



Ms Ali Wastie
Chief Executive Officer
Greater Geelong City Council
PO Box 104
GEELONG VIC 3220



Dear Ms Wastie

**PROPOSED GREATER GEELONG PLANNING SCHEME AMENDMENT C432ggee –
SOUTH GEELONG URBAN DESIGN FRAMEWORK**

I refer to the council's application for authorisation to prepare Amendment C432ggee to the Greater Geelong Planning Scheme. The amendment proposes to implement the South Geelong Urban Design Framework (September 2022) by introducing new planning policy for South Geelong at Clauses 11.03 and 16.01; rezoning land to Residential Growth Zone, General Residential Zone and Mixed Use Zone; applying two new Design and Development Overlays to Key Development Areas; applying a Heritage Overlay, Specific Controls Overlay, Public Acquisition Overlay and Environmental Audit Overlay to nominated properties; incorporating revised Heritage Design Guidelines and Statement of Significance for HO1641 City South Heritage Area; and making other associated changes to the planning scheme.

Under delegation from the Minister for Planning, in accordance with section 8A of the *Planning and Environment Act 1987* (the Act), I authorise the council as planning authority to prepare the amendment subject to the following conditions:

- Remove the proposed SCO and Social Housing Contribution incorporated document from the amendment. Relevant content of the incorporated document should be transferred to the proposed local policy at Clause 16.01-2L and any application requirements may be included in DDO Schedule 54.
- Revise the following documents as per the advice previously provided by Department of Transport and Planning (DTP) officers:
 - Clause 11.03-6L-05
 - Clause 16.01-1L-02
 - Clause 16.01-2L (including the transfer of any relevant strategies within the proposed Social Housing Contribution incorporated document)
 - DDO Schedules 50 and 54 (including the transfer of any relevant application requirements within the proposed Social Housing Contribution incorporated document).
- Revise the following documents as per the attached:
 - Explanatory Report (including removal of references to the proposed SCO and Social Housing Contribution incorporated document)

- Instruction Sheet (including removal of references to the proposed SCO).

These conditions have been discussed with council officers.

The amendment must be submitted to the Minister for approval.

The authorisation to prepare the amendment is not an indication of whether or not the amendment will ultimately be supported.

Please note that [Ministerial Direction No. 15](#) sets times for completing steps in the planning scheme amendment process. This includes the council:

- giving notice of the amendment within 40 business days of receiving authorisation; and
- before notice of the amendment is given, setting Directions Hearing and Panel Hearing dates with the agreement of Planning Panels Victoria. These dates should be included in the Explanatory Report.

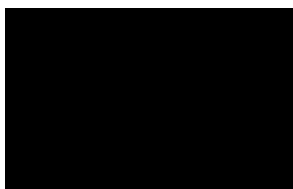
The Direction also sets out times for subsequent steps of the process following exhibition of the amendment.

The Minister may grant an exemption from requirements of this Direction. Each exemption request will be considered on its merits. Circumstances in which an exemption may be appropriate are outlined in [Advisory Note 48: Ministerial Direction No.15 – the planning scheme amendment process](#).

In accordance with sections 17(3) and (4) of the Act, the amendment must be submitted to the Minister **at least 10 business days** before the council first gives notice of the amendment.

Please submit the amendment electronically using the Amendment Tracking System (ATS).

If you would like further information, please contact [REDACTED], Senior Regional Planner, DTP, on [REDACTED]



Manager, Barwon South West Regional Planning Services

12/03/2024

Encl: Explanatory Report, Instruction Sheet