

Pakington UDFs

Community Engagement process
Planning Panel

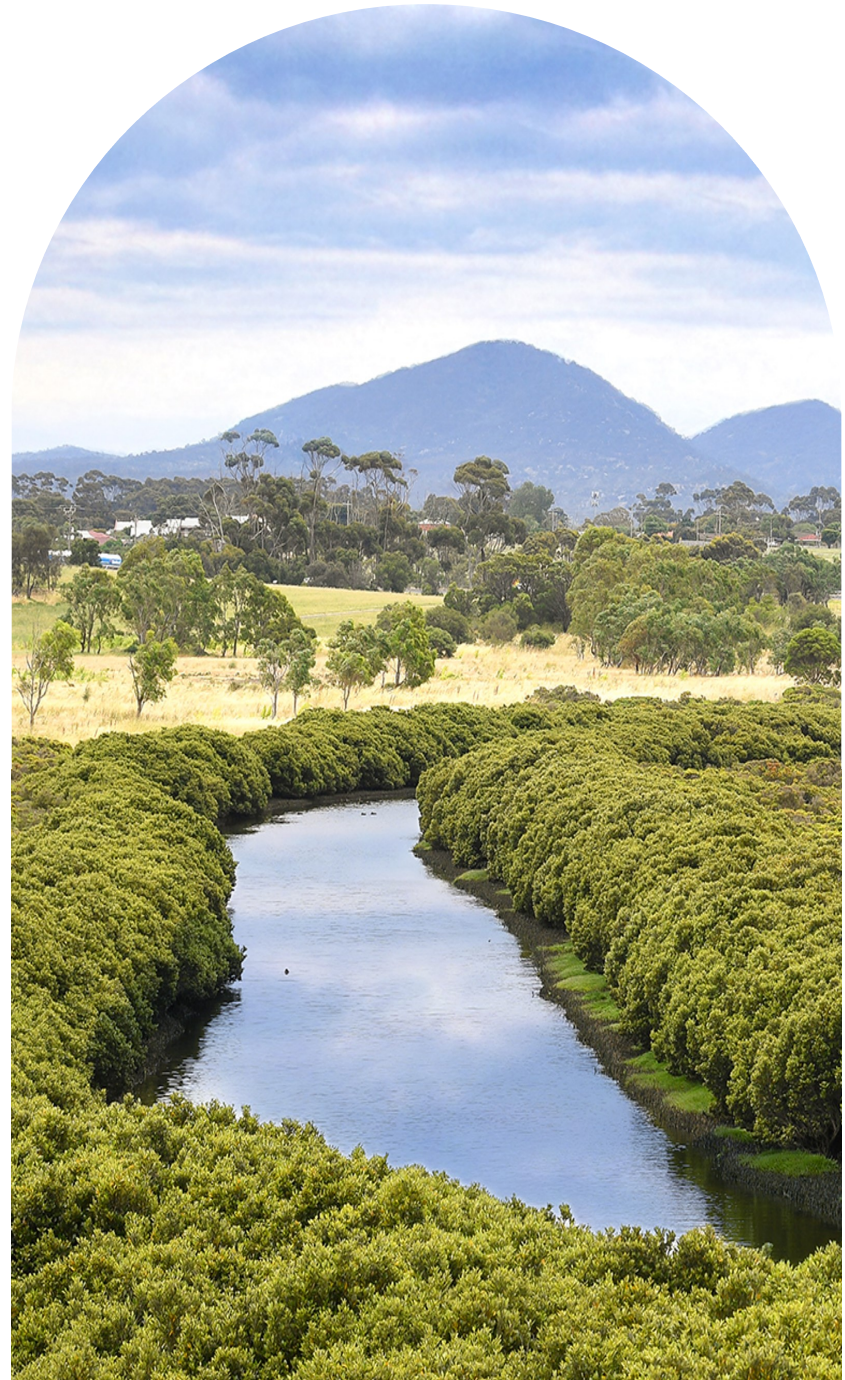
February 2026



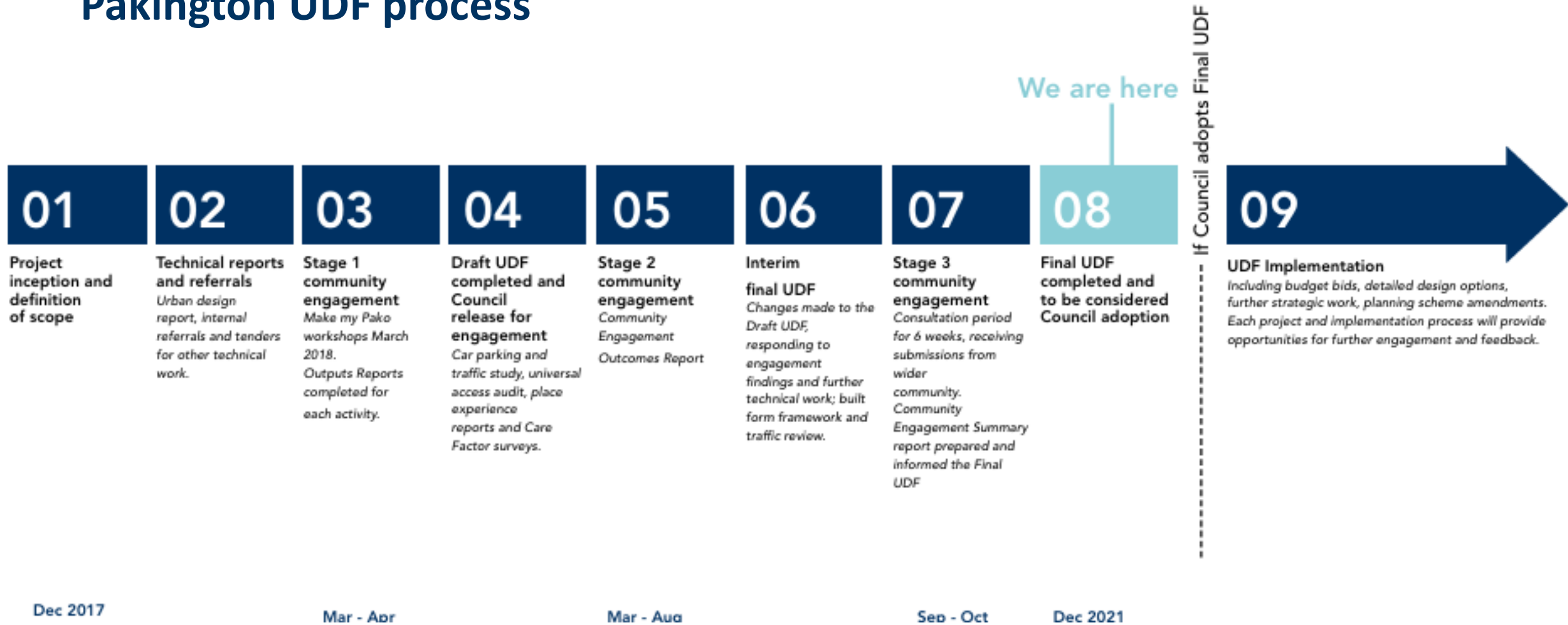
**We Acknowledge the Wadawurrung People
as the Traditional Owners of the Land,
Waterways and Skies.**

**We pay our respects to their Elders, past,
present and emerging.**

**We Acknowledge all Aboriginal and Torres
Strait Islander people who are part of our
Greater Geelong community today.**



Pakington UDF process

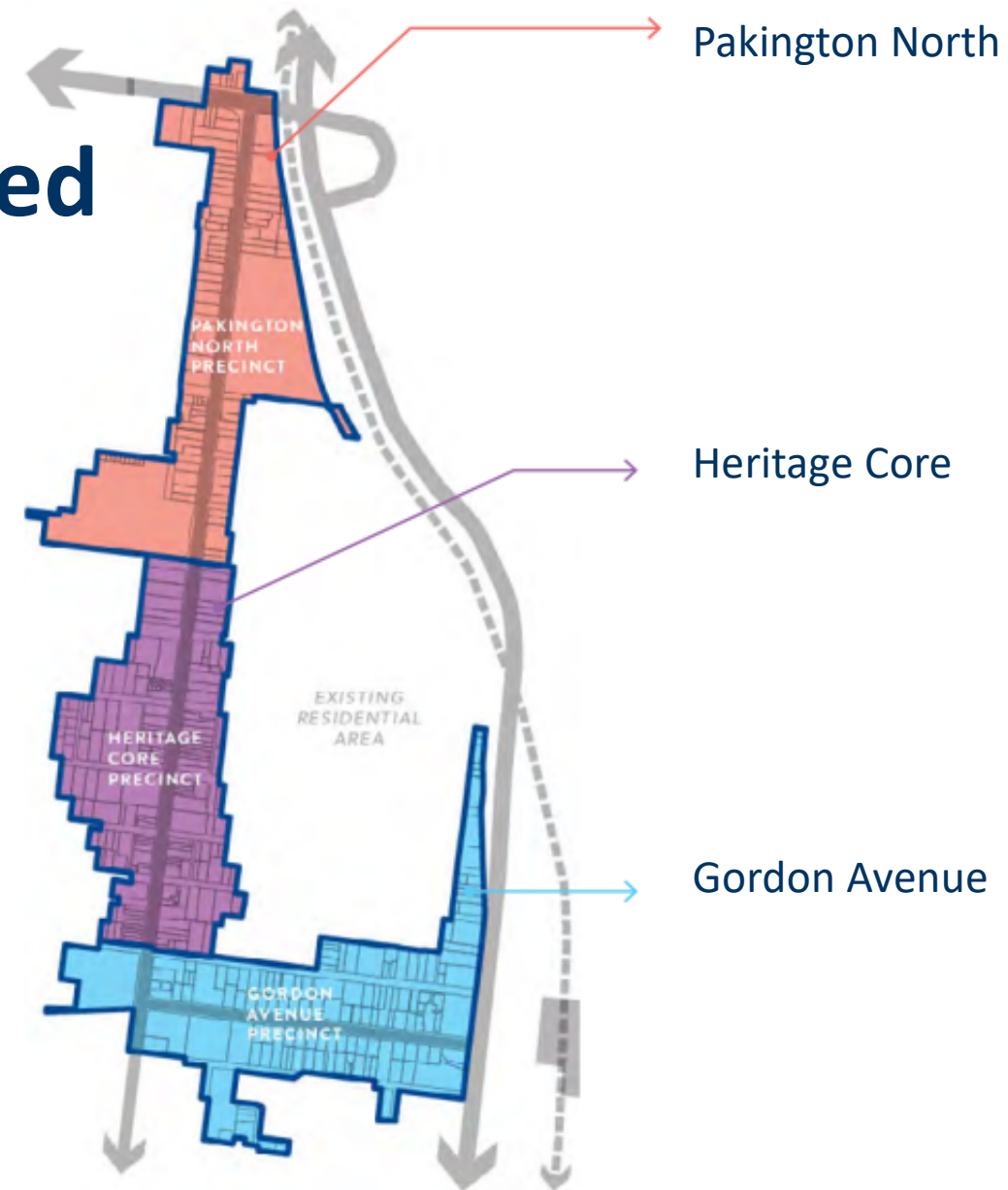


December 2021- Almost adopted

That Council:

1. Adopt the Gordon Avenue and Heritage Core Precincts in the Final Pakington Street (Geelong West) and Gordon Avenue Urban Design Framework to enable the commencement of a planning scheme amendment and delivery of key infrastructure upgrades; and
2. Approve further community consultation in early 2022 be undertaken for the Pakington Street North Precinct.

Carried



Pakington UDF North process



COMMUNITY
ENGAGEMENT STRATEGY

Developed with
Help Save Pako
Adoption Sep 2023



EXPRESSION OF
INTEREST PROCESS

External process
25 October –
6 December 2023



DELIBERATIVE PANEL

5 Sessions
Setting the Scene,
Public Realm, Built
Form, Access &
Movement, Final
8 Feb – 18 April 2024

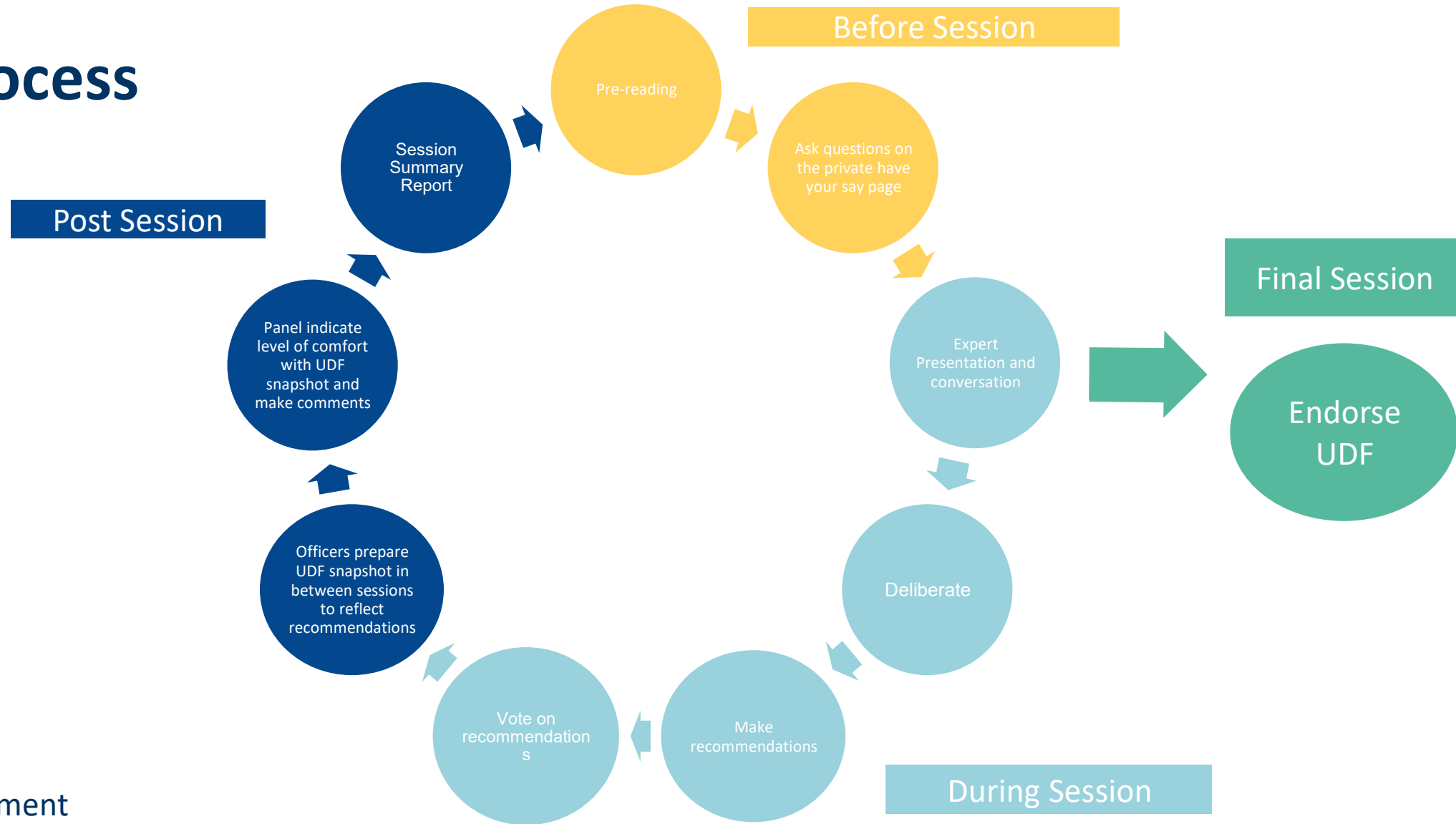


ADOPTION

28 May 2024



Panel process



Themed sessions

- Scene Setting
- Public Realm
- Built Form
- Access and Movement



Panel recommendations translated to draft chapter



DRAFT RECOMMENDATION	VOTING RESULT	ADDITIONAL COMMENTS	OFFICER RESPONSE/ TRANSLATION TO UDF
PUBLIC REALM			
Streetscape improvements including widening footpaths, more pedestrian crossings, greenery, seating, trees, lighting	Comfortable or very comfortable: 95% Neutral: 3% Uncomfortable or very uncomfortable: 3%	No changes were made	Accepted. Included in objective <ul style="list-style-type: none"> To establish a vibrant streetscape that reinforces the sense of place and improves local accessibility and amenity. Included in guideline <ul style="list-style-type: none"> Explore opportunities for a range of streetscape improvements to enhance the amenity of Pakington Street including: widening of footpaths, improved footpath treatment, street furniture, weather protection, understorey planting, bike hoops and bike repair stations, signaled pedestrian crossings and, street lighting.
New open space at the corner of Church Street and Pakington	Comfortable or very comfortable: 45% Neutral: 29% Uncomfortable or very uncomfortable: 26%	No changes were made	Accepted. Included in map and guideline <ul style="list-style-type: none"> Identify opportunities for new open spaces within underutilised or vacant sites as well as key intersections for a range of community uses:



Public realm snapshot

To establish a vibrant Pakington Street streetscape that reinforces the sense of place and improves local accessibility and amenity.

To provide public spaces that are inclusive and inviting by focusing on pedestrian oriented places for all genders and age groups.

To celebrate and enhance cultural canvas through the integration of public art, materiality, streetscape elements and native planting.

To respond to climate change and increase environmental sustainability.

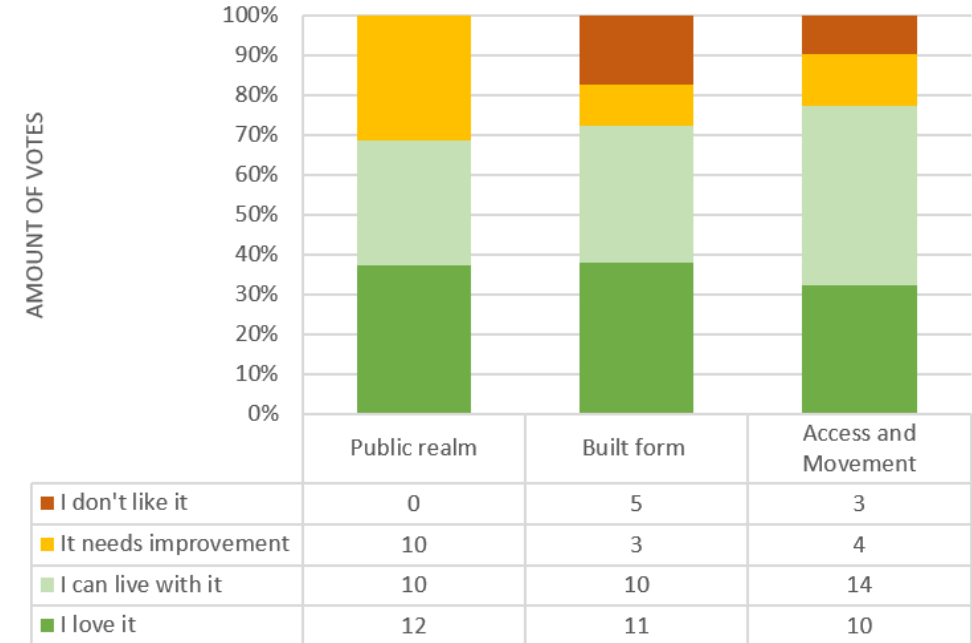


Figure 04. Public Realm and Open Spaces Map



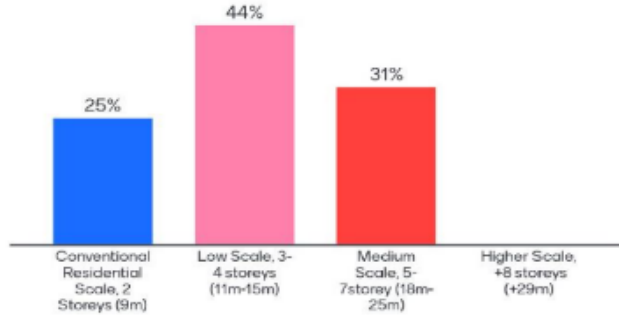
Snapshot review

Built Form			
A	B	C	D
Participant	Feedback	Council Response	
	The corner of Pakington St and Church St are high volume traffic areas. 8+ stories will mean higher requirements to access to these sites and will create an unsafe area for cyclists, pedestrians and motorists, who will proceed into Pakington St. We need to ensure that we don't create an unsafe environment at this end of Pakington st.	Noted.	
	Building heights are still too high. Set back are ok.	Noted. <i>Building heights reflect voting exercise by Community Panel.</i>	
	I	Noted.	
	I felt it was too high in some of the places close to Waratah end. Not what I asked	Noted. <i>Building heights reflect voting exercise by Community Panel.</i>	
	My position is a bit of a compromise. I appreciate the need for adjustments to Pakington St profiles to increase population density and look forward to the benefits to commercial and lifestyle vitality. I am, however, not totally convinced that the scale of <u>propose</u> objectives are needed	Noted.	
	ensure that the priority for active travel and pedestrians stays a priority and that footpath's etc are not reduced from the minimum recommended in the guidelines	Noted. <i>Objectives and guidelines provided should assist with best possible outcomes.</i>	
	- Building materials that are affordable, sustainable The framing of this is poor. Residential developments shouldn't be overly embellished with expensive materials. High-cost apartments don't help solve housing issues for <u>lower and middle income</u> earners. Building materials should be durable and affordable, using clever and innovative design to provide an aesthetic built form, rather than relying on flashy expensive materials.	Noted. <i>This was a Community Panel recommendation, however the wording of "high quality" should ensure good quality materials to be employed whether that be affordable, sustainable or durable.</i>	
	<u>overall</u> doesn't represent what was discussed and it introducing heights well above those discussed	Not aligned to Panel Recommendation. <i>Building heights reflect voting exercise by Community Panel. Further testing has been undertaken by City to ensure it is viable and can proceed through an Amendment Process.</i>	
	The comments of all and voting has achieved reasoned consensus	Noted.	
	This exercise was a complete stitch up. <u>Pre-designated</u> height categories with no gradual transition category has been done to have a pre-designed outcome. Having only half the panel numbers there for the voting, and this being considered as an acceptable outcome is another failing. This is a betrayal of fair and transparent process, and needs to be raised with the appropriate authorities. As council has deemed this an appropriate way to behave, then panel members	Related to process and not UDF.	

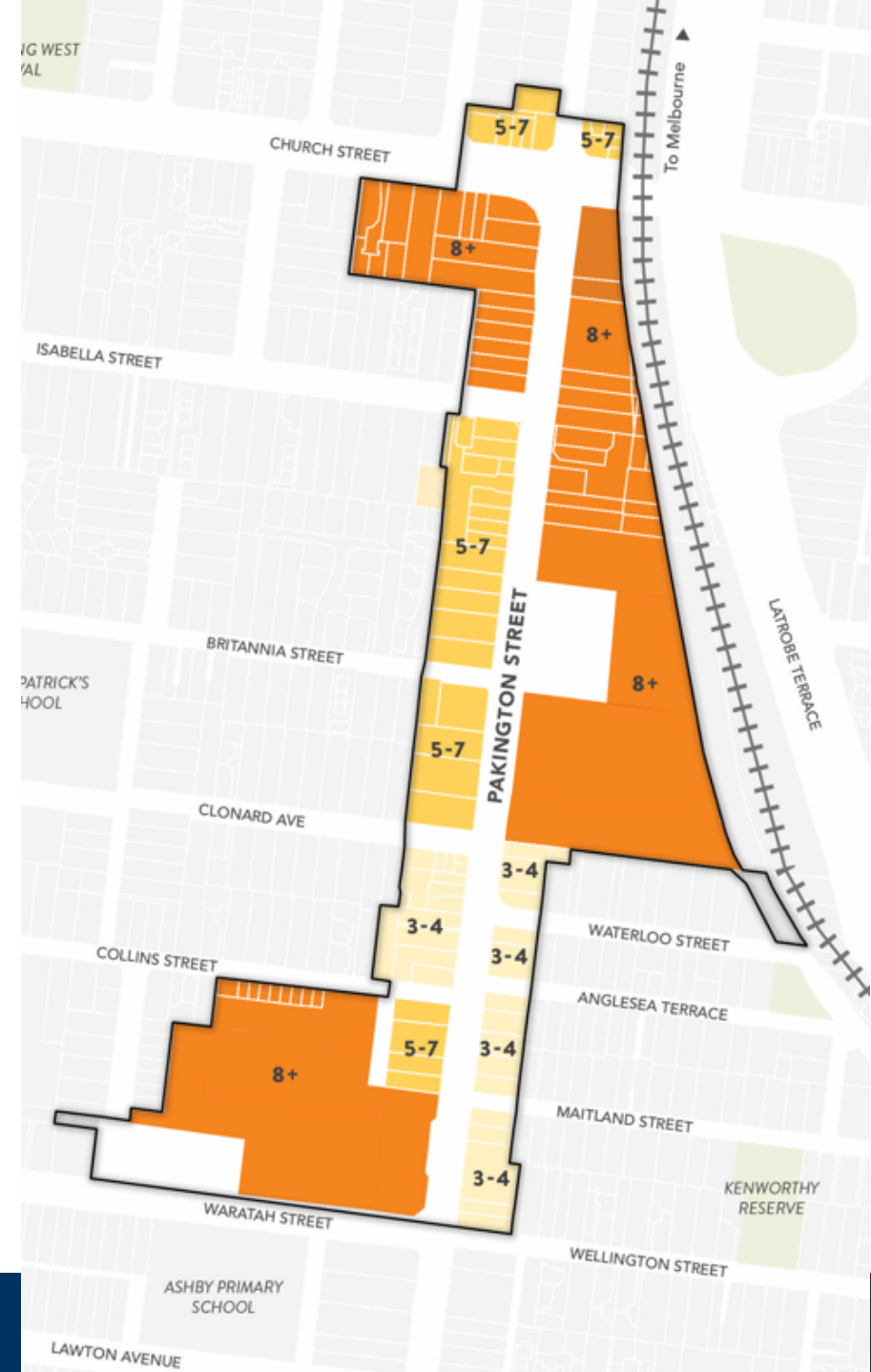
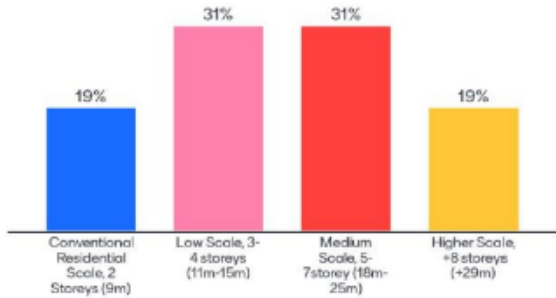


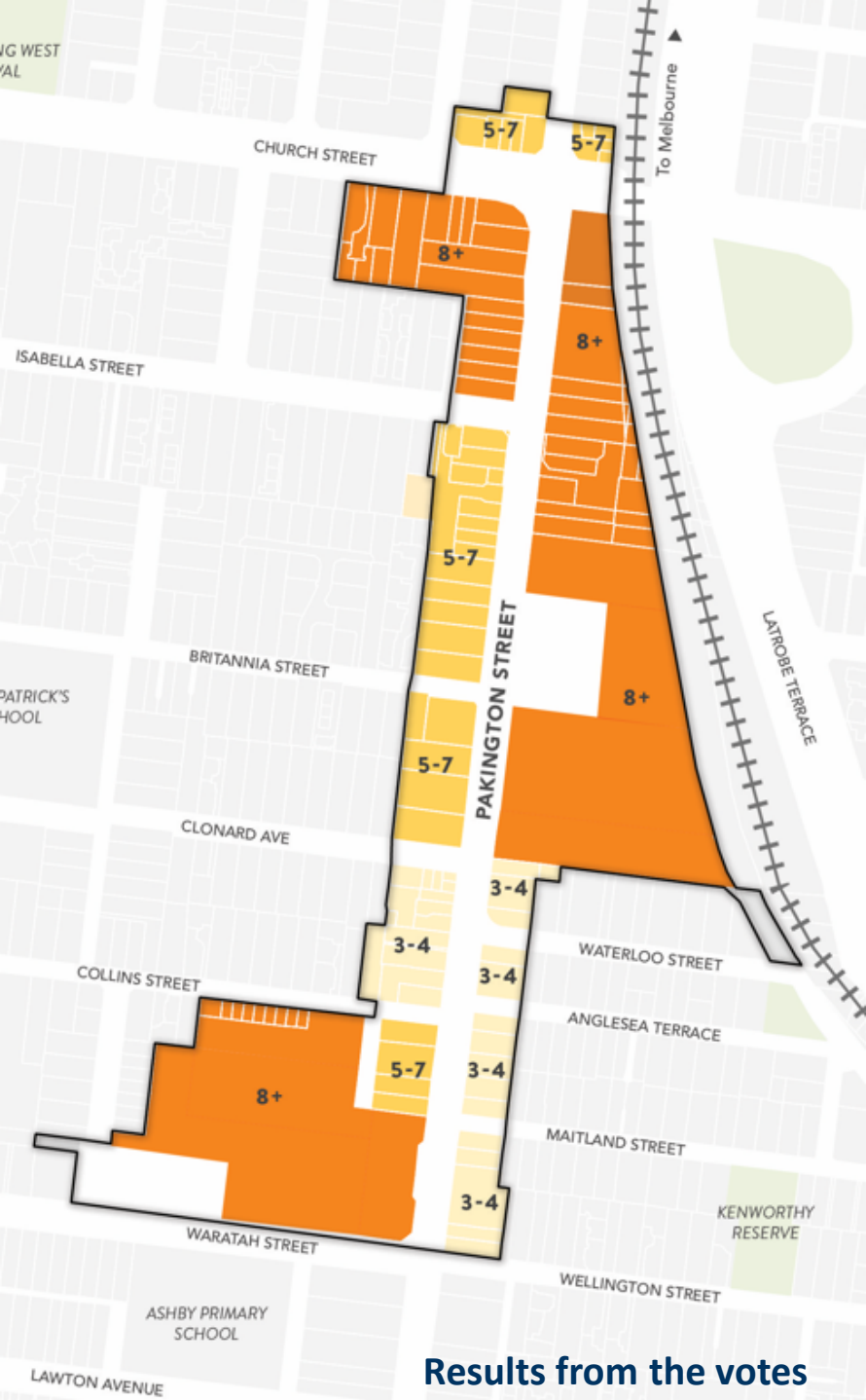
Voting on heights

Block 1 - between Maitland Street and Wellington Street, east of Pakington Street



Block 3 - between Anglesea Terrace, Waterloo Street and Rail Siding Yards, east of Pakington Street





LEGEND

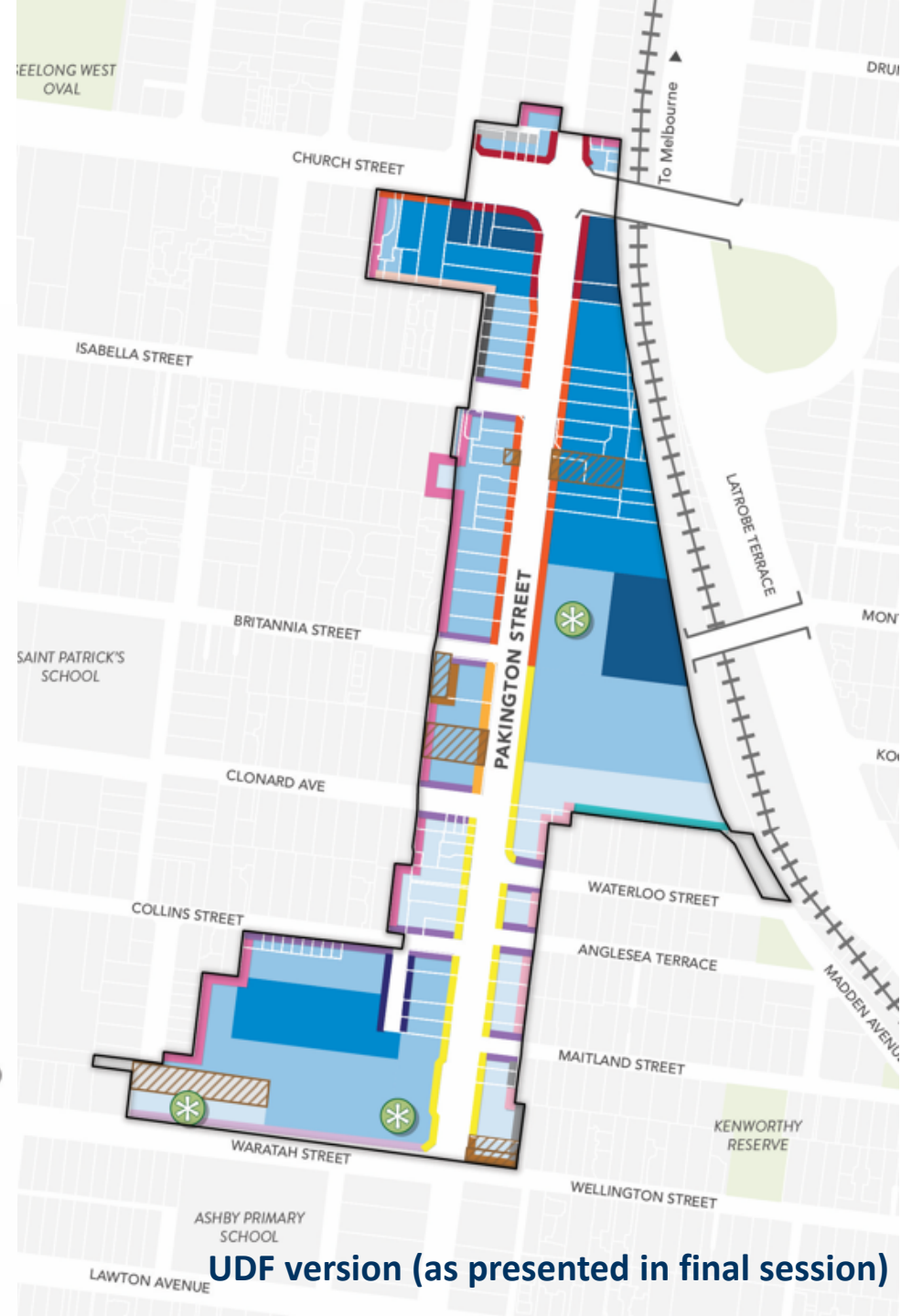
- Precinct Boundary
- Railway Track
- Existing Heritage Buildings

HEIGHTS

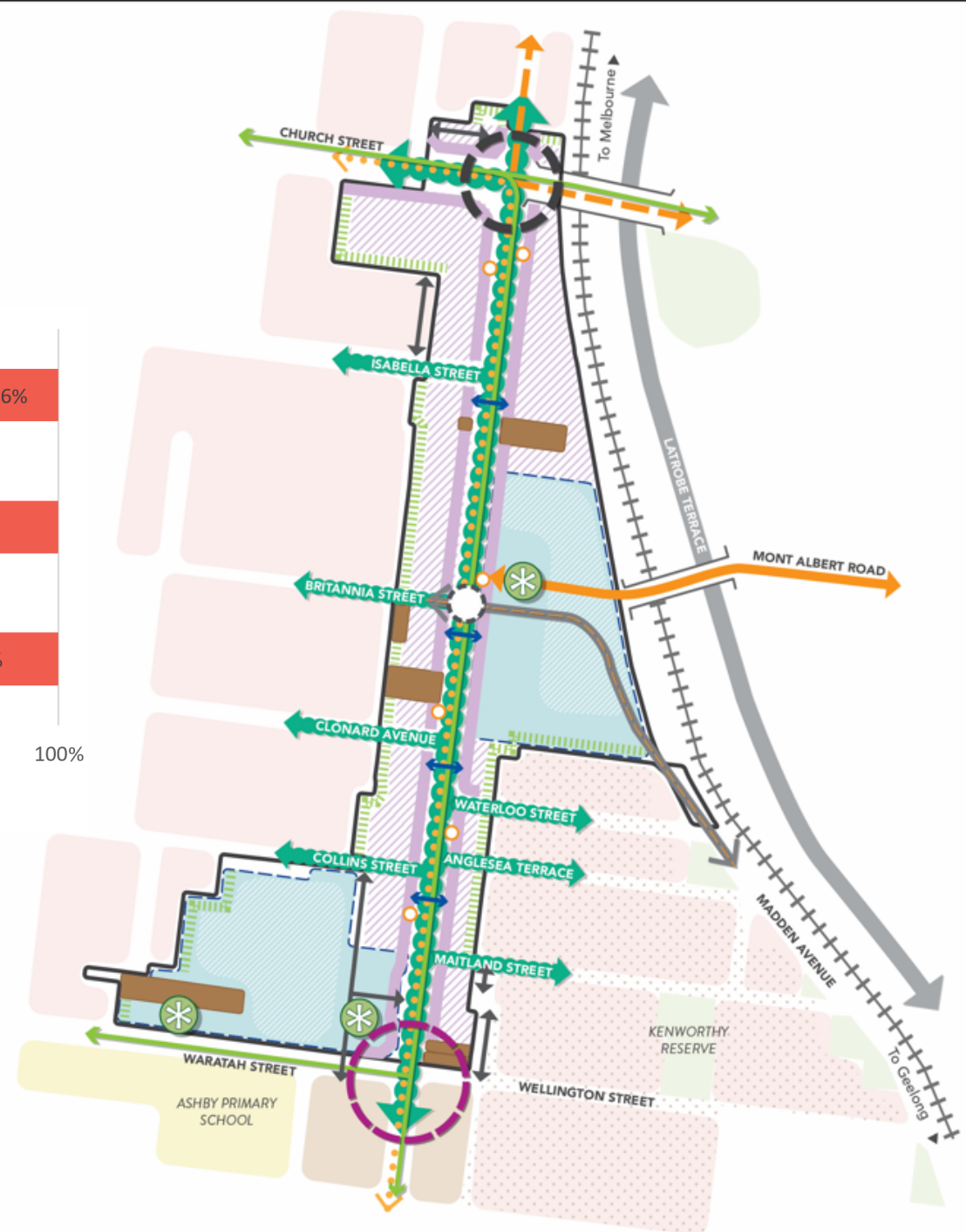
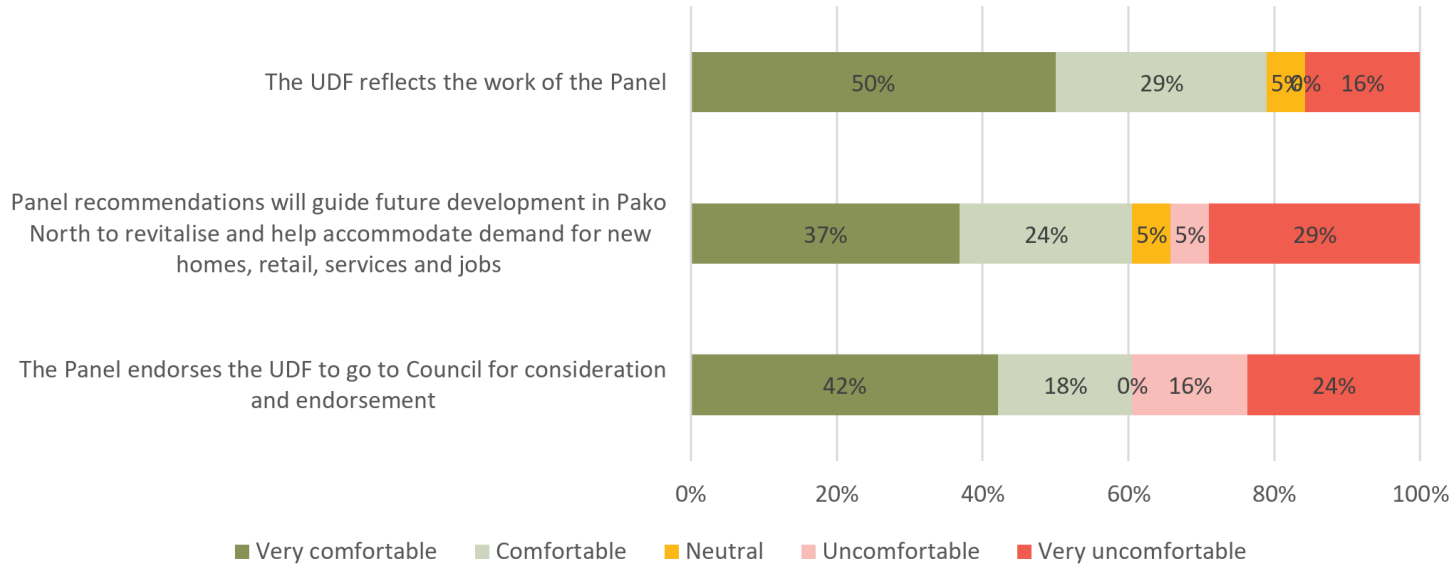
- 36m (10 storeys)
- 29m (8 storeys)
- 22m (6 storeys)
- 15m (4 storeys)

INTERFACE

- Type 1A Pakington Street
- Type 1B Pakington Street
- Type 1C Pakington Street
- Type 2 Church Street
- Type 3 Warratah Street
- Type 4 Side Street
- Type 5A Laneway (all future streets)
- Type 5B 6m Laneway
- Type 5C 3m Laneway
- Type 6A Direct Residential
- Type 6B Direct Residential
- Type 6C Direct Residential

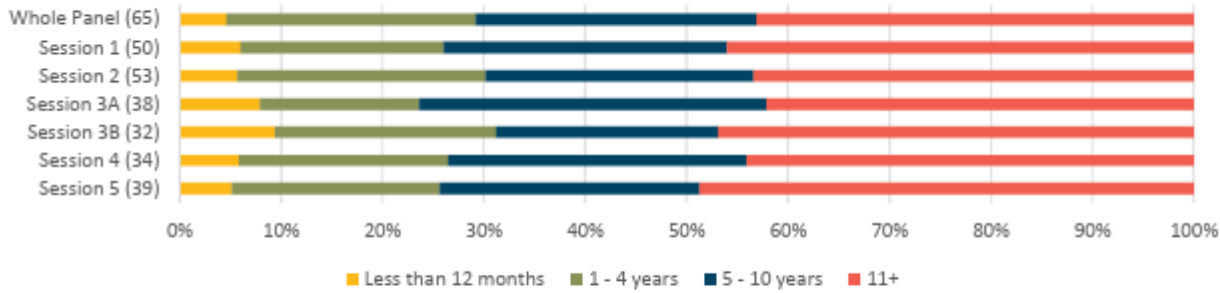


May 2024- fully adopted

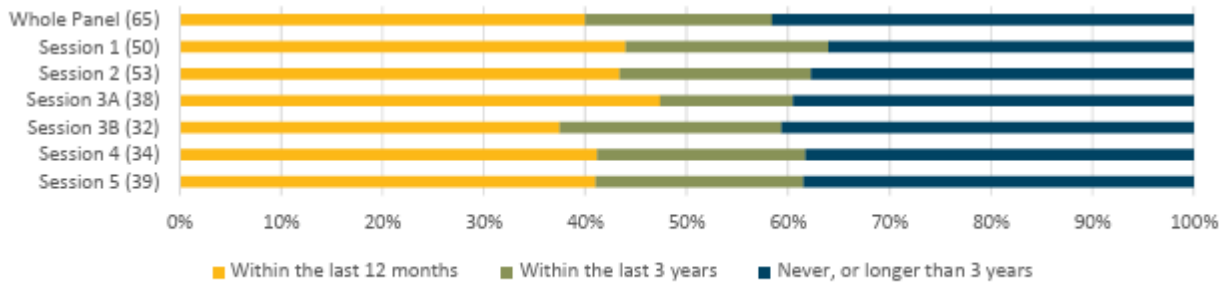


Panel representation

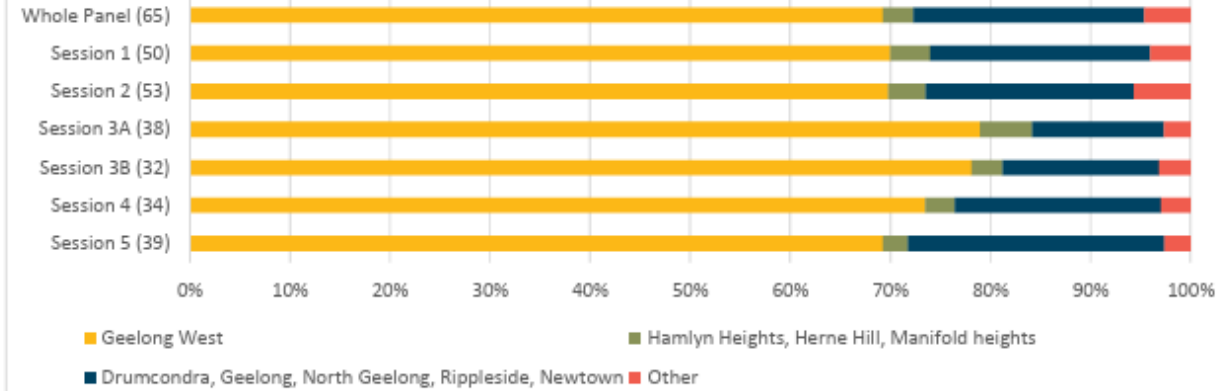
Years of relationship to area



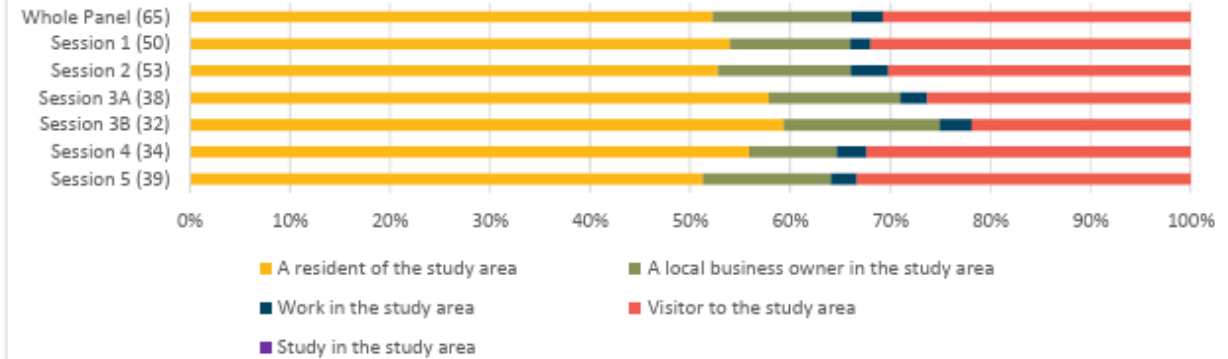
Community engagement participation



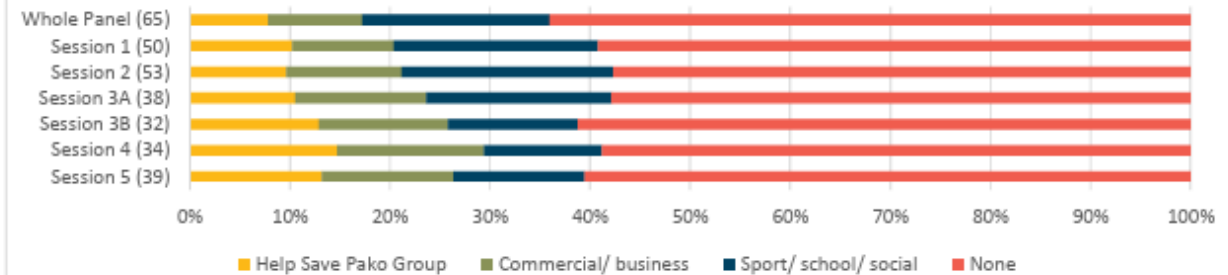
Location



Relationship to area



Affiliation to community/ business groups



Thank you

