilities. These are essential infrastructure that are necessary in supporting health, economic productivity and sustainability of South Geelong as well as the broader Greater Geelong communities.

Social and affordable housing are required within the South Geelong Urban Design Framework (UDF) in bringing about an inclusive, diverse, healthy and socially connected community as part of the City's Clever Creative strategy and Social Housing Plan. There will be alignment of core principles in both strategies for increasing housing diversity and inclusion of social housing as essential infrastructure.

The areas surrounding South Geelong's train station and key development areas in the UDF were strategically identified as an increased housing diversity area (IHDA) and is expected to cater for areas of change in housing type and density. The IHDA policy includes design objectives for delivering housing that positively contributes to the neighbourhood, regardless of whether they involve redevelopment of existing housing stock, new medium or higher density developments, housing needs of a diverse range of future residents. Future delivery of social and affordable housing in South Geelong will be important for these diverse housing needs of the lower and moderate income households.

In 2050, the Geelong community will require approximately 11,000 social housing dwellings which is 14% of total dwellings to be delivered in Geelong. One third of these, or 3,700 units (4.6%), could reasonably be expected to be delivered through planning and development approval process.

The South Geelong UDF has both state and local policy support as well as strategic justification for introducing a contribution for affordable housing as a requirement that are applicable to all development applications in order to address the severe shortage and need for affordable housing. This requirement would see proponents entering into enforceable agreements as a condition of development approval.

In calculating the requirement for a contribution rate, a reasonable assumption has been made that the Commonwealth Government, the state government, and developers and the planning system each share responsibility for meeting measured existing and future need. As such, each is required to deliver one third of the total social housing infrastructure for healthy, sustainable communities.

**In order to address the need, a requirement for social housing floor space, cash or dwelling contribution shall be attributed to each successive unit of development. By attributing the 1/3 (or 4.6%) of social housing need to the total residential and commercial floor space to be delivered, the equivalent contribution can be then negotiated through a Section 173 agreement to either:**

- Include social housing units in the project at the rate of 0.022 sqm (GFA) for each square metre of commercially saleable or leasable floorspace (GFA) in the building(s) in question, with these social housing units being delivered at zero consideration to registered community housing provider, or
- Provide a cash-in-lieu payment into the Geelong Affordable Housing Trust at the rate of $161.87 (indexed annually to movements in unit dwelling prices in Geelong) for each square metre of saleable or leasable floorspace, or
- A combination of these two to reflect the value of partial dwellings to be indicated

In developing the framework, the City has appointed a qualified expert to determine the appropriate level of social housing contributions noted above. Further work will be undertaken as part of the planning scheme amendment process to apply the local policy framework and site-specific planning requirements to give guidance to the implementation of the contributions.

# 2.5 PLANNING SCHEME CONTROLS

## EXISTING PLANNING SCHEME CONTROLS

### EXISTING ZONES

Figure 31. Shows the location of the different zones within the study area. Zoning controls are used to guide land use and built form outcomes. The zoning map indicates that much of the study area is located within a residential zone

### COMMERCIAL 2 ZONE – MOORABOOL STREET

- Purpose is to encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, and associated business and commercial services.
- There is no building height limit for this area.

### GENERAL RESIDENTIAL ZONE – SCHEDULE 4 (INCREASED HOUSING DIVERSITY AREAS)

- To provide housing at increased densities in buildings up to and including four storey buildings.
- To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.
- To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.
- A maximum building height limit of 10.5m applies to this area.
- The GRZ4 is located in the same location as the previous RGZ2 (see amendment details below).
- The GRZ4 reflects the same altered schedule as the RGZ2 with regards to increased site coverage, reduced setback and private open space requirements, however does not exempt an application from the garden area requirements.

### GENERAL RESIDENTIAL ZONE 1 – BALANCE OF THE STUDY AREA

- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- A preferred building height limit of 11m applies in this area.

### NEIGHBOUR HOOD RESIDENTIAL ZONE 8 – RICHMOND CRESCENT AREA

- To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

### PUBLIC PARK AND RECREATION ZONE – KARDINIA PARK, RICHMOND OVAL, HOPETOUN PARK AND GEORGE TRICKEY RESERVE

- To recognise areas for public recreation and open space.
- To protect and conserve areas of significance where appropriate.
- To provide for commercial uses where appropriate.

### PUBLIC USE ZONE 1 – SERVICE AND UTILITY – BARWON WATER SITE

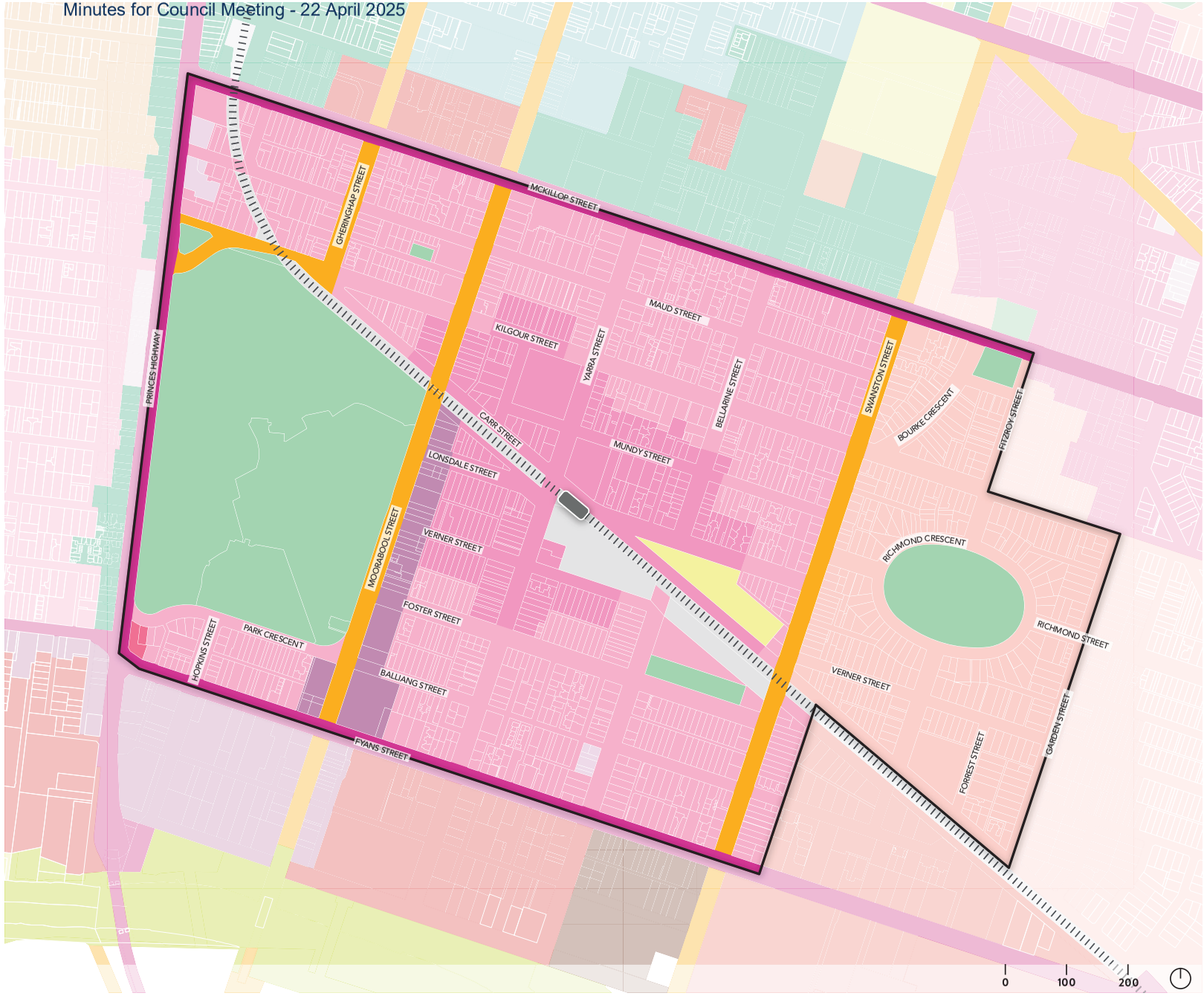
- Purpose is to recognise public land use for public utility and community services and facilities.
- To provide for associated uses that are consistent with the intent of the public land reservation or purpose.

### PUBLIC USE ZONE 4 – TRANSPORT – RAIL CORRIDOR

- Purpose is to recognise public land use for public utility and community services and facilities.
- Purpose is to provide for associated uses that are consistent with the intent of the public land reservation or purpose.

Note: Amendment GC 172 was gazetted by the Minister for Planning on the 23/12/2020 and altered residential zones across Geelong. The amendment was prepared by the Minister to correct height inconsistencies that resulted from the implementation of the reformed residential zones through Amendment VC110 in 2017.

In relation to the South Geelong UDF area, the amendment resulted in the Residential Growth Zone – Schedule 2 (RGZ2) changed to the General Residential Zone Schedule 4 (GRZ4), and the General Residential Zone – Schedule 2 being altered to the Neighbourhood Residential Zone Schedule 8 (NRZ8).




**KEY**

- UDF boundary
- Train line
- ACZ1
- C1Z
- C2Z
- CA
- GRZ1
- GRZ4
- IN1Z
- IN3Z
- MUZ
- NRZ2
- NRZ8
- PCRZ
- PPRZ
- PUZ1
- PUZ3
- PUZ4
- RDZ1
- RDZ2
- RGZ1
- Out of Scope

**Figure 34.** Zones
Source: GIS information and Planning Schemes

# 2.5

## OVERLAYS

Overlays are additional layers of planning control that determine the type of development that occurs and often reflect the need to address previous uses, specific site constraints, and/or strategic locations and relationships.

There are several heritage overlays within the study area. shows the location of the heritage overlays & indicates that there is a large number of heritage listed properties in the north of the study area toward McKillop Street.

**Figure 35.** Austin Hall and Terrace Complex, HO101

### PURPOSE

- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

### Below are key extracts of each of the Heritage Overlay Areas that relate to the study area:

## HO 1641 CITY SOUTH HERITAGE AREA

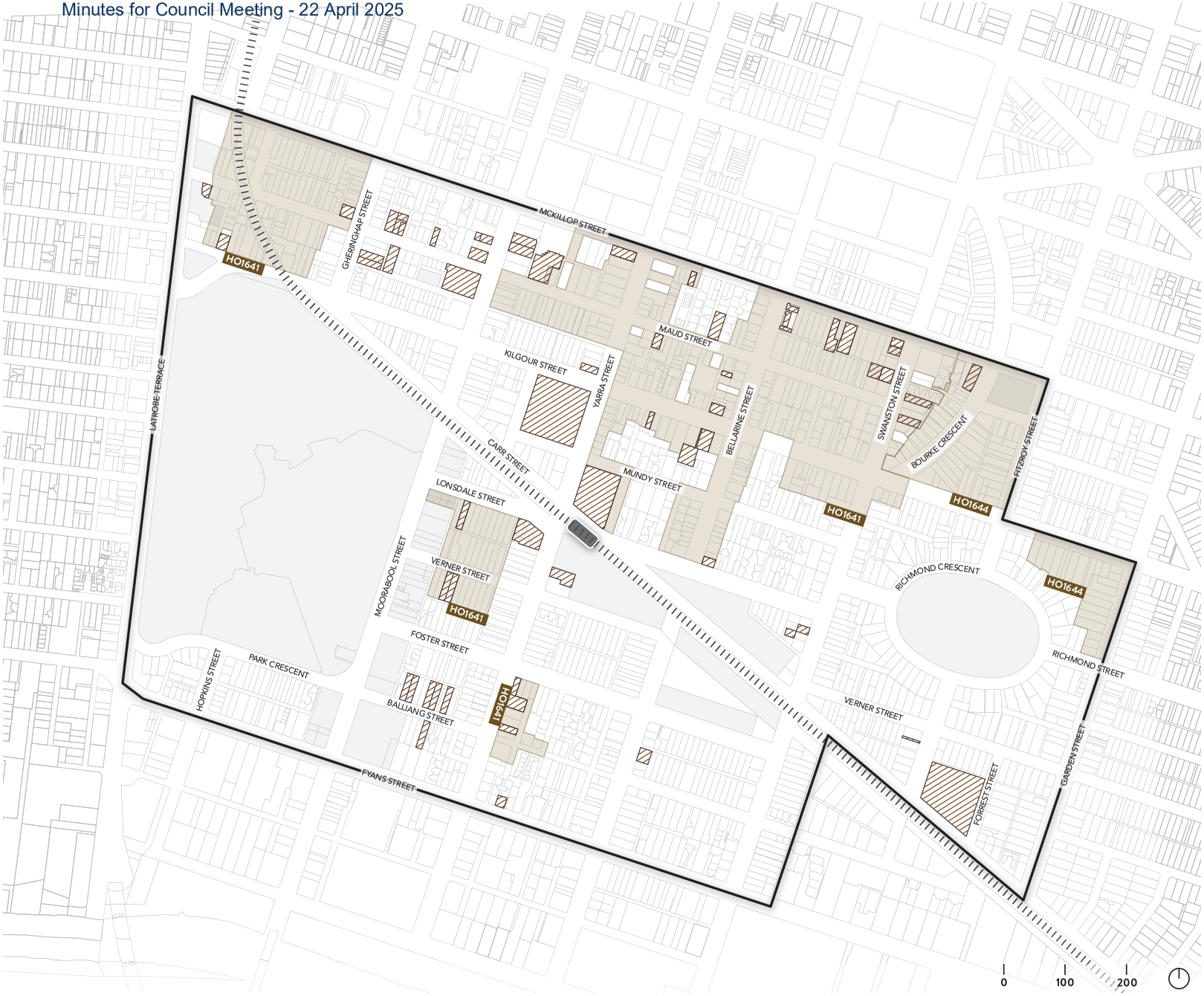
### OBJECTIVES

- To retain the wide nature strips, street planting, generous building setbacks and garden settings.
- To maintain the distinctive patterns of form and sighting determined by street width, where major roads have double fronted houses with generous setbacks and separation, and narrower streets have single fronted houses with smaller setbacks, subdivisions and less separation.
- To protect the intact groups of typical examples of Victorian, Edwardian and, to a lesser extent, Californian Bungalow styles predominantly single storey, detached houses.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types, designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

## HO1644 CITY SOUTH-EAST HERITAGE AREA

### OBJECTIVES

- To retain the distinctive, original street planning, garden settings, street setback, and wide nature strips.
- To retain and enhance the combination of grand and modest residential buildings.
- To retain characteristics of intact houses of diverse architectural styles including late Victorian, Edwardian and California Bungalow styles.
- To retain the uniformity of scale of the area including single storey height, regular front and side setbacks, side or rear driveways, building separation and subdivision pattern.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types, designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.




**KEY**

- UDF boundary
- Train line
- Heritage Precinct
- Individual Heritage Buildings
- Out of Scope

**Figure 36.** Existing Heritage Overlay
Source: GIS information and Planning Schemes

# 2.5

## OTHER OVERLAYS

### Below are the overlays that affect the study area:

### ENVIRONMENTAL AUDIT OVERLAY

This overlay is used on sites with potential contamination issues related to previous uses. Its purpose is to ensure potentially contaminated land is suitable for use which could be significantly adversely affected by any contamination.

Additional Environmental Audit Overlay controls will need to be considered where industrial and commercial land is to be rezoned to allow for residential and sensitive uses to occur. Several properties along Moorabool Street as well as the Barwon Water site may require the application of an Environmental Audit Overlay.

### DESIGN & DEVELOPMENT OVERLAY - SCHEDULE 36

The overlay identifies areas which are affected by specific requirements relating to the design and built form of new development. Schedule applies to the Emergency Medical Service (EMS) Helicopter Flight Path Area (H3 - Rooftop Helipad).

Ensures that the height of new development does not encroach on the flight path airspace areas associated with the Geelong Hospital rooftop helipad.

Ensures that the height of new development avoids creating a hazard to EMS helicopters operating in the vicinity of the Geelong Hospital helipad and to facilitate safe emergency medical service helicopter flight operations.

Triggers a permit requirement to construct a building or to construct or carry out works with a constructed height more than 25.0 metres above ground level.

### LANDFILL GAS AND DEVELOPMENT NEAR LANDFILLS

The South Geelong Landfill has been mapped on Council's system and use and development applications require consideration when within 500m of this area.

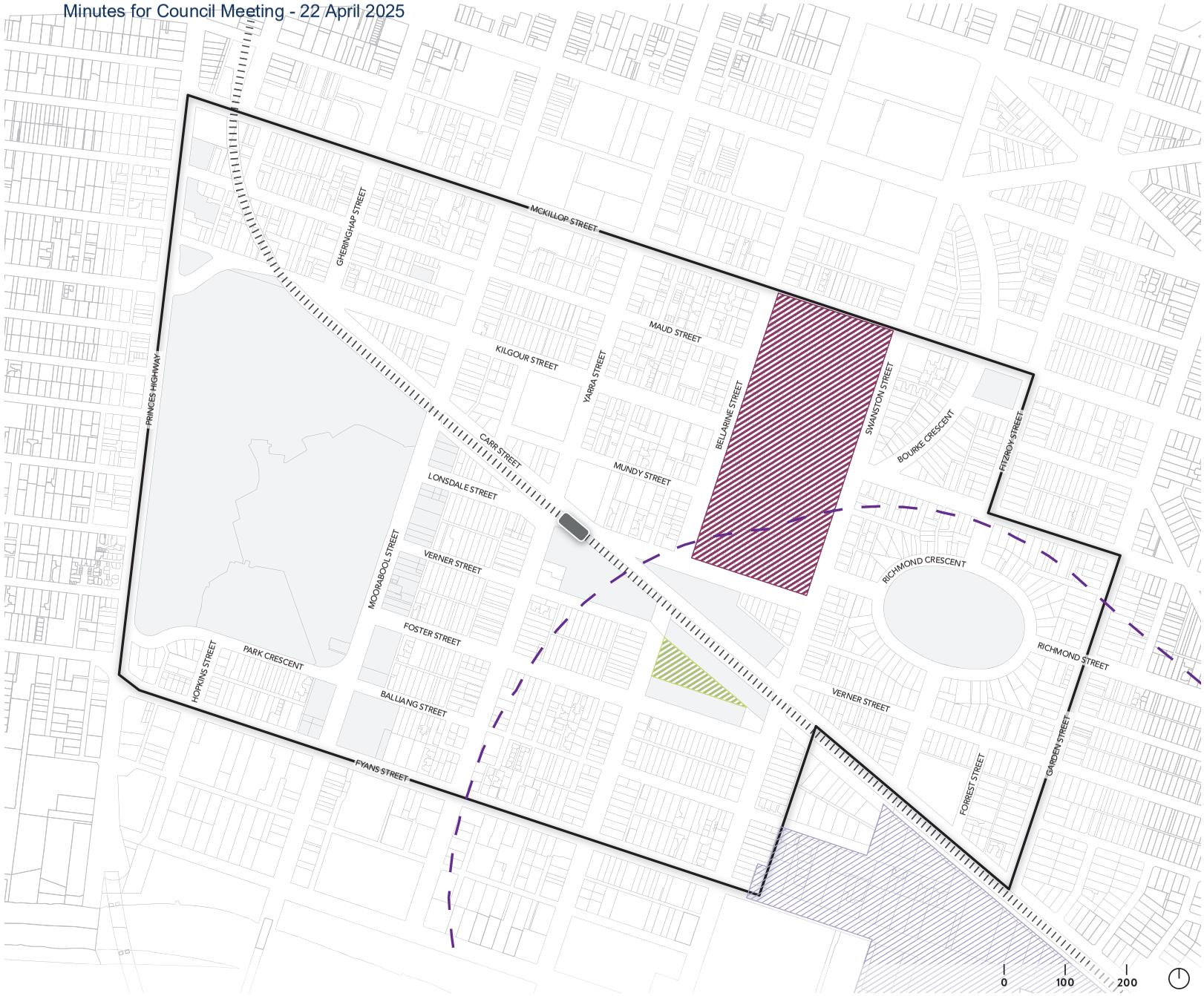
The EPA has adopted the 'Best Practice Environmental Management, Siting, Design and Operation and Rehabilitation of Landfills' and includes buffers and risk mitigation strategies for sensitive land uses such as dwellings.

### Landfill buffers are used to manage the risk of:

- Landfill gas from operating and closed landfills.
- Odour impacts from operating landfills.

### Development within the landfill buffer requires:

1. A suitably qualified consultant to undertake a site assessment on the potential presence of landfill gas beneath the land where a development is proposed. This may include a desktop/literature based assessment and/or a site-specific intrusive landfill gas investigation.
2. The consultant must also provide details in relation to recommendations for the management or monitoring of identified landfill gas, and must provide an opinion on whether an audit is required under Section 53V of the Environment Act 1970.




**KEY**

- UDF boundary
- Train line
- Design & Development Overlay
- Environmental Audit Overlay
- Former Landfill
- Former Landfill 500m EPA Buffer
- Out of Scope

**Figure 37.** Other Overlays
Source: GIS information and Planning Schemes

# VISION & ANALYSIS


| | | |
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| 3.1 | Vision | 43 |
| 3.2 | Study Area Analysis | 44 |
| 3.3 | Design Principle 1: Local Character & Development | 46 |
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3.0

# 3.0 VISION & ANALYSIS

## VISION AND OBJECTIVES

This section of the UDF includes general design principles and the associated objectives and strategies to deliver them. They have been informed by the policy, background studies and community consultation outlined in this report.

This part of the UDF is structured to include the broad principles identified within the UDF, filtered down into objectives and strategies that also reflect community issues.

The concept plans for key development areas provide a design response to some of the objectives.

# 3.1 VISION

**The existing and identified heritage and neighbourhood character values will be protected within South Geelong with modest development to occur over time.**

**Opportunities for increased densities will occur within key development areas, including Moorabool Street, The Station Precinct and the Barwon Water site. These areas will present vibrant public spaces, including a combination of mixed uses for residents to enjoy. Development will be of a high standard, incorporating a range of different building forms and materials and include exemplar ESD principles.**

**Existing infrastructure will be upgraded to include social housing, increased green spaces and improved open space areas, creating an attractive destination for new and existing residents.**

**The character of Moorabool Street is expected to alter over time to have a residential focus with increased opportunities for active frontages and uses that provide vibrancy.**

**Improved pedestrian and cycling links will make movement in and around the study area more accessible with increased links provided to the train station.**

**Key development areas will undergo substantial change and incorporate increased densities whilst identified minimal change areas will protect neighbourhood and character values.**

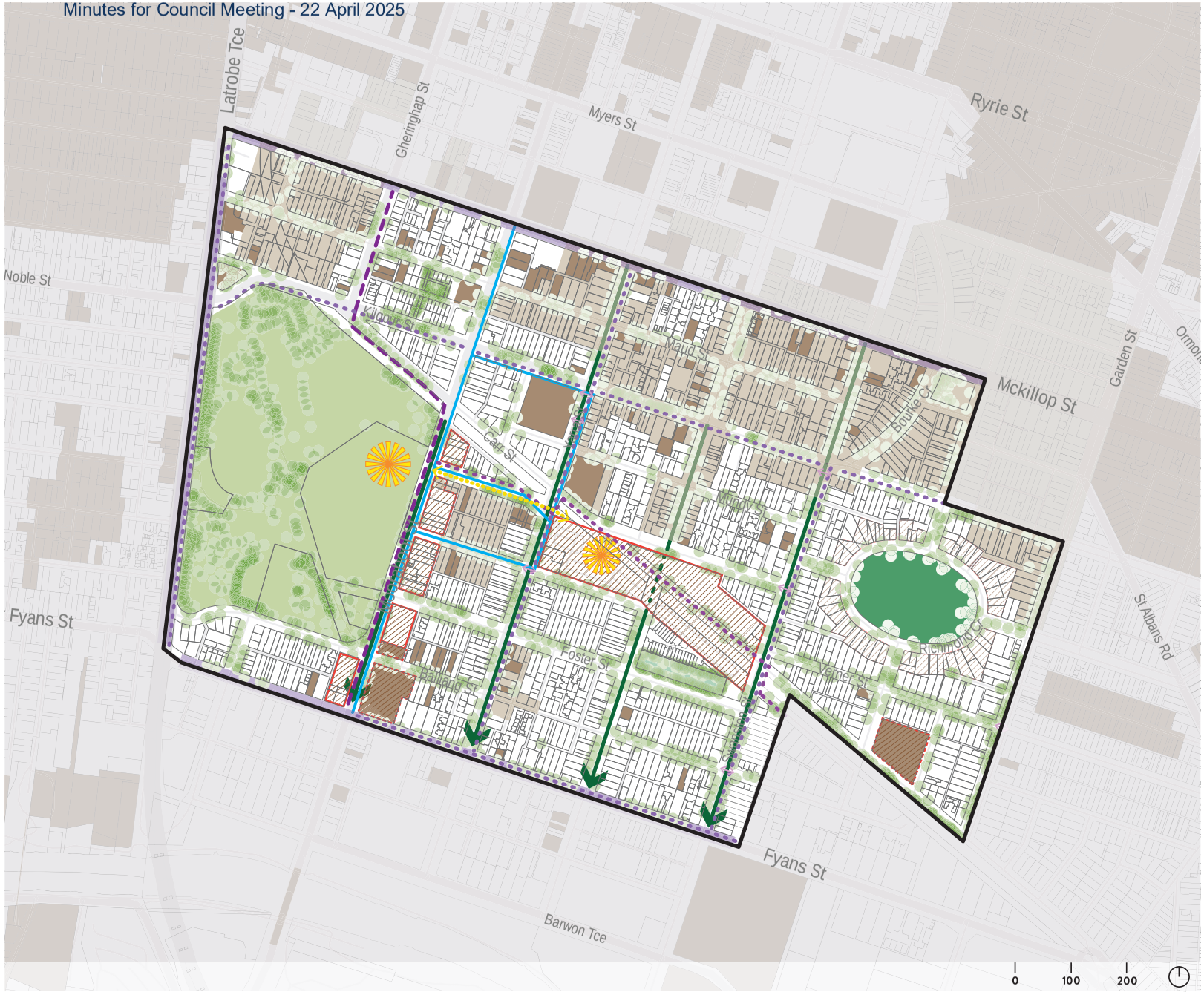
# 3.2 STUDY AREA ANALYSIS

Four design principles have been developed with community input, background studies and detailed site analysis (Figure 38.) Each design principle has associated objectives and strategies to deliver the overall vision.

The analysis work has incorporated field work, heritage character assessment, policy analysis and community feedback. From this foundation a set of design principles have been formulated to guide the development.

These principles underpin the Vision and proposed improvement actions for the area and provide more refined objectives and strategies which will ultimately be included as part of changes within a Planning Scheme Amendment.

- **DESIGN PRINCIPLE 1: Local Character & Development**
- **DESIGN PRINCIPLE 2: Movement & Access**
- **DESIGN PRINCIPLE 3: Activities**
- **DESIGN PRINCIPLE 4: Environment**




## KEY

### STUDY AREA

- Boundary

### CHARACTER

- Heritage Area
- Heritage Building
- Development Opportunity
- Other Heritage Character Areas Outside Existing Heritage Overlays Identified for further Heritage Assessment

### ENVIRONMENT

- Street Tree Planting
- Parkland
- Kardinia Park Stadium & parkland
- Key views

### MOVEMENT & ACCESS

- Primary Road
- Vehicular Entry-Signalised Crossing
- Vehicular Entry-round-a-bout
- Vehicular/ Pedestrian Conflict Points
- Cycle Network - Separate Path
- Cycle Network - on Road
- Bus route

### ACTIVITIES

- Activity Node
- Link between Activity Node

**Figure 38.** Urban Design Analysis Plan

# 3.3 DESIGN PRINCIPLE 1: LOCAL CHARACTER & DEVELOPMENT

## 3.3.1 NEIGHBOURHOOD AND HERITAGE CHARACTER CONTEXT

South Geelong is characterised by a grid layout of wide streets, with the exception of the later east extension providing a dynamic curved streets of Bourke and Richmond Crescent. Punctuating the grid layout is the Geelong to Warrnambool Railway line which extends on a diagonal access from the west end of Kilgour Street to the south end of Garden Street.

South Geelong's gentle sloping topography and regular grid layout provides largely uninterrupted views between the northern and southern parts of the study area.

Council has undertaken a Neighbourhood Character Assessment to identify significant features within the study area related to lot width, architectural styles and capacity for the area to accommodate development. This work has informed three separate areas including minimal, incremental and substantial change areas. Most dwellings within the study area are single storey, detached, hipped/ gabled, and constructed of corrugated sheet metal roof cladding and timber weatherboard wall cladding.

Heritage dwellings in the study area largely comprise of a small number of stylistic types: Early Victorian, Edwardian/ Federation, interwar and post war. The Heritage assessment completed recommends a number of dwellings to be included within the existing Heritage Overlay – Schedule 1641.

The football stadium and light towers are a major landmark in the southern central part of Geelong and Moorabool Street Precinct. A stage 5 redevelopment of the stadium has recently been approved and highlights the importance the stadium and surrounds has for Geelong.

Other landmarks that contribute to the character of the area include: Austin Homes, South Geelong Primary School, Former South Geelong United Church Complex, Former Jewish Synagogue, Elephant and Castle Hotel, Former Geelong Grammar School, Former Gordon Junior Technical School and Palais Dance Hall along with early hotels, commercial buildings and corner stores.

### OBJECTIVE

To protect and enhance local character including landscape setting, building form and scale, heritage elements, key activities and public spaces.

### STRATEGIES

- Promote development in each housing area in accordance with the identified character outcomes and expected level of housing change.
- Manage development in each housing area through the application of appropriate zones and overlays.
- Direct mixed use and higher density residential development to the key development areas.
- Ensure mixed use and high density residential development make a positive contribution to the public realm by including high quality public spaces, landscaping and architectural design.
- Promote a mix of high quality housing types and styles in the increased housing diversity areas.
- Ensure development in the incremental change areas respect the existing neighbourhood character through appropriate garden settings and building form and scale.
- To promote a diversity of built form and high quality urban environments whilst respecting identified neighbourhood character and heritage values.
- Protect and enhance the areas of heritage significance by encouraging modest low scale development in keeping with the existing character.

**Figure 39.** Examples of street trees which provide an important landscape setting contributing to local character

**Figure 40.** Examples of heritage built form which contributes to local character

# 3.3

## 3.3.2 BUILT FORM CONTEXT

Appropriate and incremental redevelopment of existing and proposed heritage areas is encouraged, including re-use of existing buildings. The existing heritage built form will be maintained along with proposed new areas, whilst allowing for extensions and improvements that respect the heritage place. Sites redeveloped on the periphery of heritage and neighbourhood character areas will be respectful in their context and allow for a respectful transition between different areas. Sites within the identified key development areas will have increased density and diversity of housing types including different architectural styles, materials and finishes, uses, tenures and adaptable with opportunities to provide affordable housing.

### OBJECTIVE

Promote a diversity of built-form and high quality urban environments whilst respecting identified neighbourhood character and heritage values.

### STRATEGIES

- Maintain and protect existing heritage-built form identified in heritage areas.
- Apply additional heritage overlay to properties within the study area.
- Support examples of medium density development such as the ‘Big Shed’ at no. 135 Fitzroy Street, Geelong.
- Alter existing zoning to reflect development opportunities consistent with identified neighbourhood character themes, including minimal, incremental and areas for substantial change. Refer to map on page 33.
- Direct significant housing change to key development areas including; Moorabool Street precinct, the Barwon Water Site and Station Precinct.
- Revise the IHDA area to be extended to areas nominated for ‘substantial change’ and 'key development area', not including heritage areas and ‘minimal change’ areas.

Refer to IHDA Plan Map Figure 42.

**Figure 41.** Previous view of the Big shed redevelopment at 135 Fitzroy Street

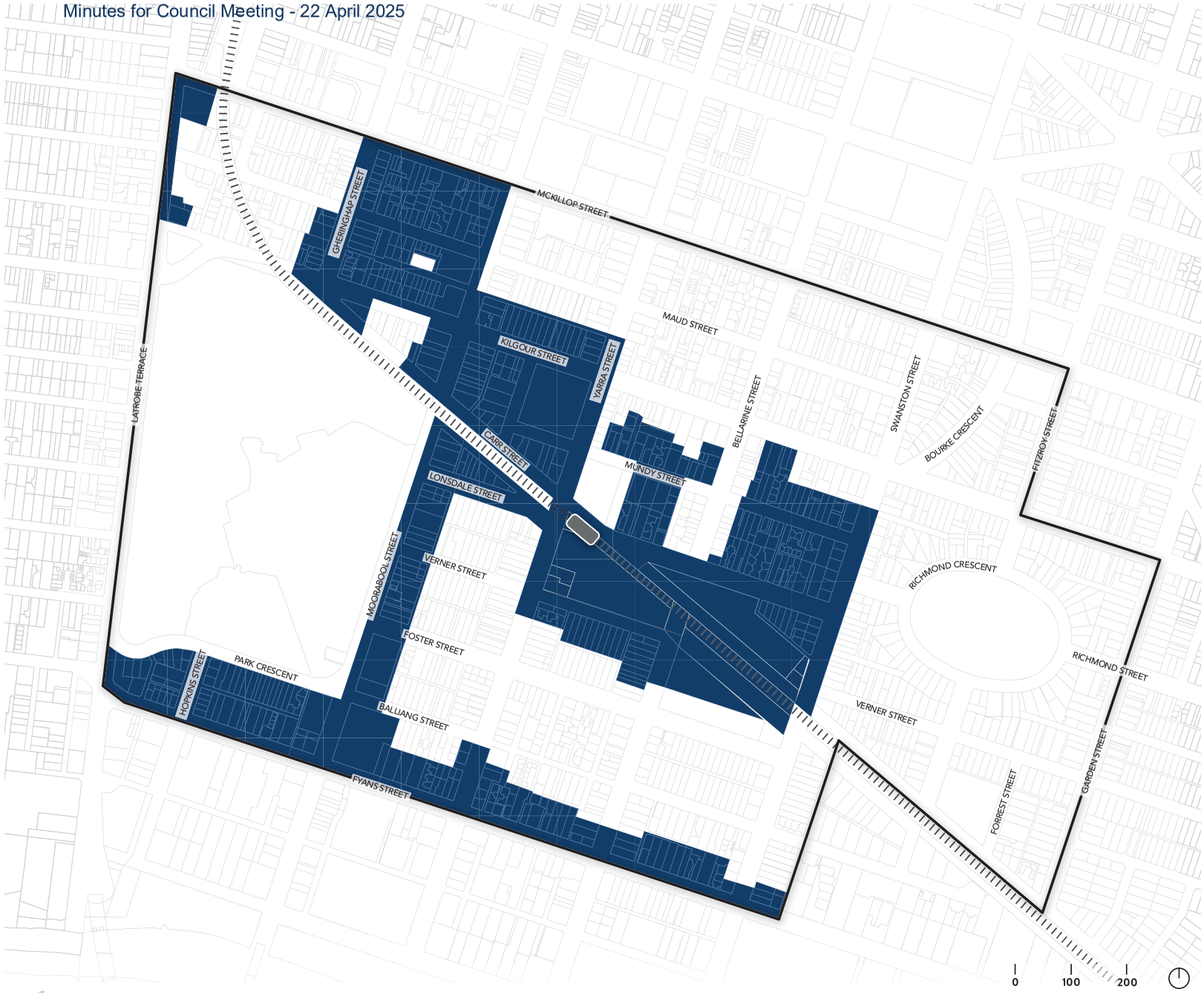



**Figure 42.** Substantial Change Area

# 3.4 DESIGN PRINCIPLE 2: MOVEMENT & ACCESS

## 3.4.1 MOVEMENT & ACCESS CONTEXT

Within South Geelong, the roads are characterised by wide expanses of bitumen, which encourage high vehicular speeds and make crossing for pedestrians difficult. This is particularly evident around the train station where it can be difficult for pedestrians to cross the road and access the platform. Angled parking is located along Carr Street and there is existing parking within the train station area with limited landscaping. The consultation processes have identified resident concern with increased densities and associated impacts on existing infrastructure including local roads and traffics. Residents also raised concern with parking in the median strips and the feasibility of this and impacts on the flow of traffic.

Significant challenges and opportunities have been identified by residents during consultation including the need to improve the public realm via reduced vehicular speeds, and creating improved conditions for cyclists and pedestrians to access the station and surrounding road networks.

General support for increased pedestrian and cycling improvements as well as improved street lighting was identified as key opportunities for improvement from residents.

Central to South Geelong is the train station and at-grade commuter car parking. The car parking is rudimentary in appearance and difficult for pedestrians and cyclists to navigate. The train station predominantly functions as a park and ride station which results in parking pressures around the station and in local streets.

Streets within South Geelong provide connections to the southern suburbs of Geelong, the Barwon River corridor and into central Geelong. Dedicated separated bicycle lanes are provided on streets which provide access to key destinations in the surrounding suburbs.

## 3.4.2 SAFETY

### OBJECTIVE

To improve Universal access, pedestrian, cycling circulation and safety.

### OVERALL STRATEGIES

- Ensure pedestrian movement within and around South Geelong is safe and enjoyable, promoting a walkable neighbourhood.
- Provide improved circulation and way finding features to ensure cycling and pedestrian are easily directed to destinations within and outside the study area.
- Increase landscaping within car parking areas to soften the visual impact of hard stand areas.
- Investigate where appropriate, parking within central median strips as a way of providing increased car parking.
- Investigate speed reducing and traffic calming measures.
- Provide pedestrian crossings at identified intersections to improve connections to the Train Station.

### SHORT TERM STRATEGIES

- Create a distinctive ‘starting point’ for the Rail Trail at the Station with good end of trip facilities and cycle infrastructure.
- Provide a pedestrian crossing over the railway line at Bellerine Street as part of a Station renewal project.
- Provide a signalised pedestrian/ cycle crossing across Moorabool Street at the Lonsdale Street intersection.
- Improve pedestrian connections from the Train Station to Kardinia Park via Lonsdale Street.
- Improve pedestrian crossings to Geelong South Primary School, particularly across Yarra Street.
- Improve pedestrian crossing at Yarra and Verner Street intersection.
- Improve pedestrian crossings at roundabouts on Kilgour/ Yarra and Kilgour/ Swanston.
- Improve pedestrian crossing of Swanston Street and Balliang Street intersections.

### LONG TERM STRATEGIES

- Improve pedestrian crossings generally throughout South Geelong precinct by providing central medians or extending the footpath/ verge at intersections, as part of a possible suite of public realm streetscape improvements.

Refer to Figure 46. Walkability and Active Transport Strategy Plan Map

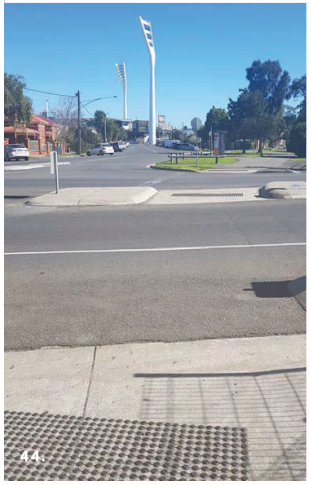
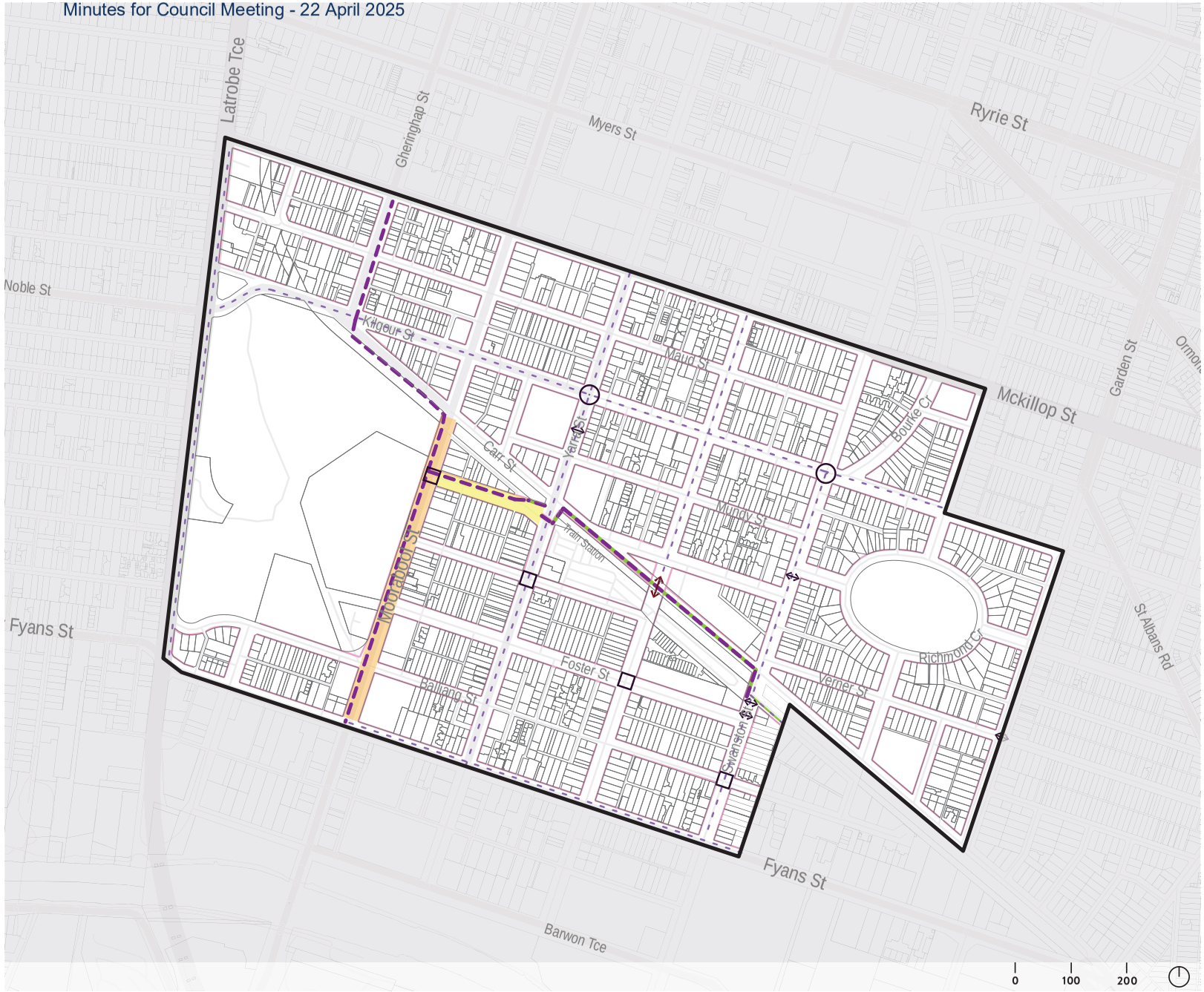


**Figure 43.** South Geelong Station

**Figure 44.** Existing walking connections between the Station and GMHBA Stadium

**Figure 45.** Improve pedestrian connections to the Station




## KEY

### PEDESTRIAN AND CYCLE CROSSING IMPROVEMENTS

- Improve Roundabout
- Improve Intersection
- Improve Road Crossing
- Pedestrian Crossing over or under the Railway Line

### PEDESTRIAN PATHS

- Maintain and enhance footpath network
- Improve pedestrian environment on Moorabool Street
- Improve pedestrian and cycle connections between kardinia park and the train station

### CYCLE PATHS

- Separate Cycle Path
- Rail Trail
- On Road Cycle Path

**Figure 46.** Walkability And Active Transport Strategy Plan

# 3.4

## 3.4.3 VEHICULAR ACCESS & CAR PARKING

### OBJECTIVE

To provide a safe environment for pedestrians and to minimise the visual impact of car parking area

### STRATEGIES

#### SHORT TERM

- Where possible provide street trees and shade to car parking spaces.
- Provide safe and convenient footpaths connecting parking spaces to the Station building and platforms.

#### LONG TERM

- Limit all day car parking in residential streets.
- Slight reduce car parking numbers to accommodate additional planting, walking and cycling, safety improvements and shared car spaces.

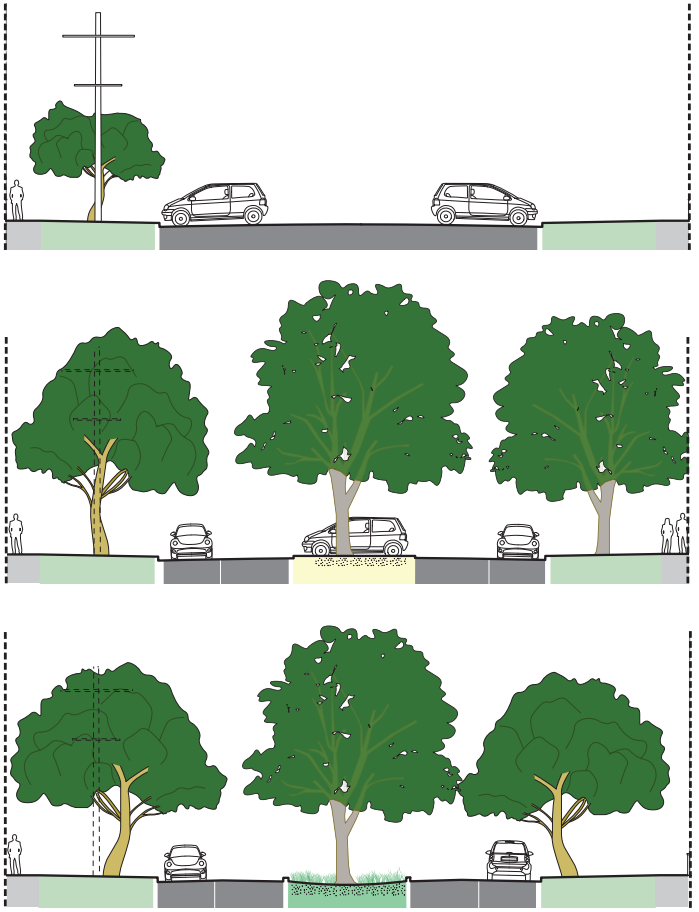
The below table identifies the number of car parking space proposed within the study area over time

| ON STREET CAR PARKING | NUMBER OF CAR PARKS |
|---|---|
| Existing | 3420 |
| Short/Medium term proposal | 3420 (no change) |
| Long term proposal for street upgrades (planted medians) | 3200 (change of - 6.5%) |

Note: Department of Transport have identified a potential 300 additional car parking spaces at the South Geelong Train Station may be required in the long term. This could be delivered via a multi deck car park on the station site.

Figure 48. Shows the Car Parking Strategy Plan map

### TYPICAL STREET CROSS SECTIONS



Typical existing street cross section

Typical proposed medium term street cross section

Typical proposed long term street cross section

**Figure 47.** Typical street cross sections

**KEY**

- Parallel parking to road edges with planted central median.
- Parallel parking to road edges with 90 centre road parking interspersed with tree planting (staged removal of carparking and instatement of a planted central median).
- 90 centre road parking interspersed with tree planting. (Staged removal of some carparking and instatement of a planted central). Cycle lanes to road edges.
- Parallel parking to road edges.
- Combination of parallel and angled parking to road edges (staged removal of angle parking and replacement with parallel parking and landscape improvements recommended on Foster and Verner St).
- 90 degree parking to road edges, interspersed with tree planting (lower section of Fitzroy St only).
- Decked commuter carpark.

**Figure 48.** Car Parking Strategy Plan

# 3.4

## 3.4.3 PUBLIC REALM AND STREETSCAPE

### OBJECTIVE

Preserve and enhance the character of leafy streets to contribute to the attractiveness of the space for walking and cycling.

### STRATEGIES

#### SHORT TERM

- Protect and retain healthy street trees.
- Provide new street tree planting in streets to reduce the heat island effect and absorb carbon dioxide.
- Improve soil moisture and water quality by introducing water sensitive urban design solutions where possible.
- Ensure built form adjoining public spaces must activate the space and provide passive surveillance of the space.
- CPTED principles must be achieved including encouraging passive surveillance, effective lighting and management of public areas.
- Provide wayfinding signage, particularly supporting the Rail Trail.

#### LONG TERM

- Remove centre road car-parking and introduce vegetated central medians, include a mix of vegetation to enhance urban ecology and biodiversity.

| STREET TREES AND PERMEABLE PLANTED SURFACE | NUMBER/ AREA |
|---|---|
| Existing street trees | 1400 |
| Proposed street tree planting | 470 trees (net gain 34%) |
| Existing bitumen road pavement | 238,000sq m |
| Existing planted median | 13,000sq m |
| Proposed planted median | 16,900sq m (7.1% reduction in road pavement and introduction of permeable planted surface) |
| Proposed long term planted median | 2,500sq m (further 1.1% reduction in road pavement and introduction of permeable planted surface) |

Figure 58. Shows the Public Realm and Streetscape Strategy Plan map

**Figure 57.** Existing streetscape within study area

## KEY

### STREETSCAPE

- Provide large canopy tree planting in a new central median (consider water sensitive urban design treatments where possible).
- Maintain and enhance vegetation in existing central medians.
- Provide large canopy tree planting within 90 degree centre road parking. (Staged removal of car parking over time and introduction of vegetated medians).

### PUBLIC PARKS

- Maintain and enhance existing public parks as a series of gardens and formal squares.
- Kardinia Park master plan currently underway.
- Provide public access (new landscaped street).
- Investigate the opportunity of new public plazas associated with heritage buildings in Moorabool Street.

**Figure 58.** Car Parking Strategy Plan

# 3.5 DESIGN PRINCIPLE 3: ACTIVITIES

## ACTIVITIES CONTEXT

South Geelong is within walking distance of the Geelong CBD, and includes areas of open space and relevant amenities including the University Hospital, The Bellerine Rail trail and connections to the coast. There are a range of activities available to the community and wider Geelong region, including existing areas of open space, community and commercial uses.

Richmond Park provides an important area for the community to enjoy and for local sport to take place. The oval could be further enhanced with additional community uses and landscaping available.

Kardinia Park is an important focal point and provides open areas for local sports, and the GMHBA stadium attracts AFL games and other functions.

Moorabool Street is an existing commercial precinct and includes a combination of different uses including retail, office, some food and drink premises and other uses. Vehicles dominate this area and the street is typified by large expanses of concrete and pavement treatments with limited trees and landscaping and wide vehicle crossovers with limited public seating or weather protection for people. During engagement, residents indicated support for increased landscaping and increased residential development within this area given GMHBA is opposite the site and there are good connections to the Geelong CBD.

### OBJECTIVE

To ensure uses are appropriately situated to meet the needs of residents and contribute to a vibrant community, whilst respecting existing amenity.

### STRATEGIES

- Ensure different land uses, built form, heritage values, landscaping and public realm experience contribute to a vibrant local neighbourhood.
- Support a range of uses in appropriate locations to support existing and future residents, including provision of a small supermarket.
- Provide a limited number of commercial and retail uses a ground level along Moorabool Street
- Encourage higher densities along Moorabool Street and within the Station Precinct which are respectful of their context and provide appropriate transitions in height to existing residential areas.
- Provide opportunities for appropriate urban design outcomes including increased public spaces, creating opportunities for people to linger, and weather protection.

**Figure 59.** Richmond Oval

**Figure 60.** Moorabool Street

# 3.6 DESIGN PRINCIPLE 4: ENVIRONMENT

## ENVIRONMENT CONTEXT

Residential streets throughout the study area mostly feature Brush Box planting. Road reserves could be improved with increased landscaping, using indigenous vegetation. There is also valuable vegetation within public spaces such as Richmond Park which should be maintained and improved. As part of consultation with residents, there was an overall positive view in relation to increased greenery and street planting.

### OBJECTIVE

To encourage best practice Environmentally Sustainable Design.

### STRATEGIES

- Maintain spaces as safe, civilised and healthy urban environments, conducive to walking and cycling as the primary mode of travel
- Ensure that development supports; energy efficient building design, water sensitive urban design in streets and public parks, minimises water use whilst maximising water reuse and supporting schemes such as car sharing.
- Ensure upgrades to streets include best practice storm-water management and Water Sensitive Urban Design Principles in accordance with the Planning Scheme and Council guidelines.
- Support increased street planting and landscaping to improve amenity, increase biodiversity and reduce watering requirements.
- Increased pedestrian and cycling connections to reduce car-based travel for short trips.

**Figure 61.** Existing landscaped nature strips, street trees provide amenity and shade.

# KEY DEVELOPMENT AREAS


| | | |
|---|---|---|
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| 4.2A | Key Development Areas: Moorabool Street | 73 |
| 4.3A | Land Use & Development | 80 |
| 4.4A | Building Controls | 83 |
| 4.5A | Moorabool Street Redevelopment Area Public Realm Works | 92 |


4.0

# 4.0 KEY DEVELOPMENT AREAS

**The analysis and consultation processes have generated specific areas to become the subjects of design studies as part of the UDF. Three development opportunity areas have been identified for further investigation:**

- **South Geelong Station Hub (which also includes the Barwon Water site)**
- **Moorabool Street**

# 4.1 SOUTH GEELONG STATION HUB

This key development area includes the railway station and its car parking areas, along with the former Barwon Water operations site and some private landholdings which interface these sites.

This section includes recommendations regarding adjacent and surrounding streets including Bellerine, Carr, Lonsdale, Verner and Yarra Streets.

The South Geelong railway station is a major transport node travelling to and from Melbourne, as well as for visitors attending sporting events at Kardinia Park. It has extensive commuter car parking and is also serviced by a major bus route within Geelong.

The former Barwon Water operations site is a vacant 1.16 ha land parcel with frontage to both Lonsdale and Carr Streets. It is less than 200 metres from the railway station.

The South Geelong Station Precinct includes existing transport connections via the train to Melbourne and South Geelong and Warrnambool. The precinct will evolve over time to include a vibrant hub of activity including a small supermarket, and a combination of different uses including café's, restaurants, child care centres, and medical centres. Development in this area includes public squares and opportunities to improve the public realm and create effective pedestrian connections to the train station. The Barwon Water site will include medium to high density housing, spaces for people to enjoy including community spaces. The site will be open to all and include pedestrian connections through to the train station.

Moorabool Street area will evolve over time to include a residential focus and increased densities. Opportunities exist at the ground floor to create active frontages and provide commercial uses whilst providing effective urban spaces for people to rest and attend events at the GMHBA stadium. Development along Moorabool Street will include residential development with increased densities and also ensuring that the interface with existing residential areas is protected.

Proposed rail upgrades between South Geelong and Waurn Ponds and the recently closed and vacated Barwon Water site provide an excellent opportunity for a coordinated transit-oriented development. This would include land currently owned by Barwon Water, Vic Track and the City of Greater Geelong, along with some private land holdings.

**Figure 62.** Existing Station Precinct, prior to removal of Barwon Water Buildings

**STATION HUB KEY DEVELOPMENT AREA**

South Geelong Station Hub

**Figure 63.** Station Hub Key Development Area

# 4.1

## DESIRED FUTURE CHARACTER

The Station Precinct including the Barwon Water site, will be a thriving community hub that can cater for the daily needs of residents and train commuters. The station hub will be a mixed use precinct with a combination of commercial, retail and high density housing options.

The Station Hub will provide high density residential buildings to maximise the number of people that can live close to the station.

The precinct will have a diverse range of high quality buildings and public spaces to support existing and future residents and visitors.

People will be encouraged to walk rather than drive a car. There will be green public places where people can spend time with friends or waiting to catch a train.

The Station Hub Precinct will become a destination point for commuters, users of the rail trail and the local community.

## OPPORTUNITIES

Proposed rail upgrades between South Geelong and Waurn Ponds and the recently closed and vacated Barwon Water site provide an excellent opportunity for a coordinated transit-oriented development. This would include land currently owned by Barwon Water, Vic Track and the City of Greater Geelong, along with some private land holdings.

Close proximity to the railway station allows for residential, commercial and other land uses to capitalise on and benefit from excellent access by public transport. It is also less than 1km from central Geelong makes it particularly suitable for the provision of social housing as a component of new development.

Physical improvements in and nearby the South Geelong Station Hub can provide better pedestrian access between the railway station and Kardinia Park. Better access would encourage spectators to potential sports events to utilise public transport.

Its location also allows for improved pedestrian and cyclist connection to the Bellerine Rail Trail. The activities generated at the start and end point of journeys on that trail will contribute in activating the South Geelong Station hub.

Railway station car parking should be consolidated within a multi-level car parking facility to free up areas of on-street and off-street car parking for access and streetscape improvements as well as for new development in the long term.

An Increased Housing Diversity Area has been identified within 800 metres walking distance of the station. Its proximity to the station provides opportunity for residential intensification to higher density that will have excellent accessibility by public transport. Increased Housing Diversity has been identified for areas identified for 'substantial' change. The proximity to the station provides opportunity for residential intensification. Existing and proposed HO areas and minimal change areas will be removed from the IHDA.

## CHALLENGES

The railway line is a physical barrier to movement through the area. There is no pedestrian crossing of the railway line between Yarra and Swanston Streets.

A desire for safe universal pedestrian and cycling access has been identified as a key issue through public consultation.

### A universal access audit undertaken for Council by Galbraith Scott within the South Geelong UDF study area recommended a range of actions to achieve appropriate standards, particularly for people with limited mobility or vision impairment. These include:

- Additional safe crossing points such as pedestrian refuges on wide key pedestrian streets;
- Improved street lighting; and
- Upgraded access across the railway line to be wheelchair accessible.

As part of consultation, residents expressed concern in relation to the neighbourhood changing over time and subsequent impacts on existing services and infrastructure. A capacity study was completed following the Draft UDF and has identified that the South Geelong residential area can cater for approximately 3% of housing targets outlined within the Settlement Strategy. Changes proposed in relation to the new heritage overlays, neighbourhood character values and subsequent zoning is discussed in this report.

Development needs to ensure safe and functional vehicular access to the railway station and associated car parking is maintained.

There is high demand for existing commuter and on-street car parking spaces.

# 4.1

## BUILT FORM AND DESIGN

### OBJECTIVES

- To develop an ecologically sustainable precinct that incorporates best practice environmental management practices.
- To support high quality built form outcomes.
- To create high-quality landscaped and safe public spaces.
- To support the preservation and enhancement of existing Heritage areas.
- To provide improved pedestrian connections within and around the Station Hub.
- To support a staged approach to development.
- To ensure that car parking demand is appropriately managed.
- To upgrade local infrastructure to meet the needs of the community.
- To protect the internal residential amenity of new residents.

### STRATEGIES

- Ensure that station hub consists of high-quality landscaped public spaces.
- Support the preservation and enhancement of existing Heritage areas.
- Upgrade local infrastructure to meet the needs of residents and provide spaces for residents to linger and enjoy.
- To provide improved pedestrian connections within and around the Station Hub.
- Ensure new development has an appropriate interface to their context and surrounding urban character.
- Ensure new development is designed to limit noise transmission from the train station and public spaces.
- Ensure the street network includes WSUD elements, attractive tree-lined streets and improved pedestrian and bicycle infrastructure.
- Support a staged approach to development consistent with the staging plan on page 68.
- Create new station forecourts/ public squares which are connected across the railway by an all access pedestrian overpass.
- Provide a legible and coherent structure of streets that complement the existing, adjacent street network and responds to key pedestrian and bicycle desire lines (principally from the Rail Trail and Bellerine Street), universal access considerations, stormwater management requirements and crime prevention through environmental design principles.
- Support the development of a new 'mini main street,' designed and landscaped to create high quality pedestrian and cycle priority streetscapes and very low vehicular traffic speeds.
- Improve access to the Station and bus stops, including improved street crossings and a new crossing of the railway line in the vicinity of Bellerine Street.
- Ensure the buildings located on the corner of Bellerine St/ Lonsdale St and Yarra St/ Lonsdale street are of the highest architectural quality as they form key view points and assist in orientating the Station. Ensure the style of the remaining architecture on the site is visually recessive and of high-quality construction.
- Support a variety of building heights and forms with a maximum of 6 storeys. Buildings above 4 storeys in height should be designed to minimise the visual impact of the upper levels. This could be achieved through upper level setbacks, dark recessive colours and material and minimising the visibility of roof forms and associated plant structures, lift overruns and the like.
- Support lower scale development at the eastern edge of the Barwon Water Site, towards Swanston Street. Development should be of maisonette and townhouse typologies.
- Encourage public view corridors from streets into and through sites.
- Support the partial closure of Carr Street to include increased space for the public domain including a public square.
- Support an upgrade to the surrounding street network to cater for the road closure with additional landscaping provided within car parking areas.
- Ensure appropriate public lighting is installed in and around the public spaces to provide use at all hours and include CPTED principles
- Ensure landscaping within public spaces and streetscapes is of a high quality, using appropriate species for the area, and include high-quality pavement design. Landscaping will provide natural shade and amenity to public spaces and streetscapes.
- Encourage the installation of public art and murals in the public domain to provide visual interest and a sense of community within the precinct.
- Support in the installation of public seating within the public realm.
- Ensure the design of new building include acoustics treatments to protect the internal amenity of residents from external noise sources.
- Ensure the design and development of the multi deck car park meets best practice guidelines.

# 4.1

## LAND USE

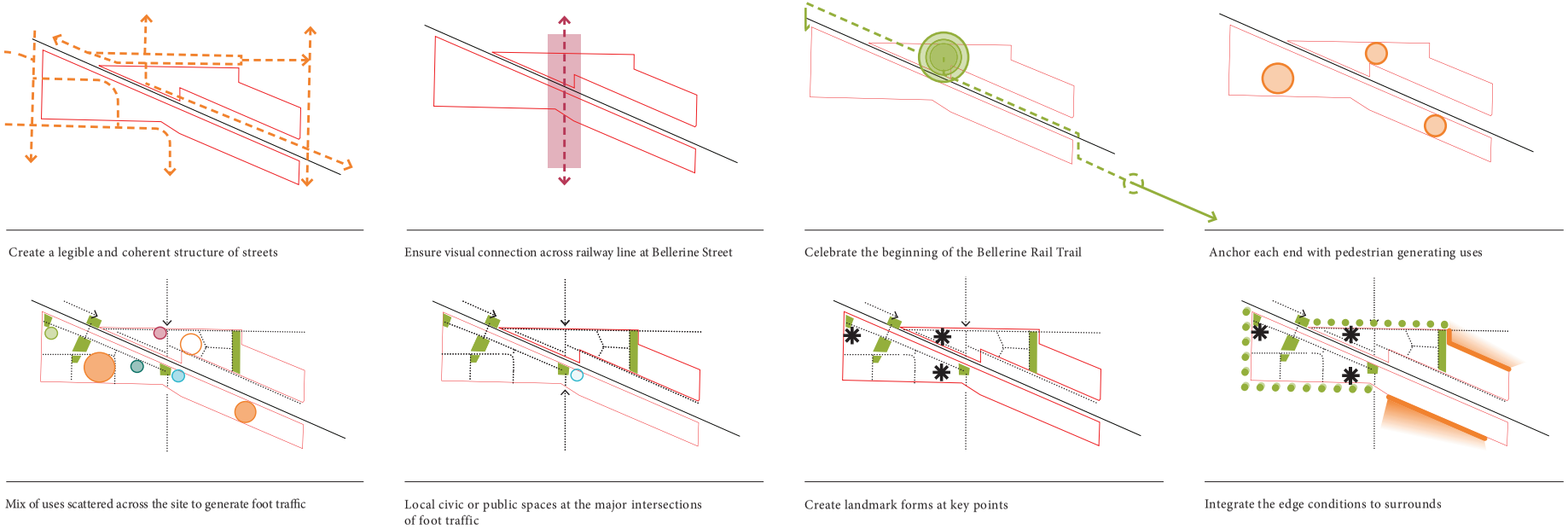
### OBJECTIVES

- To support a mix of land uses and actives which meet the needs of the community.
- To increase the supply of social and affordable housing.

### STRATEGIES

- Encourage the development of a diverse, higher density and high quality residential and mixed-use precinct which capitalises on proximity to the station.
- Support a mix of land uses and actives which meet the needs of the community.
- Develop a community hub within the station precinct supporting a range of uses that will serve the new and surrounding neighbourhoods.
- Encourage development that supports a diverse population through an appropriate mix of dwelling types including accessible, adaptable, and affordable housing.
- Support a range of uses such as a small-scale supermarket, commercial spaces, medical centres and a child care centre.
- Encourage active ground floor areas to ensure a seamless flow from the public and private realms.
- Ensure that the commercial uses are appropriate in their context and do not have negative amenity impacts for surrounding residents in relation to proposed hours, noise, and odour.
- Include social housing options within the development.
- During the staging of the development, support interim uses on the western portion of the Barwon Water Site which will have a limited impact on the residential amenity of the surrounding area.

## STATION HUB DEVELOPMENT AREA PRINCIPLES DIAGRAMS



Create a legible and coherent structure of streets

Ensure visual connection across railway line at Bellerine Street

Celebrate the beginning of the Bellerine Rail Trail

Anchor each end with pedestrian generating uses

Mix of uses scattered across the site to generate foot traffic

Local civic or public spaces at the major intersections of foot traffic

Create landmark forms at key points

Integrate the edge conditions to surrounds

**Figure 64.** Station Hub development area principles diagrams

## EXEMPLAR BUILT-FORM AND STATION DESIGN

Mid rise development, Victoria St, Brunswick

Courtyard development, Western Harbour Sweden

Sustainable housing, Copenhagen

Footscray Station Arcade Bridge

Platform design at Middle Gorge Station

**Figure 65.** Exemplar Built-form and Station Design

# CONCEPT PLANS

The Draft UDF presented two options for development of the South Geelong Hub precinct and Barwon Water Site and provided concept plans for how development may occur. The two options included similarities such as a combination of different uses for the Barwon Water site such as public plazas, child care centres/medical centres and apartment living. Both options included the partial closure of Carr Street to improve the public realm and provide more opportunity for public spaces and pedestrian connections.

The difference in the two options relates to a difference in built form and height outcomes for the Barwon Water site. During consultation significant concern was raised from residents in relation to the 10 storey height and a preference for the reduced height option was outlined.

## OPTION 1

Proposed landmark podium up to 10 storeys at the western part of the site and reducing to 6 and then 3 onto Carr and Lonsdale Street. Development addressing Swanston Street and existing lane would be up to 3 storey high townhouses. This development could potentially yield up to 245 dwellings.

## OPTION 2

This option included a lower overall height of 6-7 storeys at the western edge and overall lower heights across the site, with a smaller number of townhouses at the eastern edge of the site. This development could potentially yield up to 356 dwellings, higher than option 1 due to an increase in the number of apartment buildings.

## FINAL OPTION DISCUSSION

Option 2 (6 storey max) is the preferred outcome and is considered to balance the desires of the Community with the City's preference for the site to deliver a higher density outcome. As part of consultation following the Draft UDF, residents raised significant concern with the 10-storey option presented. The concerns related to neighbourhood character, increased height and associated amenity impacts. Option 2 has a maximum of 6 storeys, and whilst this may not be feasible in the current market, traditional town house developments up to 3 storeys are feasible.

Within the study area, heritage significance was identified, and additional areas are proposed to be included in a Heritage Overlay. A change/capacity assessment also indicated future development of the existing residential land in the study area is limited as a result of lot size/widths, location of car parking and siting of dwellings.

As there is limited capacity for the existing residential areas to cater for change and increased densities, the Barwon Water site presents a unique opportunity to provide for future population growth and a diversity of built form outcomes, to compensate for the lack of opportunities in the remainder of the study area. The Barwon Water Site benefits from a location directly opposite the South Geelong Train Station and is within walking distance of the Geelong CBD, Barwon River and other existing amenities and services.

## STAGED APPROACH

As detailed on page 31 of this report, An economic feasibility assessment was undertaken on the potential development of the Barwon Water Site. The assessment concluded that the town house developments in both scenarios are feasible with mixed results in relation to the medium density options (2-3 storeys), and higher density (5-10 storeys) having limited feasibility. The apartment developments presented in both options are not feasible in the current market, and it is difficult to determine a timeframe for when the market in Geelong will have greater demand for apartment living. Apartments may be feasible in 5-10 or 10-15 years, however it is difficult to put a timeframe on this.

Option 2 presents a maximum of 6 storeys at the western edge and lowers down to 2-4 storeys at the eastern part of the site. The site will be developed in a staged approach, beginning with the lower density townhouses which are considered financially viable at the eastern end, allowing the western portion of the site to be delivered when the market permits.

Whilst the site is being developed in stages, there is opportunity for the western portion to be used for a range of community uses including 'pop-up' initiatives such as Food Trucks, Community Gardens/Markets or the existing Blue Bird Foundation to use part of this site. When the market permits, the community uses could be incorporated into the ultimate design.

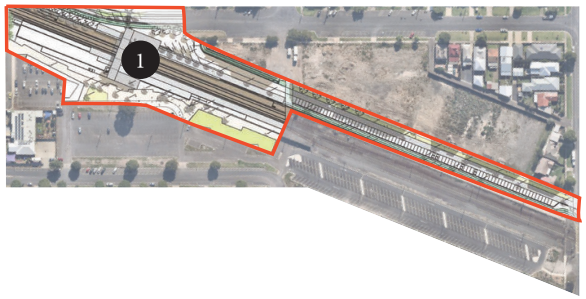
## SOCIAL AND AFFORDABLE HOUSING

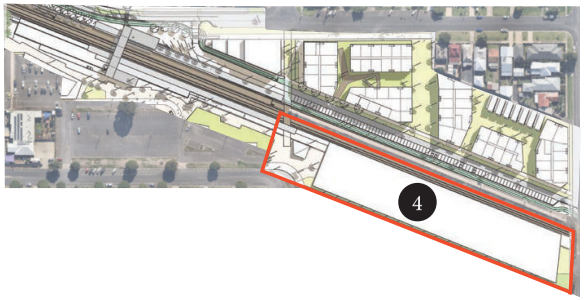
The Barwon Water site presents an opportunity for affordable and social housing to be included in the final housing options provided. During consultation, residents raised concern with the social housing aspect proposed in the Barwon Water site. The City is committed to providing social housing which is a required part of social infrastructure. The benefits of affordable/social housing include alleviating poverty, improving labour market functions and a diversity of local communities which can result in;

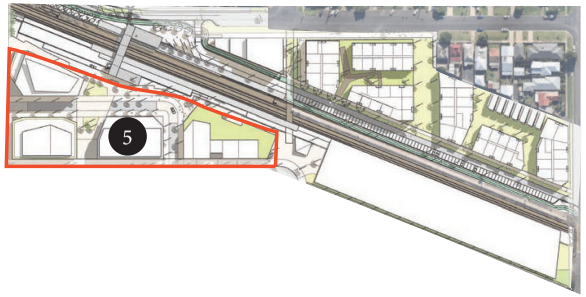
- Reduced social costs in the health, justice and social services and;
- Improved labour participation and productivity of tenants of affordable housing.

The proximity of this site close to essential services, transport and employment make this location an ideal site for social and affordable housing. Refer to page 35 for futher information on social housing.

# STATION HUB STAGING PLAN






**The precinct will be developed in stages by different stakeholders. The timing and order of development is unknown and will depend on the commercial viability, state government and developer interest.**

## KEY

1. South Geelong Station upgrade and Carr St improvements by State Government of Victoria.
2. Development of Barwon Water site (East) by Barwon Water or private developer.
3. Development of Barwon Water site (West) including closure of Carr St (West) by Barwon Water or private developer.
4. Development of multi decked commuter car park by State Government of Victoria.
5. Development of mixed use transit oriented design with bus interchange. Verner Street and Bellerine Street public realm upgrades by State Government of Victoria, subject to future funding approval.

**Figure 66.** Staging Diagram

**Figure 67.** Artist perspective from Station forecourt looking towards Yarra Street

# CONCEPT PLAN FOR STATION PRECINCT

A concept plan showing how the Station Hub Precinct could be developed overtime has been prepared. The following information provides details on possible future land use and built form outcomes for the Station Hub Precinct.

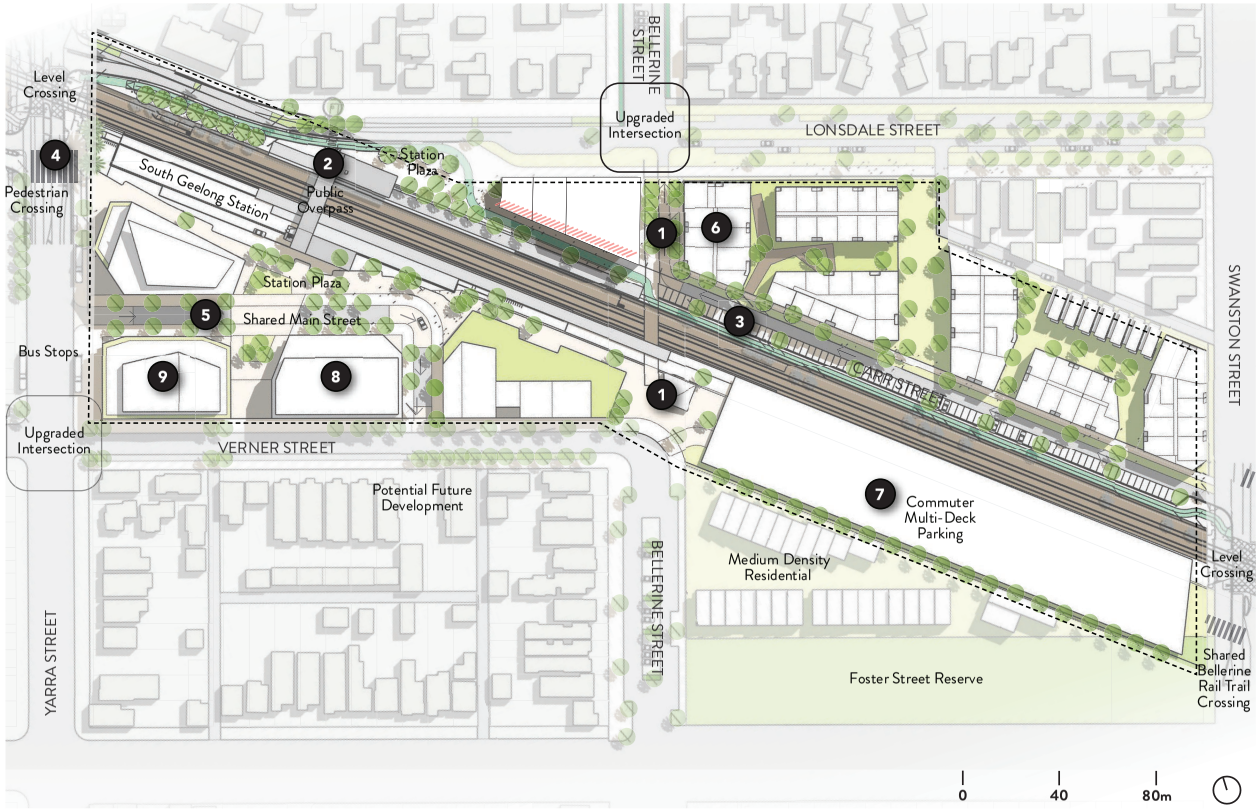



**Figure 68.** Concept Plan Station Hub Precinct

## STATION HUB CONCEPT PLAN KEY

### 1 PUBLIC PLAZA AXIS

Two new landscaped public plazas will be located adjacent to the Train Station entrances, which will form the heart of the precinct. Active edges will frame the plaza spaces and provide opportunities for outdoor dining and informal gathering. The northern plaza will be the start/end point for the Rail Trail with directional signage and end of trip facilities.

### 2 STATION REDEVELOPMENT

The Station redevelopment will include platforms on the north and south, which are connected by a public pedestrian arcade bridge. New plazas will be developed at both the north and south entry to the station.

### 3 RECONFIGURATION OF CARR STREET

Carr Street is proposed to be reconfigured to accommodate the new northern rail platform and provide opportunity for a pedestrian and cyclist priority forecourt space. The reconfiguration will allow for increased tree planting within 90 degree car parking spaces. Carr Street will be rerouted through the Barwon Water site (at Bellerine St).

### 4 YARRA STREET

Bus stops will be relocated to Yarra street with a raised signalised crossing to allow safe pedestrian connection to the Station and surrounding neighbourhood. An intersection upgrade is proposed on the corner of Verner and Yarra Street to improve both pedestrian and vehicles crossings.

### 5 MINI MAIN STREET

This new street will be a slow speed pedestrian priority street with taxi and 'kiss and ride' facilities.

### 6 BARWON WATER DEVELOPMENT

The Barwon Water site could be developed for a variety of uses including high density residential, health and wellbeing, commercial and retail. The hashed area shown at the western end of the site indicates a future expansion of this land parcel through land acquisition, to facilitate the future diversion of Carr Street through the site.

### 7 STATION CARPARK DEVELOPMENT

Consolidation of the car parking allows opportunity for re-development of the remainder of the site.

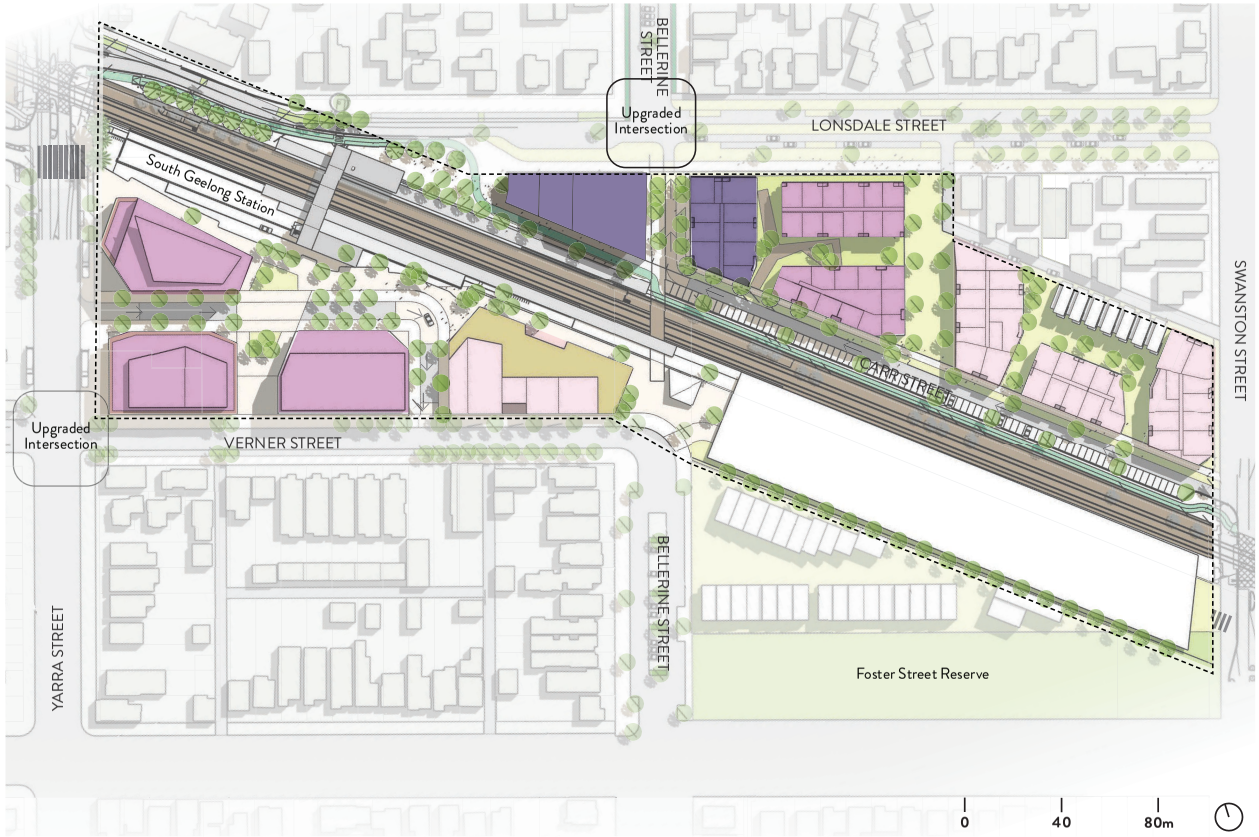
### 8 MIXED USE DEVELOPMENT

A small-scale supermarket could be accommodated on the ground floor, which is sleeved in smaller scale retail/ commercial development. A combination of office and residential uses are proposed on the upper levels.

### 9 CHILDCARE REDEVELOPMENT

The Childcare has been shown on the first floor of the development. While it would be preferable for the Childcare to be incorporated in a redevelopment as shown in the plan, the Childcare could remain in its current configuration until funds become available.

# BUILDING HEIGHTS




## BUILDING HEIGHT KEY

- 3 Storeys
- 5 Storeys
- 6 Storeys

This plan shows indicative future building heights within the Station Hub Precinct. Future Development applications will need to assess building heights.

There may be an opportunity to use the multi deck car parking as a share car parking facility which services the entire Station Hub Precinct.

A possible future pedestrian bridge linking the southern side of the station with the future development on the Barwon Water site could connect the two sites including car parking and future land uses. Construction of this bridge would likely be delivered by a developer, not by Council.

**Figure 69.** Heights

**Figure 70.** Artist perspective from Lonsdale Street, looking towards Station plaza and Barwon Water site

# 4.2A KEY DEVELOPMENT AREA: MOORABOOL STREET

Moorabool Street in South Geelong, between Fyans Street and the railway line has been identified as a redevelopment opportunity. The area is well serviced by open space, public and private transport and shopping facilities. The area is within a 20-minute walk of central Geelong, the Belmont sub regional shopping precinct and the Barwon River.

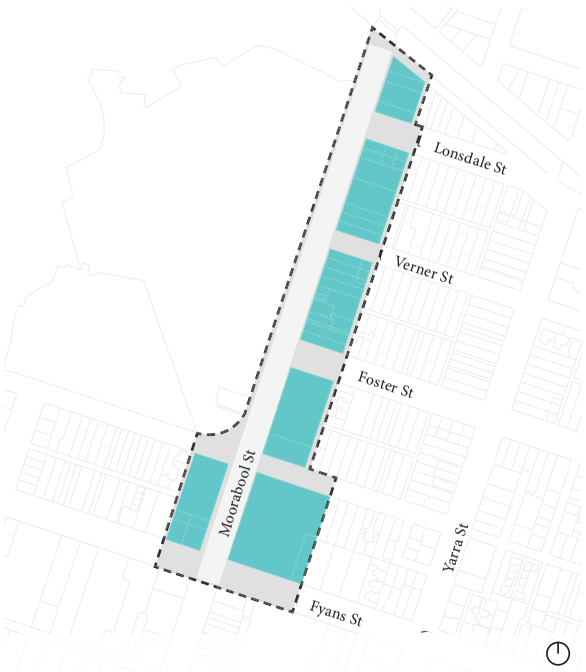
Moorabool Street currently operates as a major connector road into central Geelong. It carries a high volume of traffic and is the City's preferred bicycle route connecting central Geelong to Waurn Ponds. A dedicated bicycle path is to be constructed along Moorabool Street.

This section of Moorabool Street has a direct interface with Kardinia Park where the swimming pool, netball courts, open space and the GMHBA stadium are located. However, there is a lack of safe connections between the existing commercial uses, the stadium and beyond to the South Geelong Train Station and the Barwon River.

Existing development within this part of Moorabool Street consists of 1 and 2 storey commercial buildings, including a mix of restricted retail, cafés/restaurants, offices and car yards uses. There are several areas of heritage significance within and adjacent to Moorabool Street.

The area has a limited number of street trees and a large number of on-street car parking spaces.

**Figure 72.** Moorabool Street




**KEY**

Moorabool Street re-development area

**Figure 71.** Key Plan

# 4.2A

## DESIRED FUTURE CHARACTER

Moorabool Street Precinct will transition to a high quality and sustainable precinct which, when fully realised could accommodate a diverse mix of housing that will help meet existing and future local housing demand.

Medium to higher-scale buildings will contribute to a distinctive boulevard character on Moorabool Street.

The precinct will accommodate some small commercial uses on the ground floor, particularly corner sites.

Mid-scale buildings will provide an appropriate transition in building heights, scale and setbacks to the existing residential development on the eastern side of the key development area.

Heritage buildings will form local community hubs accommodating a range of uses that serve the community. Development will maintain and enhance values of heritage buildings within the precinct by maintaining and enhancing the curtilage around the buildings.

Walking, cycling and public transport use will be encouraged through the provision of appropriate infrastructure. Private vehicle use will be discouraged by designing for slow circulation speeds, giving priority to other modes at intersections and constraining provision of private vehicle parking.

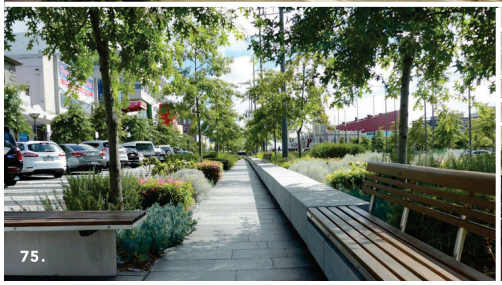


**Figure 73.** Example of blending heritage and new development, Victoria St, Brunswick

**Figure 74.** Example of building design showing setback upper storeys, defined street wall, and articulated facade, Harold Park apartments

**Figure 75.** Example of green landscaped streets, Dandenong

**Figure 76.** Example of safe separate cycle path, Dandenong

# 4.2A

## OPPORTUNITIES

The Moorabool Street precinct is a key redevelopment area, with potential for strong pedestrian links along Moorabool Street, and between Kardinia Park, the Train Station, Belmont, the Barwon River and into Central Geelong.

Landscape and pedestrian links from the river to the bay can be strengthened through improvement in the public realm.

The function and quality of streetscapes within the area requires improvement. Streetscapes also provide opportunity for increased vegetation and tree planting within medians, or road edges.

Water Sensitive Urban Design should be incorporated into the street network and new development.

The area has been identified through the retail strategy as not suitable for modern restricted retail uses, creating an opportunity to explore other land uses for redevelopment.

Given the location's proximity to services, the area is considered suitable as a mixed use, predominantly residential precinct.

There are opportunities for retail and commercial activity at street level with residential uses above.

All new development should be environmentally sustainable and achieve a high level of energy efficiently.

**Figure 77.** Existing conditions along Moorabool Street

# 4.2A

## CHALLENGES

Moorabool Street carries a significant amount of traffic. It is the only river crossing point which provides direct access to central Geelong from the southern Geelong suburbs.

Moorabool Street is a wide busy street, with limited street trees and pedestrian crossing points. It creates a physical barrier to access Kardinia Park.

There is a mixture of old and new buildings within the area, therefore it is likely some buildings will be retained in the long term.

Any future residential development along Moorabool Street will need to be appropriately sited to ensure it's scale and interface with the existing residential area is considered.

New residential development along Moorabool Street should consider acoustic treatments at detailed design stage to ensure any noise impacts from the GMHBA are mitigated.

**Figure 78.** Existing conditions along Moorabool Street

## INDICATIVE CONCEPT

An indicative concept has been developed to show how the area may look in the future and to better understand the areas development potential. It is represented in adjacent artist perspective sketch.

Important aspects of the concept that need to be considered in any redevelopment of the area include local infrastructure provision, public domain, movement and access, land use and built form which are discussed on the following pages.

**Figure 79.** Artist impression Moorabool Street

# 4.2A

## PUBLIC DOMAIN

### OBJECTIVES

- Create a high-quality boulevard along Moorabool Street which caters for pedestrian and cyclists and low vehicular speeds.
- Support green streets and public places
- Provide an accessible and safe environment for pedestrian and cyclists along existing streets and within public open space.

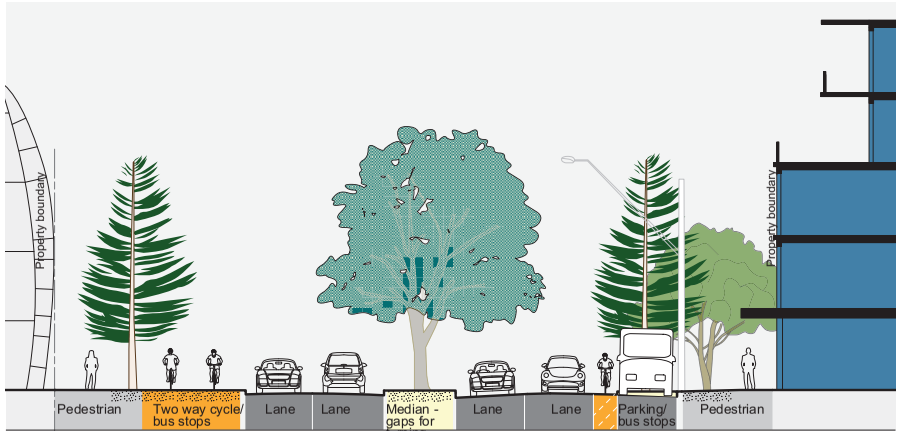



**Figure 80.** Moorabool Street, proposed typical cross section

### STRATEGIES

- Maintain the former church as a key focal point along Moorabool Street by protecting the setting and space surrounding the former church.
- Encourage the adaptive reuse of heritage structures for a mixture of community, cultural, retail and commercial uses within the building envelopes and provide a high-quality landscape setting that enhances the building's presence and heritage values.
- Provide significant tree planting along Moorabool Street.
- Provide a high-quality separated cycle connection from Moorabool Street to South Geelong Station, via Lonsdale Street, and along Moorabool Street into the City Centre
- Provide open sightliness and landscaping between and around buildings that allows for high levels of passive surveillance by users and residents.
- Provide external lighting that makes pedestrian walkways, back lanes and access routes to public spaces visible.
- Ensure entrances and paths to public spaces are designed to cater for all people including those with mobility difficulties.
- Discourage tree planting over below ground level car parking.
- Support deep soil planting of all new trees.
- Ensure the design of all landscaping is of a high-quality, uses appropriate tree species, stainless steel, high quality precast concrete elements and high-quality pavement design.
- Ensure all streets in the precinct accommodate canopy tree planting and water sensitive urban design elements.

# 4.2A

## STREET NETWORK AND ACCESS

### OBJECTIVES

- To create a walkable, pedestrian focused neighbourhood hub.
- To limit the number of vehicle crossing points on Moorabool Street.

### STRATEGIES

- Ensure appropriate infrastructure is provided to enable walking, cycling and public transport use to occur.
- 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.
- Discourage new vehicle crossings on Moorabool Street where an alternative access is available, to create a pedestrian friendly environment.
- Support the expansion Lamb Place to allow for rear loading vehicle access to development sites.
- Support a new signalised crossing at Lonsdale Street intersection to provide a formal crossing for pedestrians and cyclists accessing Kardinia Park.
- Support an unsignalised pedestrian crossing at the Foster Street intersection.

# 4.3A LAND USE & DEVELOPMENT

## LAND USES

### OBJECTIVES

- To provide a limited number of retail and commercial uses which service the needs of the local community and events occurring at Kardinia Park.

### STRATEGIES

- Support non-residential uses on the ground floor particularly street corners.
- Encourage residential uses within development and limit the number of buildings used solely for commercial purposes, with the exception of Precinct A adjacent to the railway line.
- Ensure that retail/ commercial uses do not have an adverse impact on or undermine the role of an existing centre identified within the City of Greater Geelong Retail Hierarchy

# 4.3A

## BUILDING FORM AND LAYOUT

**The Moorabool Street Precinct has four distinct sub precincts, A,B,C D, as shown on Figure. 81. The built form guidance for these precincts relates to their context.**

### PRECINCT A

Located between Carr Street and Lonsdale Street is influenced by the relationship with the train line, adjacent residential development and adjoining streets.

### PRECINCT B

Located between Lonsdale Street and Foster Street is influenced by the relationship to the Stadium height and built form.

### PRECINCT C

Located between Foster Street and Balliang Street is influenced by the lower edge of Kardinia Park and surrounding land uses.

### PRECINCT D

Located between Balliang Street and Fyans Street is influenced by both the existing heritage buildings and Fyans Street conditions.

### OBJECTIVES

- To ensure an appropriate transition of building height and interface between the subject land and residential properties to the east of Moorabool Street.
- To reduce the dominance of car parking and access ways.
- To reduce the level of car ownership within residential properties.
- To promote contemporary design and built form that demonstrates design excellence and contributes to the desired neighbourhood character.
- To protect the amenity of adjacent residential properties.
- To encourage environmentally sound and energy efficient development.
- To encourage land consolidation.
- To protect the internal amenity of future residents from activities occurring at Kardinia Park.
- To ensure access to sunlight between 9am and 2pm in Spring Equinox to residential properties to the rear of Moorabool Street key redevelopment area.

### STRATEGIES

- Minimise the apparent height of development when viewed from Moorabool Street, Lonsdale Street, Verner Street, Foster Street, Balliang Street.
- Ensure new development does not result in unreasonable overlooking of surrounding residential developments
- Ensure new development does not significantly impact on the solar access of surrounding developments.
- Ensure development includes best practice environmental design, water sensitive urban design and active and passive ESD systems.
- Support consolidation of lots to maximise development potential, but only to extent that there are equitable development opportunities on adjacent lots.
- Support a reduced number of or shared car parking space for residential development due to the proximity of transport and essential services.
- Support a diversity of building characteristics within Moorabool Street to create visual variety.
- Ensure that the grain, rhythm and palette of materials used in the design of new buildings respond to the character of surrounding area.
- Provide a range of dwelling types and sizes to house a diverse population including accessible and affordable dwellings.
- Ensure that built form that relates to the scale of the public domain and creates strong definition for streets and public places.
- Require the use of high-quality façade design and finishes through-out the neighbourhood.
- Ensure new development incorporates acoustic treatments to limit the impact from noise as a result of activities occurring at Kardinia Park including the GMHBA stadium.

## STRATEGIES

- Ensure that the layout of development blocks and buildings are consistent with the following principles:
  - Buildings should address the street and be aligned with streets to form broken perimeter blocks
  - Regular building breaks are to be provided along the street frontage to encourage visual permeability. Links must be direct and open to the sky.
  - Buildings should step down in height towards the east and west where they are adjacent to existing residential development.
  - Buildings opposite the Stadium, railway line and Fyans Street may have increased height.
  - Buildings should step down in height at residential streets - Lonsdale, Verner, Foster and Balliang Streets.
  - Building should step down in height, with the lowest point near the heritage building.
  - The maximum height in storeys are shown on the Height of Buildings – Storeys Map.
  - Setbacks are to be in accordance with setback diagrams.
  - Roof forms, plant and lift overruns are to be designed to be simple compact forms that are visually unobtrusive.
  - Building design must consider equitable development opportunities on adjacent lots.
  - The ground floor of corner sites should be on the property boundary with weather protection.

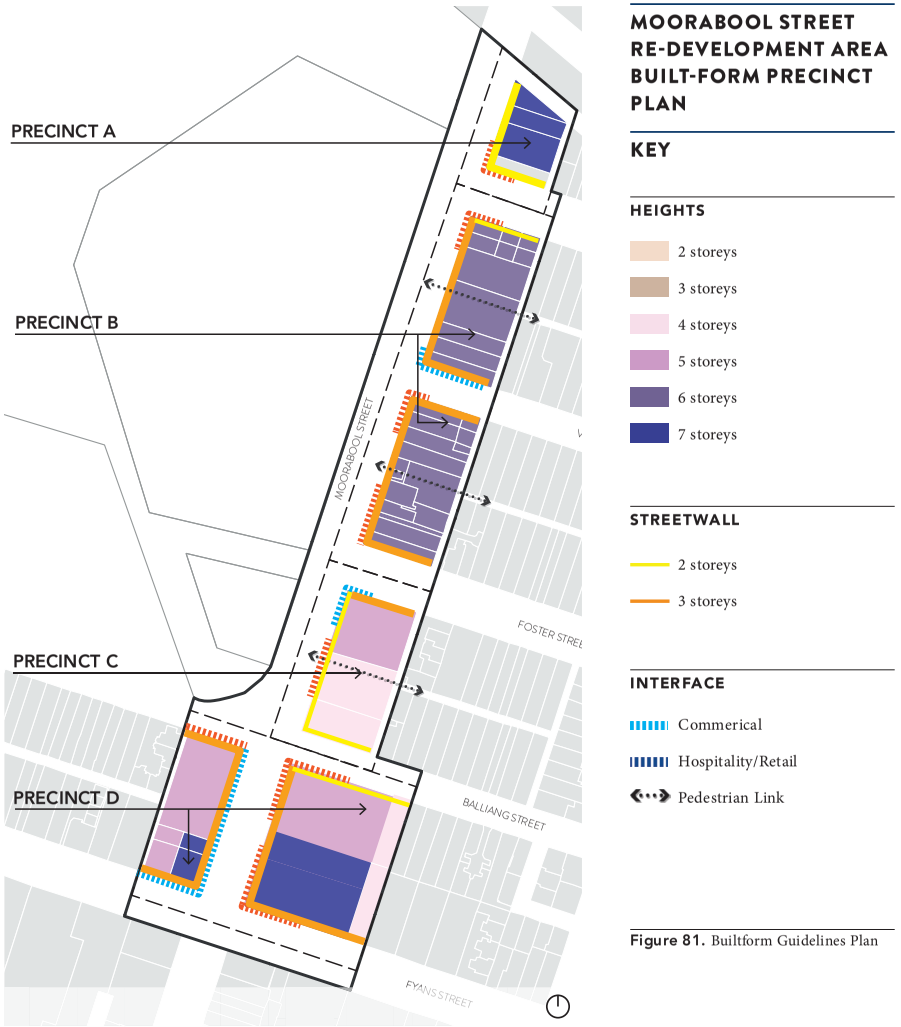



**Figure 81.** Builtform Guidelines Plan

# 4.4A BUILDING CONTROLS

The following series of guideline diagrams relate to key interfaces with public streets, adjacent residential properties and heritage items.

## PRECINCT A (BETWEEN BOWEN WAY AND LONSDALE STREETS)

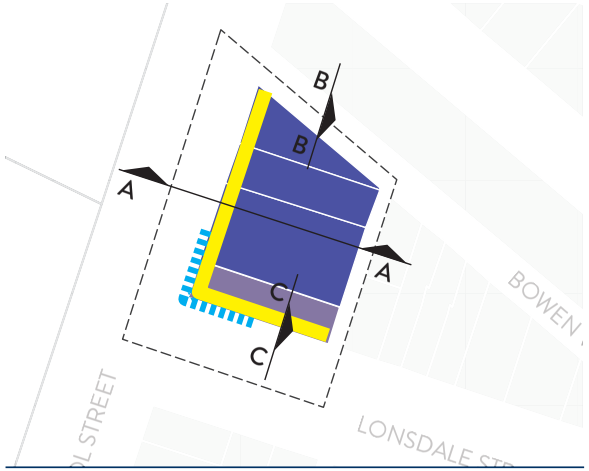



**Figure 86.** Precinct A building control plan

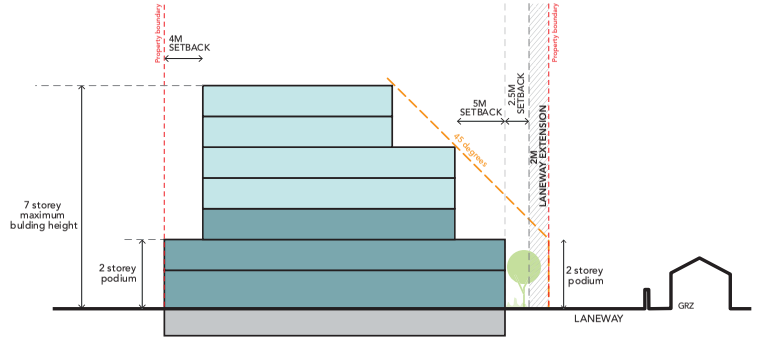



**Figure 82.** Guideline diagram for properties fronting Moorabool Street (Section A-A)

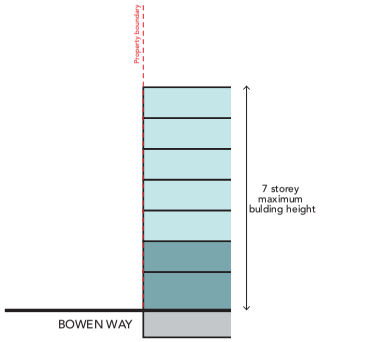



**Figure 83.** Guideline diagram for properties fronting Bowen Way (Section B-B)

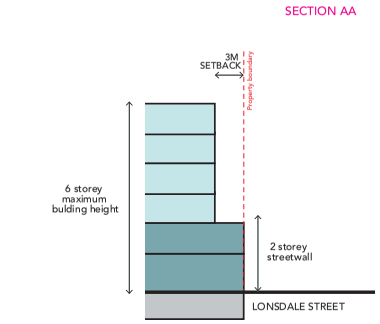



**Figure 84.** Guideline diagram for properties fronting Lonsdale Street (northern side) (Section C-C)

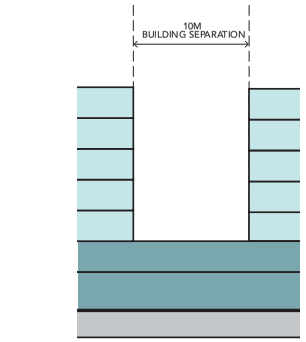



**Figure 85.** Guideline diagram for upper level well- separated building forms

# 4.4A

## PRECINCT B (BETWEEN LONSDALE AND FOSTER STREETS)

**KEY**

**HEIGHTS**

- 6 storeys
- 7 storeys

**STREETWALL**

- 2 storeys
- 3 storeys

**INTERFACE**

- Commerical
- Hospitality/Retail
- Pedestrian link

**Figure 87.** Precinct B building control plan(Section A-A)

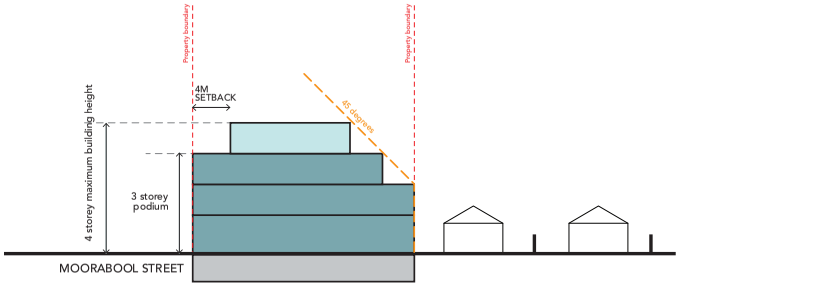



**Figure 89.** Precinct B Guideline diagram for properties fronting Moorabool Street, and residential interface. (Section A-A)

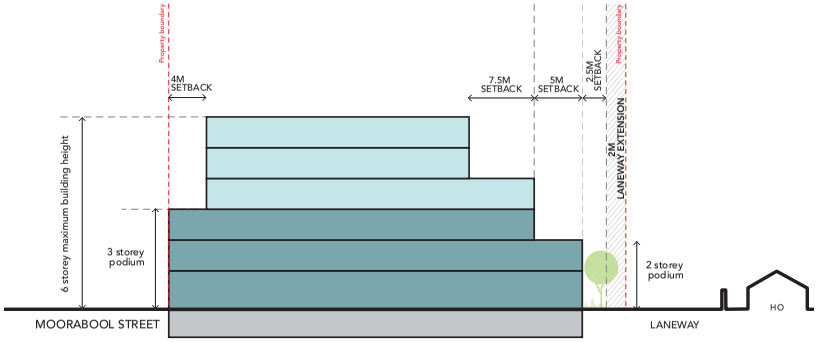
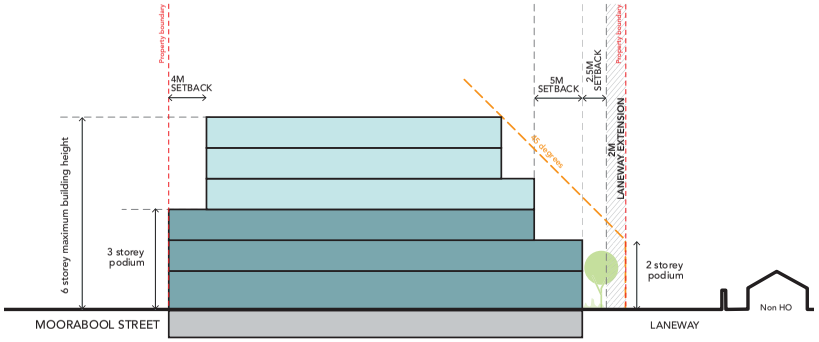



**Figure 88.** Precinct B Guideline diagram for properties fronting Moorabool Street, and residential interface. (Section B-B)



# 4.4A

## PRECINCT B (BETWEEN LONSDALE AND FOSTER STREETS)

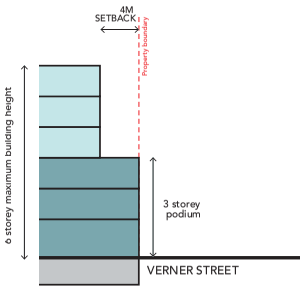



**Figure 90.** Precinct B Guideline diagram for properties fronting Verner Street (north and south). (Section C-C)

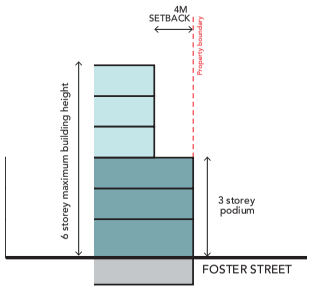



**Figure 91.** Precinct B Guideline diagram for properties fronting Foster Street. (Section D-D)

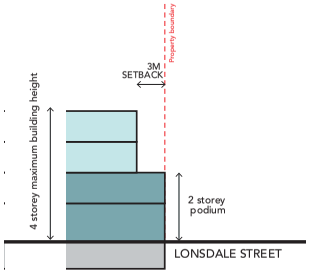



**Figure 92.** Precinct B Guideline diagram for properties fronting Lonsdale Street. (Section E-E)

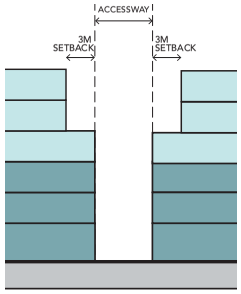
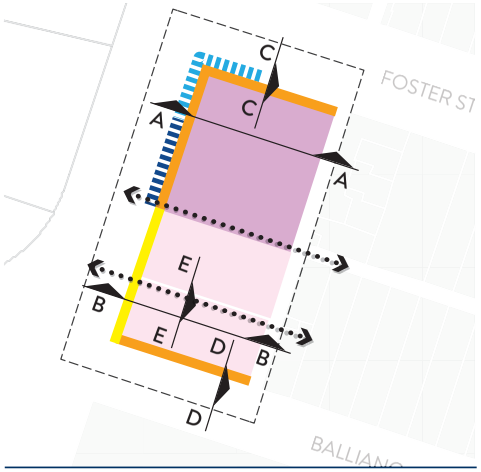



**Figure 93.** Precinct B Guideline diagram for pedestrian links

# 4.4A

## PRECINCT C (BETWEEN FOSTER AND BALLIANG STREETS)




**KEY**

**HEIGHTS**

- 2 storeys
- 3 storeys
- 4 storeys
- 5 storeys
- 6 storeys
- 7 storeys

**STREETWALL**

- 2 storeys
- 3 storeys

**INTERFACE**

- Commerical
- Hospitality/Retail
- Pedestrian link

**Figure 95.** Precinct C building control plan

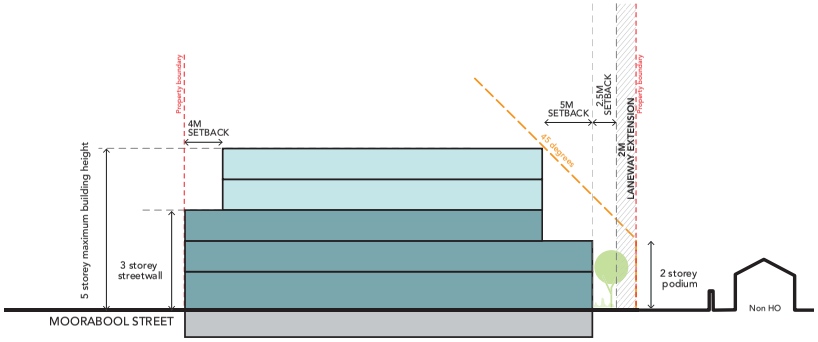



**Figure 94.** Guideline diagram for properties fronting Moorabool Street (Section A-A)

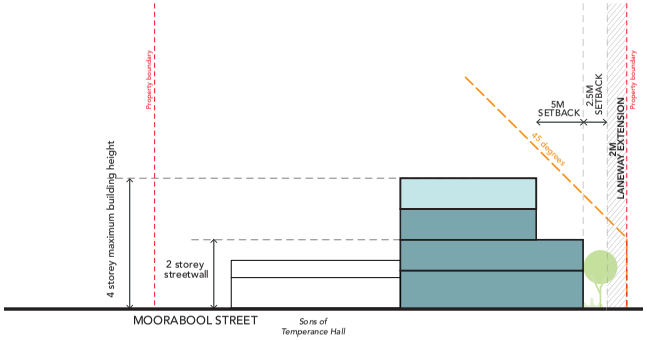



**Figure 96.** Guideline diagram for properties fronting Moorabool Street (Section B-B)

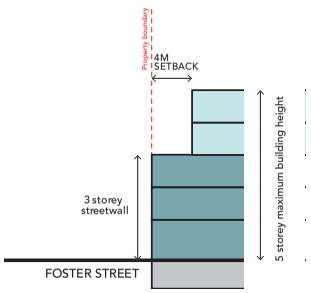



**Figure 97.** Guideline diagram for properties fronting Foster Street (Section C-C)

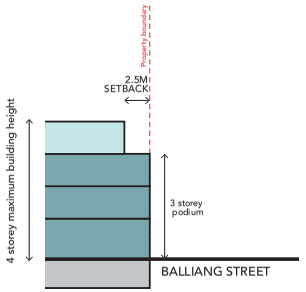



**Figure 98.** Guideline diagram for properties fronting Balliang Street (Section D-D)

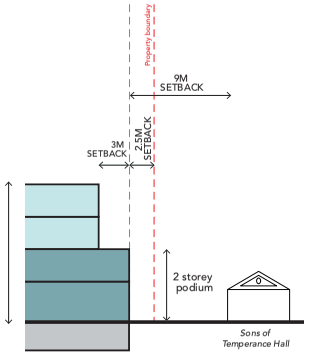



**Figure 99.** Guideline diagram for properties adjacent to the Sons of Temperance Hall (Section E-E)

# 4.4A

## PRECINCT D (BETWEEN FYANS AND BALLIANG/ PARK CRESCENT STREETS)

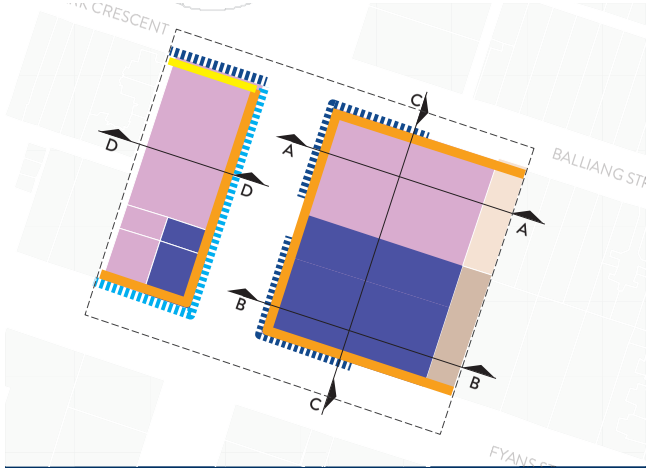



**Figure 100.** Precinct D building control plan

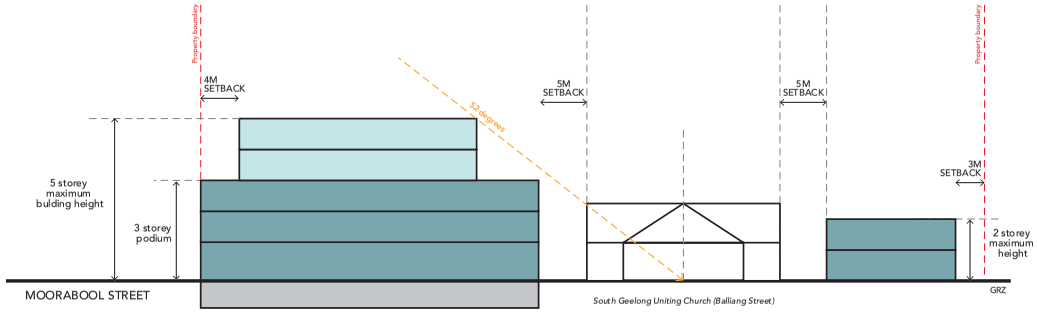



**Figure 101.** Precinct D Guideline diagram for properties fronting Moorabool Street, and Former South Geelong Methodist Chapel and residential interface. (Section A-A)

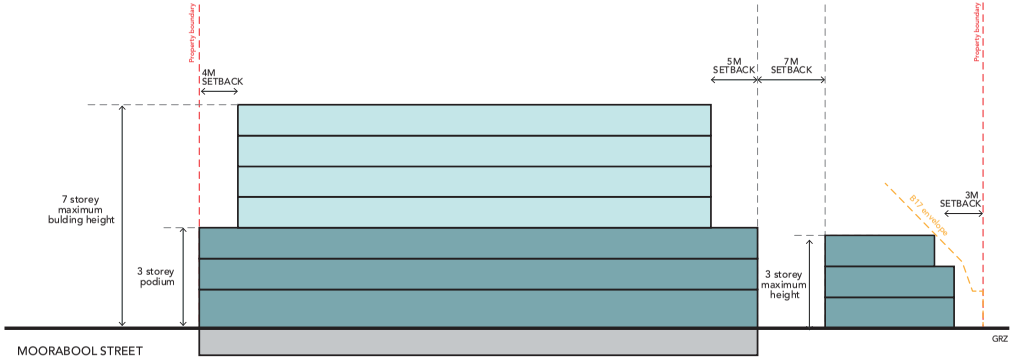



**Figure 102.** Precinct D Guideline diagram for properties fronting Moorabool Street, and residential interface. (Section B-B)

# 4.4A

## PRECINCT D (BETWEEN FYANS AND BALLIANG/ PARK CRESCENT STREETS)

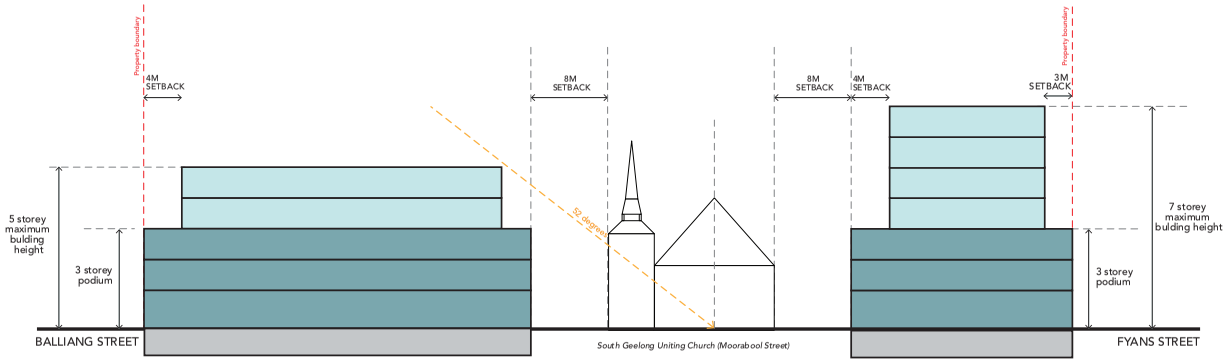



**Figure 103.** Precinct D Guideline diagram for properties fronting Balliang Street, interface with Former South Geelong Uniting Church and Fyans Street. (Section C -C)

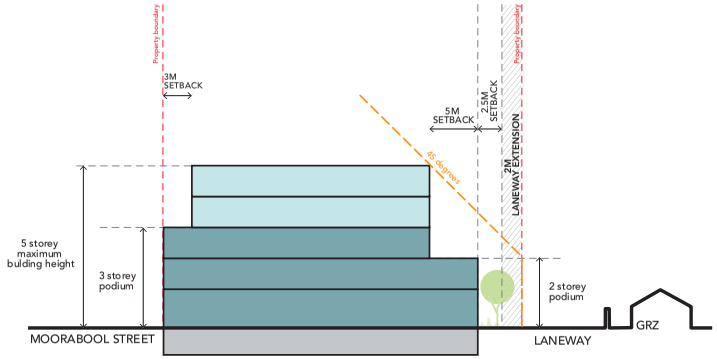



**Figure 104.** Precinct D Guideline diagram for properties fronting Moorabool Street, and residential interface. (Section D-D)

# 4.4A

## SAFETY AND DESIGN

### OBJECTIVES

- To minimise opportunities for anti-social behaviour.

### STRATEGIES

- Ensure building entries have a 'front door address' that is visible and directly accessible from the pedestrian path.
- Ensure buildings area designed to maximise opportunities for casual surveillance of the public domain or common space.
- Ensure a high level of passive surveillance is achieved from upper levels of building adjacent to public open space including the Church plaza.
- Ensure the design of the ground floor of a building minimises the opportunity for areas where there is potential for concealment.
- Ensure new development adjoining public areas provide external lighting.

## SUN ACCESS

### OBJECTIVES

- To limit the deterioration of direct sunlight access to public spaces and neighbouring properties.
- To require new development to have a high level of internal solar amenity.

### STRATEGIES

- The development application must demonstrate no loss of solar access to neighbouring properties between 10 and 2pm on the September equinox.
- Ensure shading devices and privacy screens do not substantially reduce the potential for daylighting or views for residents.
- Avoid extensive glazing that is unprotected from mid-summer sunlight.

## BUILDING FAÇADES, ENTRANCES AND ARTICULATION

### OBJECTIVES

- To ensure the design of buildings provides a high level of articulation, safe entry ways and reduces the dominance of vehicle entry ways.
- The appearance of new developments must define and enhance the public domain through design measures such as building modulation, massing, articulation and use of materials.

### STRATEGIES

- Ensure new buildings are to be designed to address the street and to enhance the public domain through entrances, transparent glass, internal uses at ground level, good quality finishes and well resolved architectural design.
- Ensure building façades are articulated into smaller elements or distinctive treatments.
- Avoid extensive expanses of blank glass or solid walls.
- Encourage ground floor dwelling units facing the street and public domain to have individual entries from the street.
- Ensure all basement access entries for development are located on minor streets or at the rear of the property.
- Ensure entries to basements are minimised in size and visual impact from the public domain.
- Ensure ground floor car parking areas are internalised, such that other active uses front the street.

# 4.4A

## GROUND FLOOR FRONTAGES

### OBJECTIVES

- To provide a diverse range of ground floor frontages in appropriate locations.

### STRATEGIES

- Ensure tenancies along an active frontage are diverse in size, to accommodate a range of uses including retail, cafés, restaurants, and have an average width of 5m to 8m.
- Ensure buildings setback on the ground floor, corner sites must have a ground floor level generally at footpath level, no level changes in the public realm, have consistent footpath pavement treatments and no fixed private structures
- Support active uses adjoining street corners, public plazas and around heritage buildings.

## LANDSCAPING

### OBJECTIVES

- To provide landscaping in appropriate locations

### STRATEGIES

- Ensure that landscaping is integrated with the building layout and design, is of a high quality and appropriate to its location, and designed by a suitably qualified professional.
- Support the use of indigenous species, high quality precast concrete elements, and high-quality pavement design.
- Require new development to contribute to street tree planting adjacent to their site.

## PRIVATE OPEN SPACE

### OBJECTIVES

- To provide useable, easily accessible open space for each occupant.

### STRATEGIES

- Ensure private open space areas have a northern aspect where practicable.
- Ensure private open space is directly accessible from the living area.
- To ensure private open space is of adequate size and dimension, to meet the accommodation needs of occupants.

# 4.4A

## COMMUNAL OPEN SPACE

### OBJECTIVES

- To provide communal open space within apartment developments to supplement private open space.

### STRATEGIES

- Provide communal open space to supplement private open spaces within apartment developments
- Ensure communal open space is designed to maintain safety, amenity, privacy and sun light access to users.
- Ensure communal open space is designed to present as a private area for residents use only, include passive surveillance from adjacent internal living areas/ pathways, have a northerly aspect where possible and be separate to any public thoroughfares.

## GREEN ROOFS

### OBJECTIVES

- To provide green roofs on buildings in appropriate locations

### STRATEGIES

- Encourage green roofs and walls to improve air quality, amenity, air temperature, building insulation and aesthetic quality of the urban environment.
- Encourage green roofs on all apartment buildings and designed by a suitably qualified person.
- Support the use of Australian native plants on green roofs.
- Ensure green roofs are located in accessible, serviceable and visible parts of the roof such as the roof of lower parts of a development with varying heights.

## FENCES

### OBJECTIVES

- To provide fencing in appropriate locations

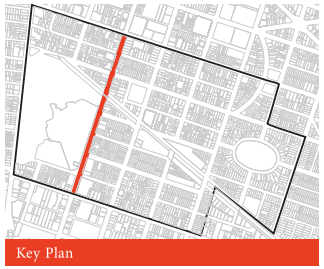
### STRATEGIES

- Ensure fencing maintains passive surveillance between public and private spaces, make a positive contribution to the character of the street and where relevant to the style of the building.
- Ensure the height of a front fence does not exceed 900mm above the footpath level.
- Ensure a front fence is located the property boundary.
- Where a side or rear fence is provide it must not exceed 1800mm in height above ground level and must step down/ follow any change in level along the property boundary.
- Ensure gates do not open directly over a footpath or road.

# 4.5A MOORABOOL STREET REDEVELOPMENT AREA PUBLIC REALM WORKS

An integrated, staged public realm and streetscape upgrade program is proposed within the Moorabool Street development area. The first stage of work would be the Better Bikes cycle path.

## MOORABOOL STREET




### EXISTING CONDITION

- Wide asphalt carriageway in good condition.
- Asphalt footpaths in average condition with multiple vehicular crossing points.
- Brush Box on the eastern side of the road.
- Hoop Pine on the western side of the road (adjacent to the Stadium).
- A 30m wide road reservation.
- An established bus route.

### STRATEGY PLAN

- Provide better opportunities for increased pedestrian, bicycle and public transport links.
- Provide large canopy trees along both sides of the road and median where possible.
- Develop WSUD solutions where possible, in the centre median, and the road edges and footpath especially where they can support better tree growth.
- Provide quality materials in footpaths including paving and street furniture.

### MOORABOOL STREET PUBLIC REALM VISION

Moorabool Street can be redeveloped as a boulevard with new trees along both sides and within a central median.

Moorabool Street will provide a separate bike path along the western edge.

A new signalised crossing at Lonsdale Street intersection will provide a formal crossing for pedestrians and cyclists accessing Kardinia Park.

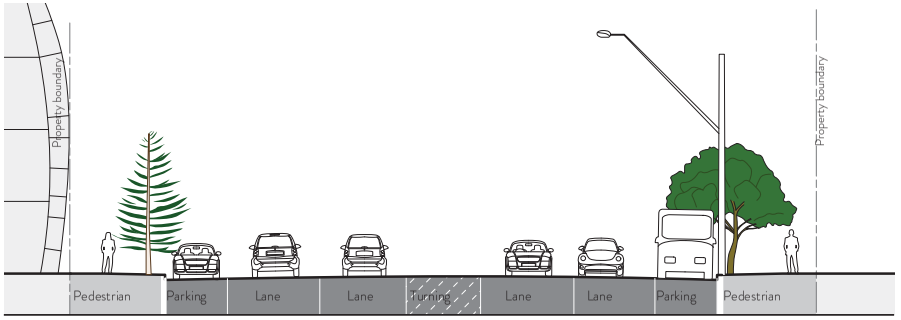



**Figure 105.** Moorabool Street, existing typical cross section

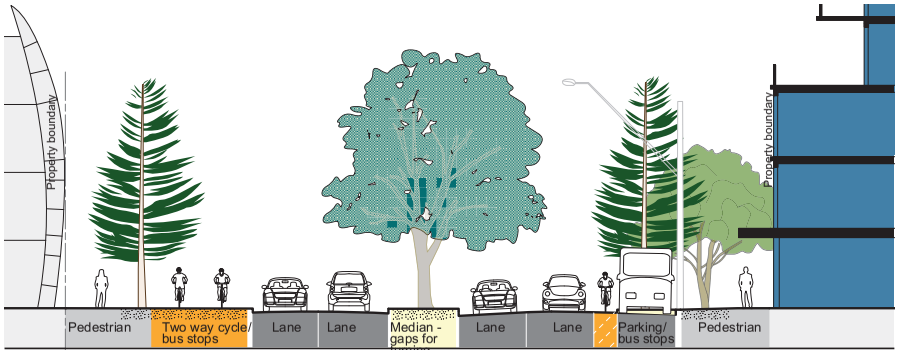



**Figure 107.** Moorabool Street, proposed typical cross section

**Figure 106.** Looking north up Moorabool Street

# 4.5A

## MOORABOOL STREET

**Figure 108.** Existing

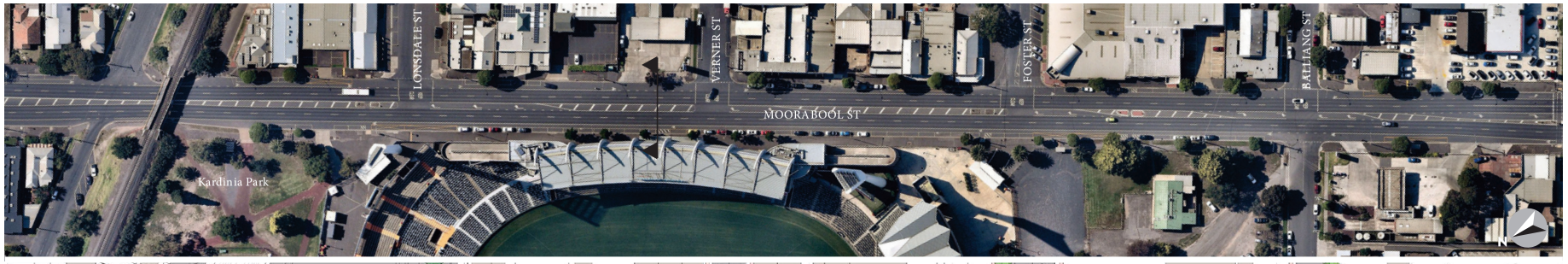
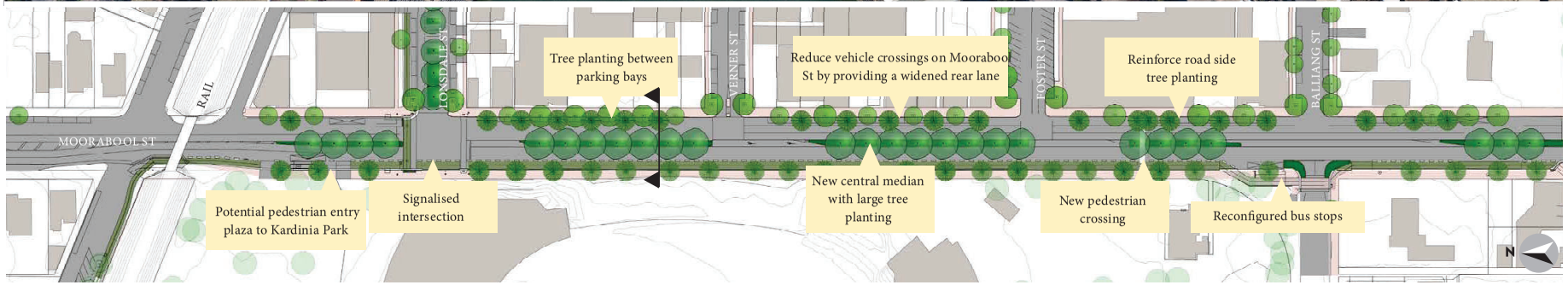



**Figure 109.** Proposed




### MATERIALS

- Asphalt footpaths, possible feature bluestone.
- Trees within footpaths and median established within wide trenches of structural soil.
- Porous pavements for trees within footpath to support tree growth.
- Pedestrian lights within footpath zone.
- Lonsdale Street threshold crossing treatment could include asphalt flat-top with rough bluestone pitchers on edges.

### TREE SPECIES

- Hoop Pine retained and reinforced on road edges.
- Queensland Brush Box retained on the east side of Moorabool Street.
- Central median species, options include; Lemon Scented Gum, Spotted Gum, Smooth-barked Apple Myrtle.

# PUBLIC REALM


| | | |
|---|---|---|
| 5.1 | Public Realm Works | 95 |
| 5.2 | Lonsdale Street | 98 |
| 5.3 | Bellerine Street South | 99 |
| 5.4 | Bellerine Street North | 101 |
| 5.5 | Station Hub | 102 |
| 5.6 | Carr Street | 103 |
| 5.7 | Yarra Street | 104 |


5.0

# 5.0 PUBLIC REALM

Streetscapes outside the key development areas also present opportunity to be improved as part of a staged public realm and streetscape upgrade program.

A coordinated streetscape improvement program is proposed to significantly improve the walking environment of the suburb as well as reducing the heat island effect of large expanses of bitumen.

The main intervention proposed is the introduction of a central median which will dramatically improve pedestrian and cyclist crossing experience as well as provide opportunities for centre road tree planting.

Undergrounding of power throughout the study area is recommended as funds /grants become available to improve the appearance of the study area and assist in providing a consistent canopy cover.

Key corners kerb outstands are proposed to accommodate pedestrians wanting to cross the road and provide space for local activities relating to the social or commercial potential of the corner. The kerb extension can also tame dangerous driver behaviour.

Kerb outstands can also be used mid-block at key locations such as school crossings.

A consistent, elegant and adaptable palette of planting, pavement, public furniture, pedestrian lighting is envisaged.

Council is already progressing some of these public realm upgrades through the STiLS project. These upgrades were informed by the phase 1 consultation on the UDF.

110.

111.

112.

**Figure 110.** Example of a central median. Rathdowne Street, Carlton

**Figure 111.** Example of a central median with water sensitive urban design treatment, City of Sydney

**Figure 112.** Example of water sensitive urban design, Dandenong

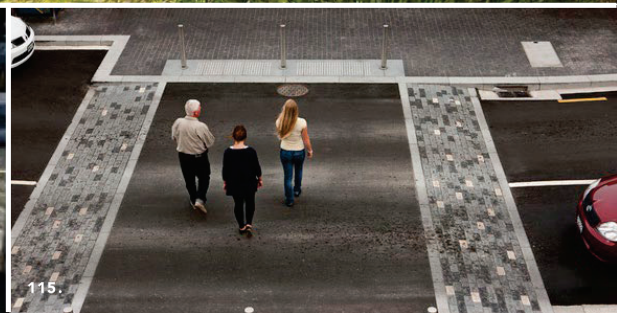


**Figure 113.** Example of planted central median, City of Sydney

**Figure 114.** Example of a raised pedestian crossing with 'rumble' pavement, Moreland

**Figure 115.** Example of a raised pedestrian crossing with 'rumble' pavement edges and kerb outstands. Taradale, New Zealand

# 5.1

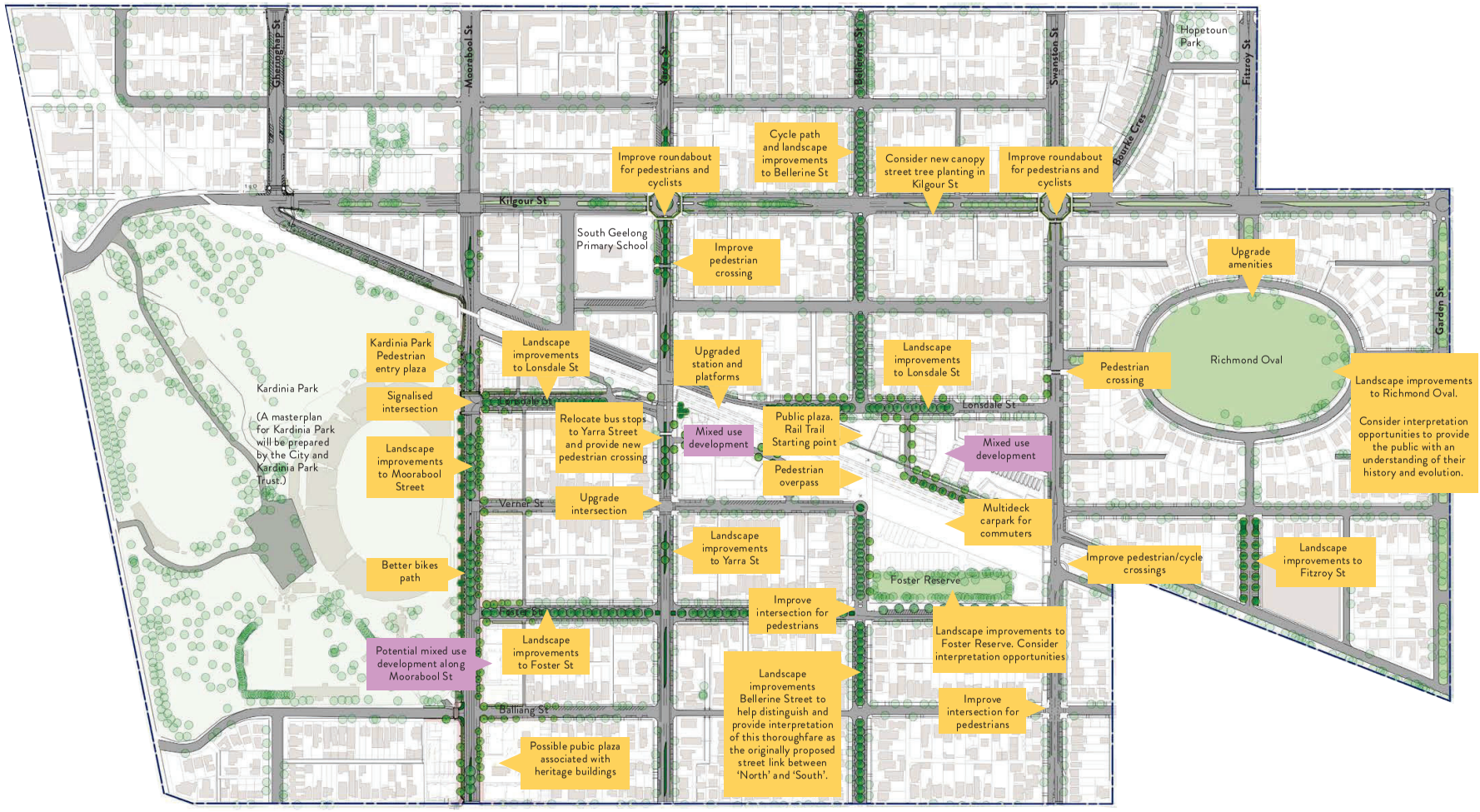
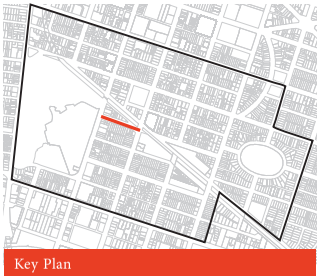



**Figure 116.** Public Realm Concept Plan Short - medium term scenario

# 5.2 LONSDALE STREET WEST




Lonsdale Street is an important link between the Station Hub Precinct and Moorabool Street Precinct/ Kardinia Park. Improvements to the pedestrian and cyclist experience between these two nodes is considered very important.

## EXISTING CONDITION

This section of Lonsdale Street is between Moorabool Street and Yarra Street key features include;

- Wide asphalt carriageway in good condition.
- Two-way cycle path.
- Concrete footpaths.
- Brush Box planting to road edges.
- A 30m wide road reservation.

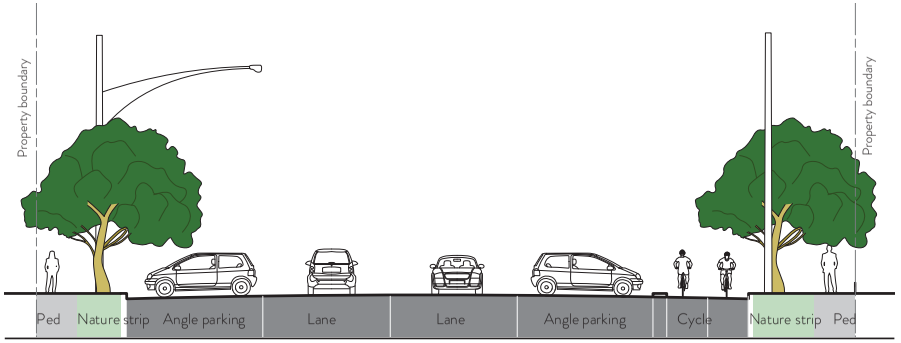



**Figure 117.** Lonsdale Street (West), existing typical cross section

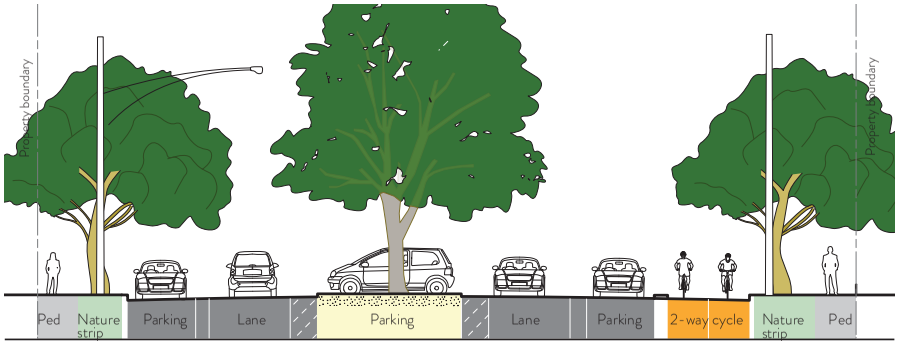



**Figure 118.** Lonsdale Street (West), proposed typical cross section

## STRATEGY PLAN

- Provide for pedestrians, bicycles, buses and traffic.
- Provide parking to support Moorabool Street retail precinct and residents.
- Provide canopy trees.
- Reduce speed limit to 40 km/hr.
- Staged introduction of vegetated central medians is recommended. This will require careful strategy of removal of car parking generally starting furthest away from key destinations, such as commercial areas.
- Develop WSUD solutions, especially where they can help support better tree growth.

## LONSDALE STREET (WEST) PUBLIC REALM VISION

Lonsdale Street West will be maintained substantially in its present form, using existing pavement, trees and drainage. The cycle way will be maintained in its current form, with improved connections proposed to Moorabool Street and the Rail Trail.

Centre of the road parking is proposed to cater for retail, residential and commuter car parking demands. Sections of car parking zone will include planted medians with large canopy trees.

Note: Long term staged removal of centre road car parking and introduction of vegetated medians.

## MATERIALS

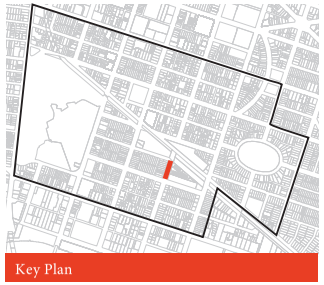
- Concrete footpaths.
- Trees within parking bays, established within wide trenches of structural soil.
- Trees within nature strips.
- Pedestrian lights within footpath zone.
- Pedestrian crossing threshold treatment could include asphalt flat top with rough bluestone pitchers.

## TREE SPECIES

- Brush Box planting maintained and reinforced in northern nature strip.
- Central median species, options including; Lemon Scented Gum, Spotted Gum, Smooth-barked Apple Myrtle.

# 5.3 BELLERINE STREET SOUTH

## BELLERINE STREET SOUTH (1)




Bellerine Street is an important historical street, being the first road connection between 'North' and 'South' Geelong. There is potential interpret this through landscape improvements along the length of this street and create a 'green' link right into the city.

### EXISTING CONDITION

This section of Bellerine Street is between Verner Street and Foster Street key features include;

- Wide asphalt carriageway in good condition.
- Gravel 90-degree parking on eastern road edge.
- Poorly defined edge to the park.
- Concrete footpaths on western property boundary.
- Brush Box on western road edge.
- A 30m wide road reservation.

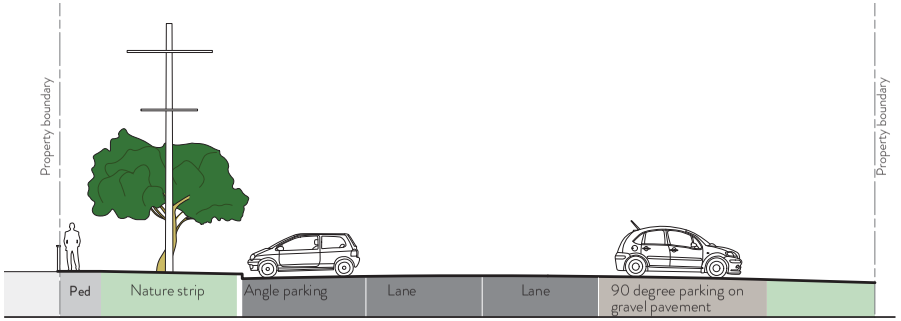



**Figure 120.** Bellerine Street South (1), existing typical cross section

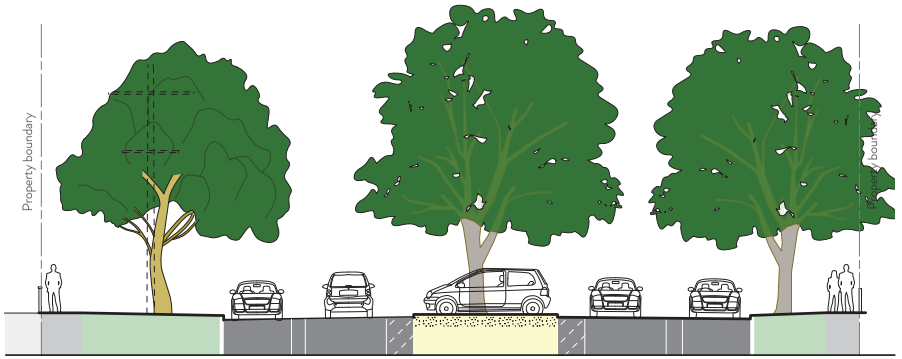



**Figure 119.** Bellerine Street South (1), proposed typical cross section

### STRATEGY PLAN

- Develop Bellerine Street as a green link between the City and South Geelong.
- Provide for pedestrian, traffic and parking, including a pedestrian crossing over the railway lines.
- Provide large canopy trees along eastern side of the road and within a central median.
- Develop WSUD solutions where possible in the road and nature strip especially where they can support better tree growth.
- Underground power.
- Reduce speed limit to 40 km/hr.

### BELLERINE STREET (SOUTH -1) PUBLIC REALM VISION

Bellerine Street will become an important green street which provides interpretation of the historical first street connection between 'north' and 'south' Geelong.

Car parking in this section of the street will support the train station. The central road space will be reconfigured to provide a vegetated median with new canopy tree planting. Sections of centre median will allow for 90 degree car parking.

The street will be maintained substantially in its present form using existing pavement, trees and drainage. Upgrade of the eastern gravel section is required.

Note: Long term staged removal of centre road car parking and introduction of vegetated medians.

### MATERIALS

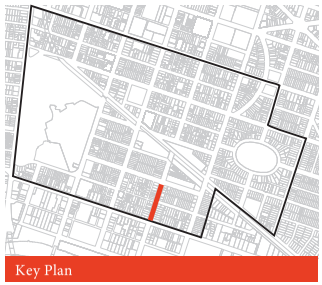
- Concrete footpaths, including a new footpath adjacent to the park.
- Trees within parking bays, established within wide trenches of structural soil.
- Trees within nature strips.
- Pedestrian lights within footpath zone.

### TREE SPECIES

- Brush Box planting on western road edges maintained and reinforced.
- Central median species, options include; Lemon Scented Gum, Spotted Gum, Smooth-barked Apple Myrtle.

# 5.3 BELLERINE STREET SOUTH

## BELLERINE STREET SOUTH (2)




### EXISTING CONDITION

This section of Bellerine Street is between Foster Street and Fyans Street, key features include;

- Wide asphalt carriageway in good condition.
- Gravel 90-degree parking on eastern road edge.
- Poorly defined edge to the park.
- Concrete footpaths on western property boundary.
- Brush Box on western road edge.
- A 30m wide road reservation.

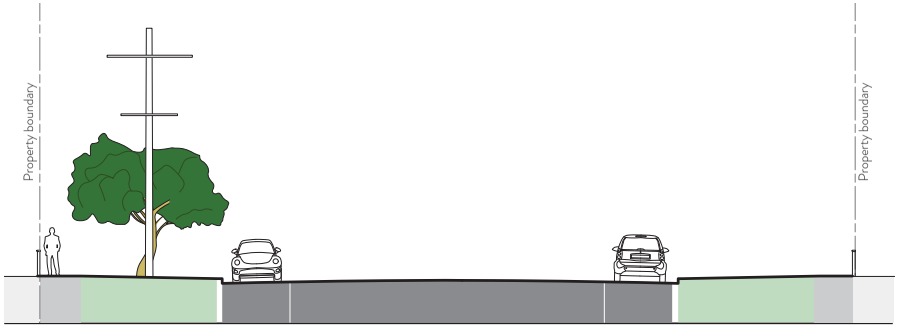



**Figure 121.** Bellerine Street South (2), existing typical cross section

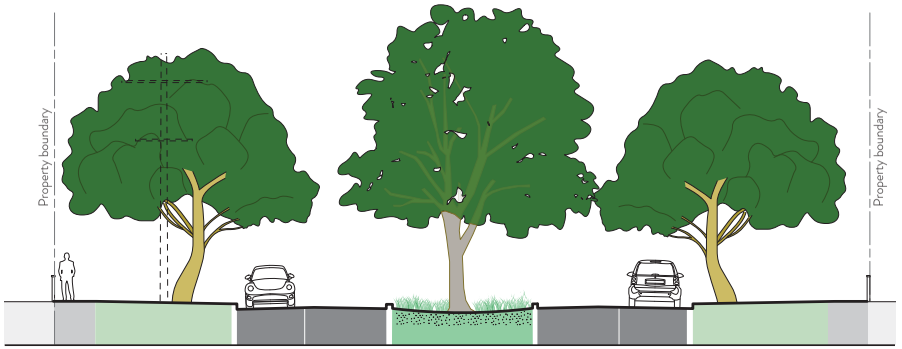



**Figure 122.** Bellerine Street South (2) , proposed typical cross section

### STRATEGY PLAN

- Develop Bellerine Street as a green link between the 'north' and 'south' Geelong.
- Provide for pedestrian, traffic and parking.
- Provide large canopy trees along eastern side of the road and within a central median.
- Develop WSUD solutions where possible in the road and nature strip especially where they can support better tree growth.
- Underground power.
- Reduce speed limit to 40 km/hr.

### BELLERINE STREET (SOUTH -2) PUBLIC REALM VISION

This section of the street will be maintained substantially in its present form using existing pavement, trees and drainage.

The central road space will be reconfigured to provide a vegetated median with new canopy tree planting.

Note: This section of roadway demonstrates the preferred long term condition for other streets within the study area, with no central parking and a vegetated median.

### MATERIALS

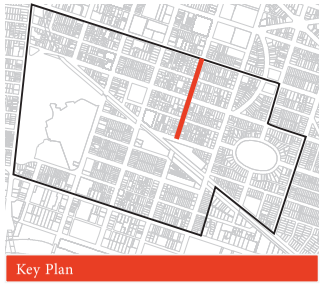
- Concrete footpaths.
- Trees within a central median. Consider water sensitive design solutions, slight regrading of laneways may be required.
- Trees within nature strips/ rain gardens.
- Pedestrian lights within footpath zone.

### TREE SPECIES

- Brush Box planting on road edges maintained and reinforced.
- Central median species, options include; Lemon Scented Gum, Spotted Gum, Smooth-barked Apple Myrtle.

# 5.4 BELLERINE STREET NORTH

## BELLERINE STREET NORTH




### EXISTING CONDITION

This section of Bellerine Street is from Lonsdale Street to McKillop Street.

- Wide asphalt carriageway in good condition.
- Concrete footpaths.
- Brush Box on western road edge.
- A 30m wide road reservation.

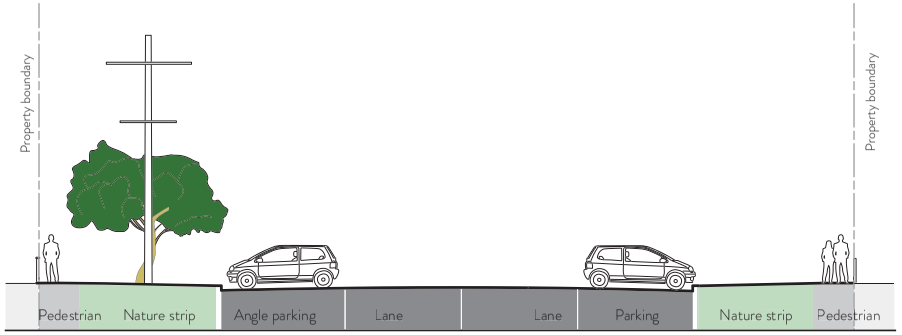



**Figure 124.** Bellerine Street north, existing typical cross section

### STRATEGY PLAN

- Provide for pedestrian, bicycles, traffic and parking.
- Provide large canopy trees along eastern side of the road and within a central median.
- Develop WSUD solutions where possible in the road and nature-strip especially where they can support better tree growth.
- Undergrounding of power throughout the precinct.
- Staged introduction of vegetated central medians is recommended as we shift away from private vehicles in favour of modes such as walking, cycling, street level mass transit, trains and shared vehicles. This will require a careful strategy of removal of car parking, generally starting furthest away from the train station.
- Reduce speed limit to 40 km/hr.

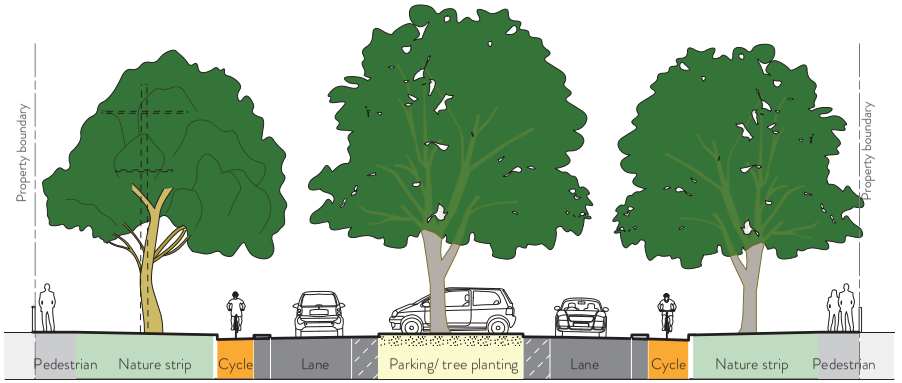



**Figure 123.** Bellerine Street north, proposed typical cross section

### BELLERINE STREET NORTH PUBLIC REALM VISION

Bellerine Street will become an important green street which provides interpretation of the historical first street connection between 'north' and 'south' Geelong.

This section of the street will be maintained substantially in its present form using existing pavement, trees and drainage. The roadway will be reconfigured to include separated bike paths, which connect to the Station, Rail Trail and proposed pedestrian crossing over the railway.

The central road space will be reconfigured to provide a vegetated median with new canopy tree -planting. Sections of centre median will allow for 90 degree car parking.

Note: Staged removal of car parking over time and introduction of vegetated medians. Some visitor car parking will remain in Bellerine Street in the long term.

### MATERIALS

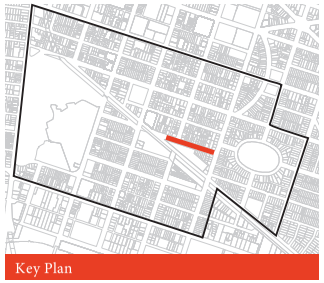
- Concrete footpaths.
- Trees within parking bays, established within wide trenches of structural soil.
- Trees within nature strips/ rain gardens.
- Pedestrian lights within footpath zone.

### TREE SPECIES

- Brush Box planting on western road edges maintained and reinforced.
- Central median species, options include; Lemon Scented Gum, Spotted Gum, Smooth-barked Apple Myrtle).

# 5.5 STATION HUB

## STATION HUB PUBLIC REALM WORKS




An integrated, staged public realm and streetscape upgrade program is proposed within the Station Hub key development area, which utilises the wide street reserves for biodiversity, pedestrian and cycle benefits.

### EXISTING CONDITION

This section of Lonsdale Street is between Swanston Street and Carr Street.

- Wide asphalt carriageway in good condition.
- Concrete footpaths.
- Brush Box planting to road edges.
- A 30m wide road reservation.

**Figure 125.** Lonsdale Street (East), existing typical cross section

**Figure 126.** Lonsdale Street (East), proposed typical cross section

### STRATEGY PLAN

- Provide parking for residents, short stay shopping and commuters.
- Provide canopy trees.
- Provide space for sitting, resting and meeting on the southern (sunny) side of the street.
- Develop WSUD solutions, especially where they can help support better tree growth.
- Underground power.
- Reduce speed limit to 40 km/hr.

### LONSDALE STREET (EAST) PUBLIC REALM VISION

The northern side of Lonsdale Street will be maintained substantially in its present form using existing pavement, trees and drainage. The south side will be reconstructed to included expanded footpath and nature strip which allows provision for pedestrians, new canopy trees and WSUD treatments. A combination of centre of road and kerb side parking will service both residents and commuters.

Note: Long term staged removal of centre road car parking is proposed. To be replaced with vegetated medians.

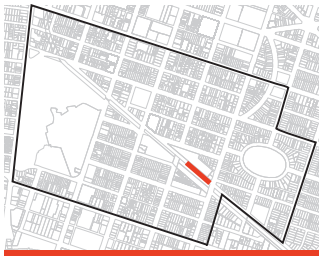
### MATERIALS

- Concrete footpaths.
- Trees within a central median. Consider water sensitive design solutions, slight regrading of laneways may be required.
- Trees within nature strips/ rain gardens.
- Pedestrian lights within footpath zone.

### TREE SPECIES

- Brush Box planting on road edges maintained and reinforced.
- Central median species, options include; Lemon Scented Gum, Spotted Gum, Smooth-barked Apple Myrtle.

# 5.6 CARR STREET




## EXISTING CONDITION

- Wide asphalt carriageway in good condition.
- Concrete shared path.
- Sparing planting with inadequate scale (bottlebrush) on northern road edge.
- Sparing Brush Box planting on the southern road edge.
- A 20m wide road reservation.

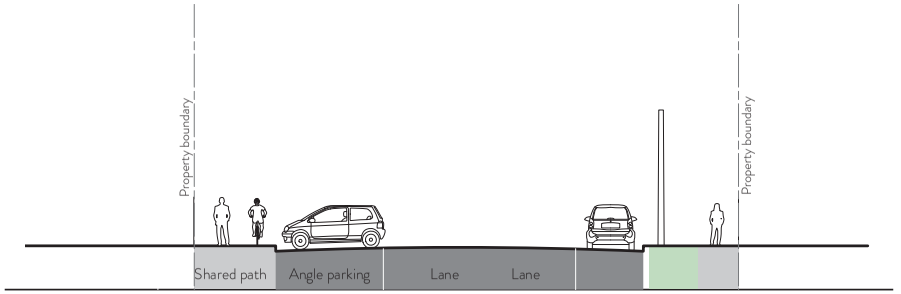



**Figure 128.** Carr Street, existing typical cross section

## STRATEGY PLAN

- Divert Carr Street through the Barwon Water redevelopment site.
- Close a section of Carr Street to improve pedestrian connections to the station and proposed pedestrian overpass.
- Provide for one way traffic and efficient carparking.
- Improve conditions for pedestrian and cyclists.
- Develop a 'starting point' for the Rail Trail with associated infrastructure and end of trip facilities.
- Provide large canopy trees within car parking bays.
- Develop WSUD solutions where possible in the road especially where they can support better tree growth.
- Reduce speed limit to 40 km/hr.

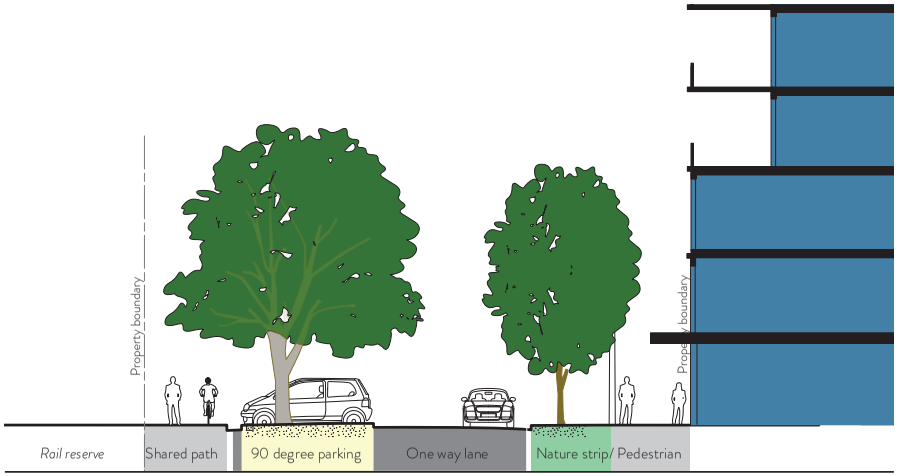



**Figure 127.** Carr Street, proposed typical cross section

## CARR STREET PUBLIC REALM VISION

Carr Street will continue to perform its role as a parking street. It will be reconfigured to accommodate 90-degree parking and one-way traffic (entry from Swanston Street).

The northern footpath and nature strip will be expanded to provide opportunities for improved landscape and amenities associated with new residential development.

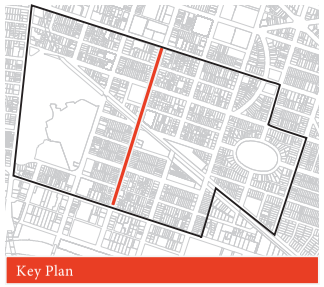
## MATERIALS

- Concrete footpaths.
- Trees within median and parking bays, established within wide trenches of structural soils.
- Pedestrian lights within footpath zone.

## TREE SPECIES

- Large canopy tree planting within parking zone and nature strips. TBC Species, including large scale eucalyptus.

# 5.7 YARRA STREET




## EXISTING CONDITION

- Wide asphalt carriageway in good condition.
- Concrete footpaths in good condition.
- Brush Box on road edges.
- A 30m wide road reservation.

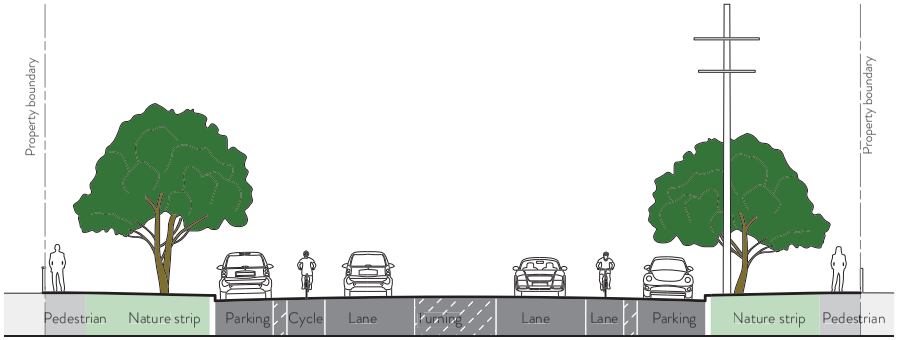



**Figure 129.** Yarra Street, existing typical cross section

## STRATEGY PLAN

- Provide for pedestrian, bicycles and traffic.
- Provide large canopy trees along both sides of the road and median where possible.
- Develop WSUD solutions where possible in the road and nature strips especially where they can support better tree growth.
- Underground power.

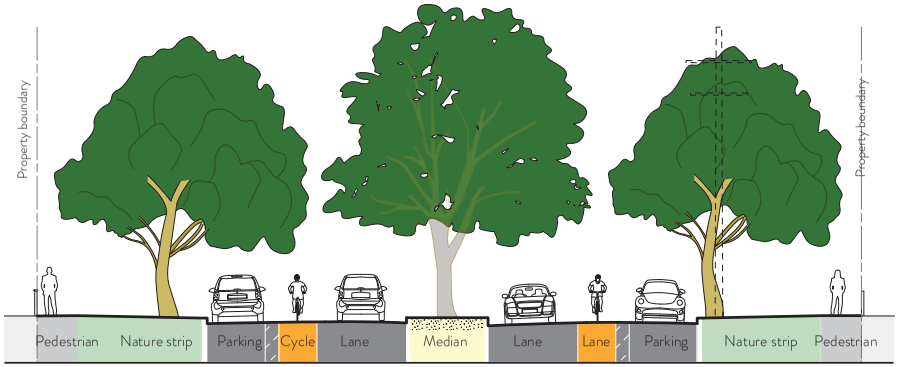



**Figure 130.** Yarra Street, proposed typical cross section

## YARRA STREET PUBLIC REALM VISION

Yarra Street will be maintained substantially in its present form using existing pavement, trees and drainage.

The central road space will be reconstructed to provide for new canopy trees and water sensitive urban design treatments.

## MATERIALS

- Concrete footpaths.
- Trees within median, established within wide trenches of structural soil.
- Pedestrian lights within footpath zone.

## TREE SPECIES

- Brush Box planting on road edges maintained and reinforced.
- Central median species, options include; Lemon Scented Gum, Spotted Gum, Smooth-barked Apple Myrtle.

**Figure 131.** Artist impression of Moorabool Street precinct looking north from Fyans Street

# IMPLEMENTATION

# 6.0

# 6.0 IMPLEMENTATION

## INTRODUCTION

This section provides a summary of recommendations, policies and projects that have been identified in the UDF for three identified areas including the existing residential zones (including proposed Heritage Overlay areas), Key Development Areas including Moorabool Street and the Station Precinct (including the Barwon Water Site.

### For each area, the table outlines short (1-5 years), medium (5-10 years) and long (10+ years) term implementation actions to be achieved over the next 10 + years for each precinct including;South Geelong Station Hub (which also includes the Barwon Water site)

- A Framework for capital works expenditure on priority projects for the public realm. Subject to the preparation of concept plans and detailed design plans for construction. These works may be carried out according to the availability of funds.
- Changes to the Planning Scheme and Overlays have been considered that will assist in achieving the strategic and design outcomes sought for South Geelong.

## CONCEPT PLANS

The analysis and consultation processes from the Draft UDF have generated specific projects to become the subject of concepts plans as part of the Urban Design Framework.

Each concept plan will need another phases of design refinement, consultation and documentation before it can be implemented. The big picture ideas within this document have been translated into specific objectives and guidelines that will be transferred into the Planning Scheme.

It is important to note that the UDF provides overarching principles and guidelines for each particular area and individual decision-making on particular sites will occur in the future via a planning permit or scheme amendment.

# 6.0

## IMPLEMENTATION OF THE MOORABOOL STREET PRECINCT

To achieve The City's desired outcome for the Moorabool Street Precinct a number of changes to the planning controls affecting the area will be required;

The area should be rezoned to allow a mixture of commercial and residential uses to occur within the precinct.

The City will work cooperatively with the Department of Transport, Kardinia Park Trust and other relevant stakeholders to realise the vision and objectives for the area.

Significant public investment at local and state level will be required to upgrade key pedestrian routes to connect South Geelong Station and Kardinia Park.

Development contributions can help provide the public realm and streetscape improvements as well as social housing as identified for the precinct.

**MOORABOOL STREET – IMPLEMENTATION TIMING**

| PROJECT | TIMEFRAME | COMMENT | RESPONSIBLE FOR DELIVERY |
|---|---|---|---|
| Moorabool Street – Better Bikes | 1-5 years | Funding has been provided for the Moorabool Street Better Bike Project. | Council - Engineering Services - Transport |
| Moorabool Street Beautification | 5-10 years | • Detailed Design plans are required for Moorabool Street which will take into consideration the Kardinia Park Master Plan, Stage 5 redevelopment of GMHBA stadium and the Rail Duplication Project including connections to the station.<br>• Redevelopment of Moorabool Street will be funded through a combination of Council, State and Federal Government budget bids.<br>• Land developers on Moorabool Street should contribute to infrastructure upgrades adjacent to their property. Items such as on street car parking alterations, street trees, footpath changes, seating etc. Council will need to undertake further investigation regarding the most effective and efficient way to deliver infrastructure contritions resulting from the development of sites on Moorabool Street. | Council - Strategic Planning and Urban Design |
| Moorabool Street rezoning and policy changes | 1-5 years | • Rezone the Commercial 2 Zone to the Mixed Use Zone<br>• Introduce a new local planning policy for the UDF which includes preferred land use and built form outcomes for Moorabool Street.<br>• Amend Clause 2 16.02-1L - Increase Housing Diversity Areas, to identify the Moorabool Street as a Key Development area. | Council - Strategic Planning and Strategic Implementation |
| Overlay Changes - New Design and Development Overlay (DDO) | 1-5 years | • Apply a DDO to the Moorabool Street Precinct. The DDO should implement design principles from the UDF relating to built form controls, building height, setbacks, widening of the lane way, protection of heritage buildings and the residential interface, separation between buildings, vehicle and pedestrian access, noise attenuation, WSUD and ESD requirements. | Council - Strategic Planning and Strategic Implementation |
| Moorabool Street Laneway - Public Acquisition Overlay (PAO) | When Required | • Apply a 2m wide PAO to the rear of the properties fronting Moorabool Street to facilitate the widening on the existing rear lane way to cater for deliveries and vehicle parking and movements.<br>• Overtime the number of vehicle crossings on Moorabool Street should be reduced. | Council - Strategic Planning and Strategic Implementation |
| Environmental Audit Overlay | 1-5 years | Apply an Environmental Audit Overlay to land in Moorabool Street in accordance with Planning Practice Note 30 - Potentially Contaminated Land | Council - Strategic Planning and Strategic Implementation |
| Social Housing | 1-5 years | Developer lead social housing contributions should be included within the planning scheme. Council will need to liaise with the State Government to determine the most appropriate mechanism to deliver social housing outcomes. | Council - Strategic Planning and Strategic Implementation |

# 6.0

## IMPLEMENTATION OF THE SOUTH GEELONG STATION HUB KEY DEVELOPMENT AREA

The City will work cooperatively with Barwon Water, the Department of Transport and other relevant stakeholders to realise the vision and objectives for the area.

Significant public investment at local and state level will be required to upgrade key pedestrian routes to connect South Geelong Station and Kardinia Park.

Development contributions can help provide the public realm and streetscape improvements identified for the precinct as well a social housing outcomes.

The partial closure of Carr Street should be facilitated as part of the station and Barwon Water site redevelopments.

Plan for the staging of development and delivery of public infrastructure upgrades by different stakeholders as funds become available.

Future development of Carr and Lonsdale Streets and the Barwon Water Site should take into consideration the South Geelong Station upgrade. Public realm, building design and changes to streets should compliment the station design through the use of similar materials, finishes and plantings.

# 6.0

## STATION HUB - IMPLEMENTATION TIMING

| PROJECT | TIME-FRAME | COMMENT | RESPONSIBLE FOR DELIVERY |
|---|---|---|---|
| Barwon Water Site rezoning | 1-5 years | • The site is currently within the Public Use Zone – Schedule 1 and will need to be rezoned prior to being re-developed. The site should be rezoned to a Mixed Use Zone to facilitate high density housing and a mix of commercial uses which can service the surrounding community.<br>• Apply a Design and Development Overlay to facilitate built form outcomes consistent with the objectives and strategies contained in the UDF, which would include:<br>– Guidelines around built form outcomes including acoustic measures, materiality, and expected heights which should include a preferred height of 6 storeys at the western portion of the Barwon Water site<br>– Requirement to deliver public spaces and infrastructure/improvements to the public realm adjacent to the site.<br>– High quality urban design outcomes, transit oriented development with opportunities to reduce car parking requirements if appropriately justified<br>• Barwon Water have been working with the EPA to resolve contamination issues on their site. If this matter is not resolved prior to the land being rezoned an Environmental Audit Overlay should be applied to the land. | Council - Strategic Implementation and Barwon Water |
| Future Road Through Barwon Water Site | 5-10 years | • The UDF identifies an opportunity to divert Carr Street through the easement on the Barwon Water site. Detailed design and costings, including intersection changes required at Bellerine Street and reinstatement of infrastructure associated with the station plaza area will need to be prepared to understand the viability of delivering this option. This option proposes the best long term development strategy for the northern side of the station hub. Council will need to undertake further investigation regarding the most effective and efficient way to deliver infrastructure contritions resulting from the development of the site. | Council and Barwon Water |
| Station land redevelopment and multi-deck car park | 10 + years | • RPV have indicated there are no current plans to redevelop the Station Car Park. The redevelopment of the car parking area would be a long term plan for the precinct. A local planning policy should reflect the long term objectives and strategies for the station hub precinct.<br>• Investigate opportunities with RPV, Barwon Water and Council for a shared car parking outcome for the station precinct. The multi deck car park could be brought forward or completed in stages, as demand for car parking changes. Further investigation into whether the multi deck car park could be shared with the future development of the Barwon Water site should be undertaken. | Council, State Government and Barwon Water |
| Pedestrian Bridge Over Railway line | 10+ years | • The UDF identifies an opportunity to construct a pedestrian bridge over the railway line (linking Bellerine Street). This bridge would be a long term opportunity and could be delivered by the developer of the Barwon Water Site or local or state government. This bridge could help facilitate a shared precinct wide car parking and land use outcome should the multi deck car park be developed. | Developer or Council |
| South Geelong Street Safety upgrades (STilS) | 1-5 years | • Funding has been granted for this project and the majority of safety upgrades are now complete. | Council - Engineering Services |
| Carr Street Changes and Public Realm | 1-5 years | • To be delivered as part of the Rail Duplication project.<br>• If changes are required to Carr Street as a result of development on the Barwon Water site, they will be completed at the time the site is developed. This could be determined through the planning permit stage. | State Government, Council and Barwon Water |
| Beautification of Streets surrounding the station, including Lonsdale Street | 5-10 years | • The rail duplication project will deliver on partial upgrades to the western end of Lonsdale Street.<br>• Development of the Barwon Water site should contribute to upgrades to Lonsdale Street adjacent to their site consistent with the UDF. Council will need to undertake further investigation regarding the most effective and efficient way to deliver infrastructure contributions associated with delivering changes to eastern end of Lonsdale Street.<br>• Council will need to seek funding through Council budget bids as well as State and Federal Government funding opportunities to complete the balance of the streets. | Council - Engineering Services<br>Barwon Water |
| Revise the IHDA mapping and policy to include the Barwon Water site and Train Station as a Key Development Area | 1-5 years | • Amend Clause 16.02-1L - Increases Housing Diversity Areas, to identify the South Geelong Station Hub and the Barwon Water Site as a Key Development area. | Council - Strategic Planning and Strategic Implementation |
| 173 Agreements, Social Housing other Overlays | 1-5 years | • To capture upgrades to key pedestrian routes, possible closure of Carr Street, areas of public open space, changes to and reinstatement of infrastructure etc These changes would be negotiated as part of a planning permit process.<br>• Incorporate staging for the Barwon Water Site, including what infrastructure improvements are to be delivered in which stage.<br>• Investiagte with assistance from the State Government a requirement to provide social and affordable housing within the development. | Council - Strategic Planning and Engineering Services<br>Barwon Water |

# 6.0

## CHANGES TO RESIDENTIAL ZONES

The community have indicated a preference to retain significant heritage values and expressed strong desires to protect the existing neighbourhood character value within the study area. To balance the desire to protect character while still encouraging higher density housing growth it is proposed to rezone the area to reflect the different scales of development identified in the South Geelong Capacity and Change Areas Review and Heritage Study.

The subdivision pattern within South Geelong which includes rear laneways, provides opportunities for development at the rear of properties within minimal impact on streetscapes within the heritage precinct. There are also opportunities for new housing on sites with non-contributory buildings.

The Richmond Crescent area, has been identified for incremental change, upon further review of this area it is recommended that the area be rezoned from a Neighbourhood Residential to General Residential Zone to better reflect the preferred growth outcomes for this area.

**CHANGES TO RESIDENTIAL ZONES**

| PROJECT | TIMEFRAME | COMMENT | RESPONSIBLE FOR DELIVERY |
|---|---|---|---|
| Apply a Heritage Overlay to properties identified within the Heritage Study. | 1-5 years | • Introduce Heritage Overlay to areas identified within Heritage Study outlined within this report. This process will be subject to a Planning Scheme Amendment and further consultation with landowners. The process will identify the key heritage features of each dwelling and recommended heritage listing (B,C,D, non-contributory)<br>• Review existing HO 1641 as it relates to corner shops, to provide opportunity for these buildings to be reused for a mixture of residential and commercial purposes which would provide services to the local community. | Council - Strategic Planning and Strategic Implementation |
| Changes to zones and schedules to reflect significant neighborhood character elements as outlined within the Capacity and Change Area review | 1-5 years | • Prepare a new local policy for the UDF, the policy should protect significant elements identified as part of the Capacity and Change Area Review.<br>• Retain the use of the General Residential Zone for Minimal change areas. This use of this zone will balance the need to support housing growth around the South Geelong Train station while still protecting heritage character.<br>• Rezone land in the Incremental Change Areas to General Residential Zone.<br>• Rezone land in the Substantial Change Area to a Residential Growth Zone. | Council - Strategic Planning and Strategic Implementation |
| Changes to policy | 1-5 years | • Amend Clause 16.02-1L Increased Housing Diversity Area to include the substantial change areas as an increase housing diversity area.<br>• Update the planning scheme where relevant to reflect the objectives and stratergies contained within the UDF. | Council - Strategic Planning and Strategic Implementation |
| Richmond Crescent Area | 1-5 years | • Rezone land around Richmond Crescent from the Neighbourhood Residential Zone to the General Residential Zone. The Capacity and Change area review identified that this area could accommodate a moderate level of change and is within 800m of the train station as sites in this location did not present cohesive character attributes. The use of General Residential Zone will support additional housing outcomes close to the train station. | Council - Strategic Planning and Strategic Implementation |

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