

GREATER GEELONG PLANNING SCHEME

Proposed C433ggee

SCHEDULE 57 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO57.

PAKINGTON NORTH PRECINCT

1.0 Design objectives

Proposed C433ggee

To support opportunities for urban renewal, commercial development, and increased housing density by implementing the Pakington North Urban Design Framework (City of Greater Geelong, May 2024).

To create a vibrant mixed-use precinct with retail, offices and community spaces at lower levels and residential spaces above.

To promote high quality medium and higher-density built form which transitions to sensitive interfaces including heritage buildingsplaces and adjoining established low scale residential areas to-and protects the amenity of existing and future residents.

To establish a vibrant public realm which reinforces the sense of place, supports multi modal movement, and improves local accessibility and amenity.

To protect the amenity of key public spaces including footpaths, future plazas and new public open spaces from overshadowing impacts.

Commented [COGG1]: Response to JG verbal evidence.

2.0 Buildings and works

Proposed C433ggee

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

A permit may be granted to vary a preferred discretionary requirement expressed with the term 'should'.

A permit cannot be granted to vary a requirement expressed with the term 'must'.

A permit cannot be amended (unless the amendment does not increase the extent of non-compliance) for buildings and works that do not meet a requirement expressed with the term 'must'.

Commented [COGG2]: Response to JG verbal evidence.

Commented [COGG3]: Response to John Glossop (JG) rec 1

Building and floor heights

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

Provided that the below criteria are met, the preferred maximum building height does not include architectural features, masts and building services. Roof top mechanical equipment such as plant rooms, lift overruns, solar collectors and other such equipment should be sited so achieve all of the following:

- Not more than 50% of the roof area is occupied by equipment (other than solar panel or greening);
The equipment is set back on all sides, no less than 3 metres from the edge of the building, or otherwise located to minimise additional overshadowing and reduce visual impact;
The equipment does not exceed the 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.

Buildings should provide the floor-to-floor heights set out in Table 1.

Table 1: Floor-to-floor heights

Table with 3 columns: Floor, Use, Minimum floor-to-floor dimension

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Ground	All	4.0 metres
<hr/>		
Level 1 and above	Residential	3.2 metres
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Floor	Use	Minimum floor-to-floor dimension
	Non-residential (including car parking)	3.5 metres

Street interface

Development should not exceed the preferred maximum street wall heights specified in Table 2.

Development must meet the mandatory ground level setbacks specified in Table 2 and Map 1, unless the property is in a Heritage Overlay.

~~Development should and be generally in accordance with meet~~ the other street interface requirements specified in Table 2 and Map 1 ~~to this schedule.~~

Development within a Heritage Overlay should retain the existing ground level setback to heritage fabric frontages as indicated in Map 1 ~~to this schedule.~~

On corner sites, the Pakington Street street wall/podium height should wrap around the corner and then transition down to the lower preferred street wall/podium height, except to Waratah Street where the transition will be to a higher preferred street wall height.

Table 2: Street interface

Location (see Map 1 to this schedule)	Ground level setback	Preferred street wall/podium height	Preferred setback above street wall/podium
Type 1A	0 metres (mandatory)	8 metres	5 metres
Type 1B	0 metres (mandatory)	11 metres	5 metres
Type 1C	0 metres (mandatory)	15 metres	5 metres
Type 1D	3 metres (mandatory)	None specified	None specified
Type 2A	3 metres (preferred)	15 metres	5 metres
Type 2B	2 metres (preferred)	8 metres	2 metres
Type 2C	2 metres (preferred)	11 metres	2 metres
Type 2D	2 metres (preferred)	15 metres	2 metres
Type 3	0 metres (preferred)	15 metres	3 metres

Location (see Map 1 to this schedule)	Mandatory minimum ground level setback	Preferred maximum street wall/podium height	Preferred setback above street wall/podium
Type 1A	0 metres	8 metres	5 metres

28-96 and 67-103 Pakington Street

Note: only applies to portion of 28-64 Pakington Street south of alignment with Britannia Street)

Commented [COGG4]: Response to Panel question/comment.

Commented [G5]: Response to JG rec 1 per his Appendix D.

Commented [G6]: Response to JG rec 1 per his Appendix D.

Commented [COGG7]: Response to Panel question/comment about application of mandatory setbacks to heritage places

Commented [COGG8]: Response to SJ verbal evidence. No change to street interface on DDO57 maps proposed due to scale.

Commented [COGG9]: Insert revised Table 2 in response to Panel question/comment. Table shows whether mandatory or preferred and removes requirement for specifying minimum and maximum setbacks. Table converts the variants of Type 2B into 2B, 2C and 2D - refer also update to Map 1.

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Type 1B	0 metres	11 metres	5 metres
53-57 and 63 Pakington Street			
Type 1C	0 metres	15 metres	5 metres
21-29 Church Street			
9-27, 31-49, 8-20, 24-64 Pakington Street			
Note: only applies to portion of 28-64 Pakington Street north of alignment with Britannia Street)			
Type 1D	3 metres	36 metres	None specified
2-8 Church Street			
102-28 and 17-19 Church Street			
2-6 and 1-7 Pakington Street			
Type 2A	3 metres	15 metres	5 metres
Type 2B	2 metres	8 metres	2 metres

Commented [COGG10]: Response to JG rec 6.

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Location (see Map 4 to this schedule)	Mandatory minimum ground level setback	Preferred maximum street wall/podium height	Preferred setback above street wall/podium
All properties abutting Collins Street, Maitland Street, Angelsea Terrace, Waterloo Street, Clonard Avenue (south)			
Type 2B All properties abutting Clonard Avenue (north), Britannia Street (south), Isabella Street	2 metres	11 metres	2 metres
Type 2B All properties abutting Britannia Street (north), Isabella Street	2 metres	15 metres	2 metres
Type 3 New streets	0 metres	15 metres	3 metres

Rear Residential interfaces

Development abutting adjoining sites in the General Residential Zone and Neighbourhood Residential Zone zoned land should be in accordance with Figures 1-4 and Map 2 to this schedule.

Editing Note: Update all Figures to show clear digital resolution similar to Figure 8].

Figure 1. Type 6A residential interface

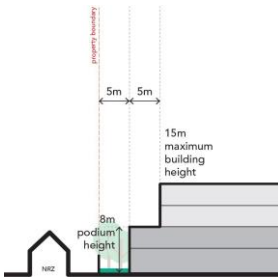
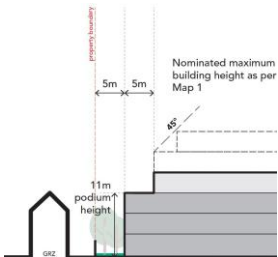


Figure 2. Type 6B residential interface



Commented [G11]: Response to JG rec 1 per his Appendix D.

Commented [COGG12]: Response to Panel question/comment.

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Figure 3. Type 6C residential interface

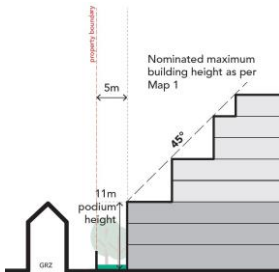
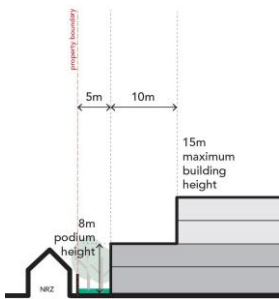


Figure 4. Type 6D residential interface



Laneway interface

Development abutting laneways should be in accordance with Figures 5-7 and Map 2 to this schedule.

Figure 5. Type 4A laneway interface

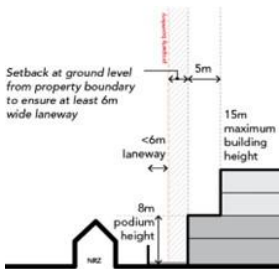


Figure 6. Type 4B laneway interface

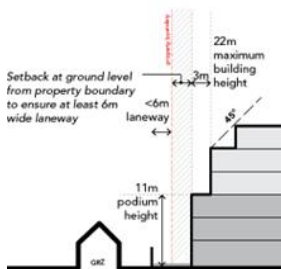
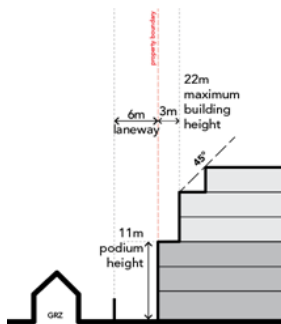


Figure 7. Type 4C rear interface



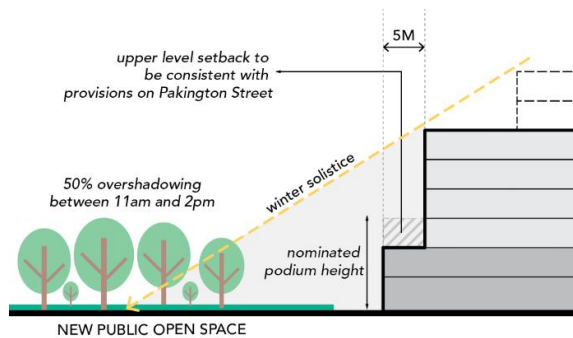
Open space interface

New open spaces and/or plazas should be provided generally in the locations indicated on Map 1 to this schedule. These spaces should be publicly accessible, open to the sky and receive good solar access.

Development abutting the north side of new open spaces should be in accordance with Figure 8 and Map 1 to this schedule.

Development should not overshadow more than 50% of new open spaces and / or plazas between 1+0am and 2pm on 22 September.

Figure 8. Open space interface



Commented [G13]: Response to JG rec 1 as per his Appendix D

Commented [COGG14]: Response to JG rec 10 (part) and ref. AR rec. 50 (in part).

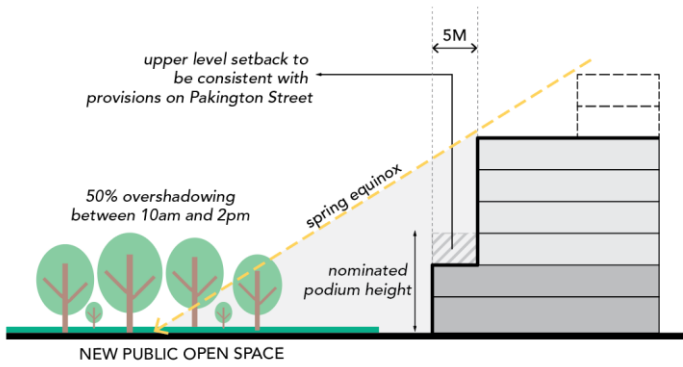
[Editing Note: Delete diagram above and replace with diagram below showing label spring equinox and 10am-2pm.]

Commented [G15]: Implements Council officer response to Submitter 35 (per 25.11.2025 Council resolution)

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Editing Note: Edit diagram below to refine building envelope to be more generic, label as max 50% and edit spring equinox line to correct angle.

Commented [COGG16]: Ref JG rec 11 (part) and AR rec 20 (part).



Building separation

Balconies ~~must~~ should not encroach into side setbacks.

Commented [G17]: Response to JG rec 17.

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Where a building site abuts another site subject to this schedule is to be built to a common boundary, the minimum side setbacks at Figures 9 and 10 apply.

Figure 9. Preferred side separation for buildings built to boundary

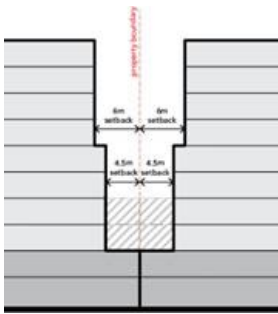
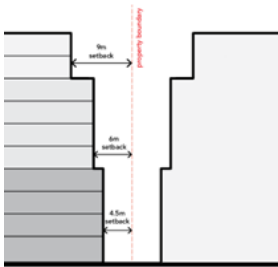


Figure 10. Preferred side separation for buildings not built to boundary



Building design and landscaping

Encourage developments at corner sites that address both street interfaces with equal design quality.

Encourage the use of natural, tactile, and visually interesting materials and façade articulation that clearly distinguishes the podium from the upper levels.

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

Incorporate an interim façade strategy when blank walls are visually prominent while adjoining properties are being realised.

Discourage development that mimics or replicates adjacent heritage styles.

Encourage integrated design solutions that ensure screening is integrated with the facade of the building and does not substantially reduce the potential for daylight or outlook for residents that manages on and off site amenity outcomes.

Incorporate façade design and lighting that enhances safety and security after hours including along main streets, side streets and laneways.

Ensure improved pedestrian amenity and permeability across through the Pakington Strand Strategic Site, identified in the Indicative Concept Plan at Clause 11.03-6L-06.

Minimise the potential for off-site impacts, including from noise, fumes, odour or vibrations through the use of setbacks, acoustic barriers, high performance glazing, consideration of internal layout, or other relevant measures.

Ensure passive surveillance for developments that directly abut or are adjacent to public open spaces with the provision of clear sight lines, views and activation to these spaces.

Commented [G18]: Response to JG rec 1 per his Appendix D.

Commented [COGG19]: Response to AR verbal evidence.

Commented [G20]: Response to JG rec 1 per his Appendix D.

Commented [G21]: Response to JG rec 1 per his Appendix D.

Commented [G22]: Response to JG rec 1 per his Appendix D.

Commented [G23]: Response to JG rec 1 per his Appendix D.

Commented [COGG24]: Response to drafting comments of Submitter 42 emailed to Panel and parties on 20.02.2026

Commented [COGG25]: Response to SJ rec 65.

Commented [G26]: Response to JG rec 1 per his Appendix D.

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Integrate soft landscaping with building design by incorporating green walls, green roofs, roof top gardens, landscaped balconies and functional courtyards to enhance biodiversity and visual amenity and mitigate the urban heat island effect.

Commented [COGG27]: Response to AR rec 43. Also responsive to AR verbal evidence.

Encourage the provision of functional open spaces (e.g. central courtyards) and landscaped areas with deep soil planting to support canopy trees around buildings. to the front and rear of buildings, including the planting of canopy trees to sensitively transition to lower scale residential areas.

Active frontages

Commented [COGG28]: Response to AR rec 43

Encourage the use of features which complement the existing character of Pakington Street, including the Heritage Core to the south, such as plinths, depth of façade articulation, and tactile materials.

Commented [COGG29]: Response to AR rec 52.

Encourage visual and physical permeability between the building and the street by incorporating measures such as doors facing the street, operable windows and direct residential access for ground level residences.

Design buildings to address the street, with legible and direct entries to support street activation whilst clearly distinguishing residential and commercial entrances.

Allow a maximum 75% glazing on any façade and provide 50% visually permeable balcony balustrades.

Solar access, wind and weather

Incorporate continuous weather protection such as awnings, openings and architectural detail that are well detailed and attractive when viewed from the street.

Commented [COGG30]: Response to JG re 1 re DDO56 per his Appendix D and AR rec 53.

Ensure weather protection measures do not impinge existing or future street trees.

Address wind gust management in building design, without the need for additional protective screens, incidental add-ons and landscaping in public spaces.

Minimise Limit overshadowing impacts on the existing secluded private open space of adjacent residential properties outside the precinct.

Commented [G31]: Response to JG rec 1 per his Appendix D.

Development should ensure solar access as specified in Table 3.

Table 3: Solar access

Location	Solar access requirement
Pakington Street	Maintain solar access to the opposite footpath on Pakington Street, measured 4 metres from the property boundary, between 10am and 2pm on 22 September.
Waratah Street	Maintain solar access to the southern footpath on Waratah Street, between 10am and 2pm on 22 September.
All other streets	Maintain solar access to southern footpaths where possible.
Public open space (including parks and plazas)	Maintain a minimum 50% solar access between <u>10am and 2pm on 22 September</u> <u>11am and 2pm on 22 June.</u>

Commented [G32]: Implements Council officer response to submission 35 (per 25.11.2025 Council resolution)

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Buildings and works with an overall height equal to, or greater than 16 metres:

- ~~M~~ must not cause ~~ensure~~ unsafe wind conditions as specified in Table 4 on public land, publicly accessible areas on private land, private open space and communal open space; and
- Should achieve comfortable wind conditions as specified in Table 4 on public land, publicly accessible areas on private land, private open space and communal open space.

Table 4: ~~Safe wind conditions~~ Wind effects requirements

Commented [G33]: Implements Council officer response to submission 28 (per 25.11.2025 Council resolution)

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Wind condition	Requirement
Safe-Comfortable 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: <ul style="list-style-type: none"> 3 metres per second for sitting areas, 4 metres per second for standing areas, 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.

Commented [G34]: Implements Council officer response to submission 28 (per 25.11.2025 Council resolution)

Access, parking and services

Ensure above ground car parking is sleeved with active uses along street frontages.

Minimise or consolidate vehicular access points and carefully design ramps into basements to support increased amenity and safety for pedestrians and bicycles.

~~Where possible, provide access via local streets avoid vehicular access from Church Street and Pakington Street.~~

Commented [G35]: Implements Council officer response to submission 51 (per 25.11.2025 Council resolution)

~~New development that abuts Church Street to avoid direct access to Church Street (where possible) and make use of the local road network for access.~~

Commented [G36]: Response to JG rec 1 per his Appendix D.

Ensure car parking frontages to the public realm are visually interesting ~~with through interactive~~ materiality and detailing and allow for adequate ventilation.

Commented [G37]: Response to JG rec 1 per his Appendix D.

Avoid solid roller shutter doors or security grills ~~in Church Street and Pakington Street.~~

Commented [G38]: Response to JG rec 1 per his Appendix D.

Design off-street car parking facilities to have flexible electric vehicle charging spaces. Electric charging stations should be equipped with at least 50kw charging facilities.

Commented [G39]: Response to JG rec 1 per his Appendix D.

Encourage shared car parking facilities according to peak car parking demand times.

Services, loading and waste areas should ~~not be located on main street and public spaces. Where possible, they should be located within basements or on upper levels, accessed away from main streets and public spaces and located within basements or upper levels. Access doors to any waste, parking or loading area should be designed as an integrated element of the building.~~

Commented [G40]: Response to JG rec 1 per his Appendix D.

Integrate plant, equipment and services into the built form design. Where possible, avoid locating services on Pakington Street or grouping them together to create long inactive facades.

~~Provide easy access to bicycle parking facilities with end of trip change rooms, showers, and lockers.~~

Commented [G41]: Response to JG rec 1 per his Appendix D.

Site coverage

Development should not exceed the preferred maximum site coverage specified in Map 3 to this schedule.

Exemption from notice and review

An application or construct a building or construct or carry out works which accords with the height, setback and interface requirements of this clause 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.

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3.0

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Subdivision

The subdivision of land should not ~~result in the fragmentation of land where it would~~ prevent the development of land in accordance with the objectives of this Schedule.

Commented [G42]: Response to JG rec 1 per his Appendix D.

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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.

4.0

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Signs

None specified.

5.0

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Application requirements

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 demonstrating how the proposal responds to the design objectives and buildings and works requirement of this schedule, responds to any adjacent residential properties, and implements recommendations from other technical reports.
- Plans, elevations, and section drawings (with finished floor levels), including for any car parking at or above ground level.
- Where car parking is proposed at ground or upper levels a statement by a suitably qualified engineer that demonstrates the capacity for adaptation to alternative uses.
- Streetscape elevations showing the existing streetscape, and how the development sits within the streetscape and a three-dimensional perspective which shows the development in the context of adjacent development in the street.
- A Wind Report prepared by a suitably qualified person for ~~commercial~~ buildings exceeding a height of 16 metres (~~5 storeys~~) which addresses appropriate mitigation measures to achieve safe and comfortable wind conditions on and nearby the site, without relying on street trees or excessive screening elements.
- An Environmental Management Plan prepared by a suitably qualified person that demonstrates how the development provides for environmentally sustainable design measures.
- A Traffic Impact Assessment Report prepared by a suitably qualified traffic engineer that assesses and minimises the impacts of traffic and parking within the precinct and promotes sustainable transport modes.
- A Landscape Plan detailing proposed hard and soft landscape elements, plant schedule, plant container details and maintenance and irrigation systems.
- Shadow diagrams to show existing and proposed shadows at hourly intervals necessary to demonstrate compliance with the solar access requirements of this overlay contained in this schedule.
- Any application for development of land for a dwelling ~~including dwellings as part of a mixed use development~~ should provide an Affordable Housing Delivery Strategy to the satisfaction of the responsible authority which sets out the location and type (housing type/density/size) of the affordable housing to be delivered, the method of implementation, and proposed staging which ensures affordable housing is provided in a timely manner as development occurs.
- Any application for subdivision or development of land for Accommodation, Education ~~Centre~~ 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:

Commented [G43]: Implements Council officer response to submission 28 (per 25.11.2025 Council resolution)

Commented [G44]: Response to JG rec 1 per his Appendix D.

Commented [G45]: Response to AR rec 45.

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- 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).
 - Train airborne noise received at new residential or other noise sensitive uses is attenuated to achieve a noise level of 55 dBA, Lmax in bedrooms at night and a noise level of 60 dBA, Lmax in living areas. These noise levels are to be measured at the expected occupancy position(s) in the space relevant to the noise of interest with doors and windows closed. The preferred positions are at least 1 metre from the walls or other major reflecting surface, 1.2 metres to 1.5 metres above the floor and about 1.5 metres from windows.
 - The measurements should be undertaken using a ‘fast’ meter time weighting and must be achieved for 95% of train pass- bys (i.e. 5%, 1 in 20 trains may exceed).
- Noise levels should be assessed:
- Considering the cumulative noise from all sources impacting on the proposal including road traffic, railway, industry and commercial noise, as well as other potential noise sources;
 - Industrial noise received at new residential or other noise sensitive uses achieves internal noise levels assessed in accordance with the Noise Protocol (EPA Publication 1826.4) with the implementation of an indoor adjustment of 20 dB, while allowing for operable windows. These noise levels are to be measured internally at the expected occupancy position(s) in the space relevant to the noise of interest with doors and windows closed. The preferred positions are at least 1 metre from the walls or other major reflecting surface, 1.2 metres to 1.5 metres above the floor and about 1.5 metres from windows;
 - Operation of the rail sidings yard with respect to EPA Pub. 1826.4 Noise Protocol, where any new proposed sensitive uses constitutes the Agent of Change, and as such measures must be undertaken at sensitive uses to maintain EPA Pub. 1826.4 conformance of rail sidings yard; 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) 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.

6.0

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Decision guidelines

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 employs an appropriate massing strategy that reduces visual bulk.
- Whether the development retains solar access to [Pakington Street and Waratah Street](#) the [locations specified in Table 3 to this schedule.](#)

Commented [G46]: Responds to JG rec 1 per his Appendix D

Commented [G47]: Implements Council officer response to submission 28 (per 25.11.2025 Council resolution)

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- Whether the development adequately manages visual and internal amenity ~~through site consolidation~~ and appropriately transitions to adjoining public open spaces, sensitive residential areas, heritage places or sites.
- Whether the proposed design treatment and material selection is sympathetic to adjoining heritage place or site and transitions appropriately from the Heritage Core.
- Whether the application includes an Affordable Housing Delivery Strategy to the satisfaction of the responsible authority.
- Whether the development incorporates acoustic treatments to limit the impacts from noise from all current and potential noise generating sources such as railway operations, traffic and commercial activities.
- Whether development contributes to an active and permeable streetscape, incorporates weather protection elements, and makes a positive contribution to the public realm.
- Whether the development avoids blank walls, alcoves and recesses that provide hiding places or collect dirt and litter.
- Whether the development achieves design excellence by providing high quality innovative architecture, landscape and urban design and provides community benefit.
- Whether the development ~~transitions-responds~~ to the Rail Sidings Yard site in a manner appropriate for its current transport use.
- ~~Whether the development achieves comfortable wind conditions.~~
- Whether the development is consistent with the *Pakington North Urban Design Framework* (City of Greater Geelong, May 2024).

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 development exceeds the minimum 5 star Greenstar rating for Environmentally Sustainable Design (ESD).
- Whether the development results in, or substantially facilitates, the delivery of appropriately secured community benefits including:
 - Incorporation of social or affordable housing.
 - Upgrades or delivery of new local infrastructure including public spaces to meet the needs of the community and provide spaces for residents to linger and enjoy.
 - Provision of pedestrian links.
 - ~~Provision of or~~ public open space in excess of any minimum requirement in [Clause 53.01 this Scheme](#).
- Whether development ~~enables a variation without results in material~~ adverse offsite impacts such as visual bulk, overlooking and overshadowing to adjoining residential properties and the public realm.
- Whether the proposal presents, or substantially facilitates an improved architectural and urban design outcome.

Commented [G48]: Responds to JG rec 1 per his Appendix D.

Commented [G49]: Implements Council officer response to submission 28 (per 25.11.2025 Council resolution)

Commented [COGG50]: Response to JG verbal evidence.

Commented [COGG51]: Response to SJ verbal evidence.

Commented [G52]: Responds to JG rec 1 per his Appendix D.

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Map 1 to Schedule 57 to Clause 43.02

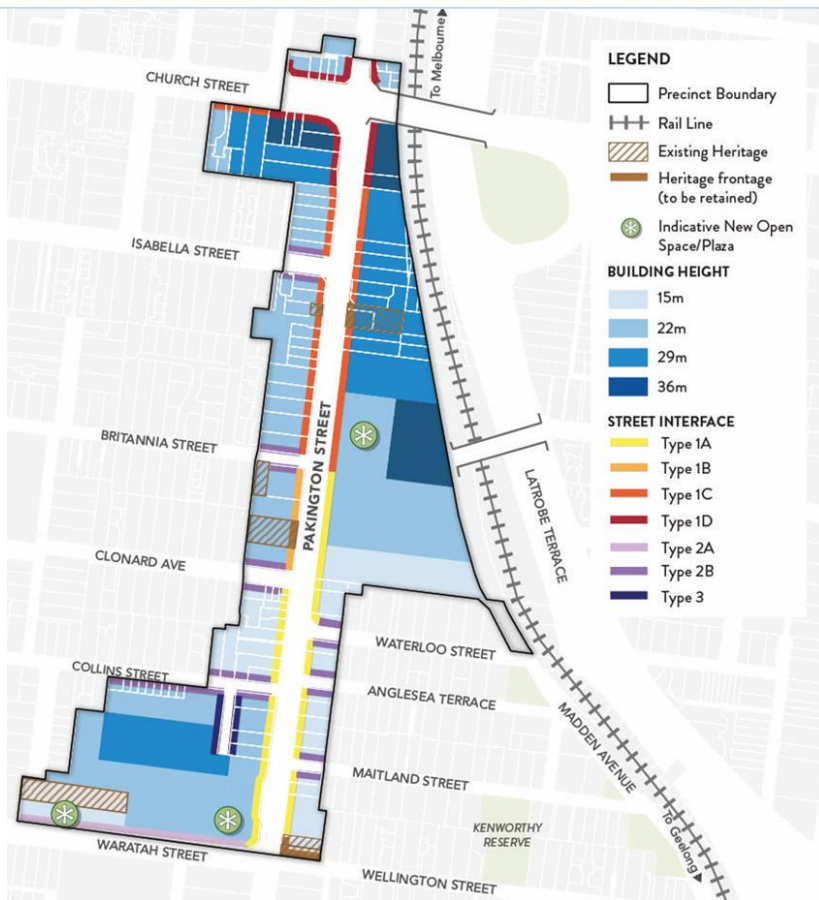
[Editing Note: Delete information re. Railway Sidings site]

[Editing Note: Remove indicative open space icon from SE corner of Pakington Strand site]

[Editing Note: Add Type 2C and 2D to key – to correspond with Revised Table 2]

[Editing Note: Remove street interface designation from 2-8 Church Street]

[Editing Note: In the legend, amend 'Heritage frontage (to be retained)' to 'Heritage frontage (setback to heritage fabric to be retained)']



Commented [COGG53]: Response to JG rec 2 and Sophie Jordan (SJ) rec 1.

Commented [COGG54]: Responds to SJ rec. 56.

Commented [COGG55]: Response to Panel question/comment.

Commented [COGG56]: Response to JG verbal evidence. Site does not require a specified setback.

Commented [COGG57]: Response to Panel query/comment about how mandatory ground level setback requirements were to apply to heritage places.

Commented [COGG58]: Not considered necessary to show specific interface of Pakington Strand site with 1/2 Waratah Street as side boundary covered by Figures 9 and 10.

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Map 2 to Schedule 57 to Clause 43.02

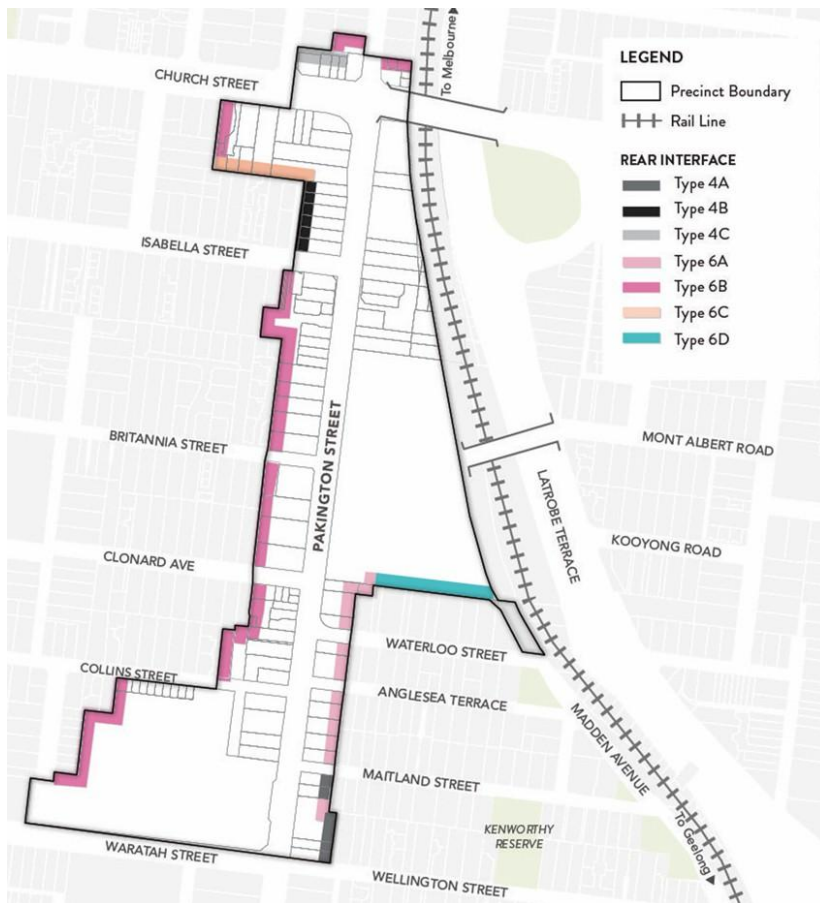
[Editing Note: Delete information re. Railway Sidings site]

[Editing Note: In the legend, amend 'Rear interface' to read 'Residential interface']

Commented [G59]: Responds to JG rec 2 and SJ rec 56

Commented [COGG60]: Response to Panel observation of inconsistency between terminology in legend and sub-heading within cl 2.0 of DDO57

Commented [G61]: Responds to JG rec 2 and SJ rec 56



GREATER GEELONG PLANNING SCHEME

Map 3 to Schedule 57 to Clause 43.02

[\[Editing Note: Delete information re. Railway Sidings site\]](#)

[\[Editing Note: 60% site coverage to be changed to 70%\]](#)

Commented [G62]: Responds to JG rec 2 and SJ rec 56

Commented [COGG63]: Responds to JG rec 11 (part) and SJ rec 61.

