

Town Planning Evidence Statement

John Glossop

*Amendment C433ggee (Pakington Street, Geelong
West) to the Greater Geelong Planning Scheme*

*Instructed by Harwood Andrews for City of
Greater Geelong*

Pakington Street, Geelong West

GLOSSOP

REPORT FOR	Planning Panels Victoria
AMENDMENT NUMBER	C433ggee
RESPONSIBLE AUTHORITY	Greater Geelong City Council
AUTHOR	Statement prepared by John Glossop, Director Glossop Town Planning Pty Ltd Date: 9 February 2026

Table of Contents

1. Introduction.....	5
2. Planning Evidence.....	7
Is the amendment strategically justified?.....	9
Is the rezoning of land strategically appropriate?	15
Commercial 2 Zone to Commercial 1 Zone	18
Commercial 2 Zone to residential zones.....	20
Other rezonings.....	22
Are the proposed built form controls appropriate?	23
Height controls.....	26
Street interfaces.....	30
Pakington Strand.....	32
Site coverage.....	34
Floor Area Ratios.....	35
Overshadowing.....	35
Links.....	36
Other matters	37
Is the other ordinance appropriately drafted?	38
3. Conclusion.....	42
Requirements under PNVCAT2: Expert Evidence.....	45
Appendix A: Instructions	48
Appendix B: Inspection images	49
Appendix C: Key Policy Context	50

Appendix D: Recommended DDOs 54

1. INTRODUCTION

- 1 I received a request from Harwood Andrews acting on behalf of the City of Greater Geelong (Council) to prepare a statement of town planning evidence in relation to Amendment C433ggee (the Amendment) to the Greater Geelong Planning Scheme (the Planning Scheme).
- 2 The Amendment concerns land in and around Pakington Street, West Geelong. It seeks to implement the Pakington Street and Gordon Avenue Urban Design Framework (May 2024) (the South UDF) and the Pakington North Urban Design Framework (May 2024) (the North UDF) principally by rezoning land and applying new Design and Development Overlays (DDO).
- 3 My office was involved in reviewing earlier drafts of the two DDOs between July 2024 and September 2024. Subsequently on 5 December 2025, I received instructions from Harwood Andrews to review the Amendment and advise whether I supported the Amendment as exhibited or with changes.
- 4 My letter of instruction is provided at **Appendix A**.
- 5 In preparing this statement, I have:
 - Reviewed a brief of material supplied by Harwood Andrews (described in the Index Brief of Documents also included at **Appendix A**). I was also provided with a document entitled 'Comprehensive Built Form Testing Pakington North (February 2026)' and a Capacity Assessment, Pakington North Precinct (3 February 2026)¹ I was also provided with an Economic Impact Assessment prepared by Mr. Tim Nott (3 February 2026), which I have read.

¹ Prepared by the City of Greater Geelong.

- Inspected the Pakington Street area and surrounds (see **Appendix B**).
 - Reviewed the Planning Scheme, relevant policy documents, Planning Practice Notes and Ministerial Directions (see **Appendix C**).
- 6 My evidence is based on the documents exhibited between 24 April 2024 and 3 June 2024, although I also refer to Council's adopted post exhibition changes where appropriate. I have had regard to the submissions received during exhibition and while I have not provided a response to each submission, I have considered them and where necessary provide comments.
- 7 My opinion on the Amendment is in Section 2 and my conclusions at Section 3 summarise my opinion.

2. PLANNING EVIDENCE

- 8 Council seeks to revise the land use and built form controls governing land in and around Pakington Street, Geelong West. The study area is located immediately west (i.e. across Latrobe Terrace) from the Central Geelong Activity Centre and the Geelong Railway Station.
- 9 The study area for the Amendment broadly comprises three areas, as follows:
- The majority of the current Pakington Street Specialised Activity Centre, most of which is subject to a Heritage Overlay (the “Heritage Core”). The Heritage Core is located in the Commercial 1 Zone (C1Z) and is a fairly typical ‘strip’ shopping centre comprised of mostly one and two storey buildings, with shopfronts / cafes facing Pakington Street. The Heritage Core generally has an active street environment and high occupancy although activity levels decline towards the north.
 - The Gordon Avenue and Latrobe Terrace business area, which is to the south and east of the Heritage Core (the “Gordon Avenue Precinct”). For the most part this precinct is now subject to the Commercial 2 Zone (C2Z) and features a range of mostly office / service / showroom / business functions, in mostly warehouse type building forms. The Gordon Avenue Precinct also includes a small area of General Residential Zone (GRZ) land facing Spring Street, a part of the Pakington Street spine (outside the Heritage Overlay) and West Park². From my inspection, I noticed that occupancy levels in the precinct appear relatively high although, away from Pakington Street, the street environment is of lower amenity, especially in Latrobe Terrace³.

² An area of public open space.

³ In part because of higher traffic flows.

- An area north of the Heritage Core in Pakington Street (“Pakington Street North”), which takes in mostly C2Z land (with pockets of C1Z). Pakington Street North also includes the ‘Pakington Strand’ development (which is within the Mixed Use Zone (MUZ)), the Railway Sidings (in a Public Use Zone) and a small residential development on the northeast corner of the intersection of Pakington Street and Church Street (GRZ). Pakington Street North has less activity than the Heritage Core, more vacancies and less foot traffic than the Heritage Core. The area contains some heritage buildings, although I would describe the area as generally comprising a fairly low streetscape quality with diverse building forms often with little engagement with the public realm.



The Study Area

- 10 The Amendment seeks to implement the South and North UDFs generally by rezoning land and introducing an integrated suite of planning controls and policies intended to protect the more highly 'valued' parts of Pakington Street while invigorating regeneration (where appropriate) and facilitating a more diverse mix of land uses.
- 11 From a town planning perspective, the Amendment should be primarily considered in terms of the matters set out in Ministerial Direction 11 Strategic Assessment of Amendments⁴. Having regard to this direction, the primary town planning considerations are:
- Is the Amendment strategically justified?
 - Is the rezoning of land strategically appropriate?
 - Are the proposed built form controls appropriate?
 - Are there any other matters arising?

Is the amendment strategically justified?

- 12 Before turning to the details of the Amendment, it is appropriate to 'set the scene' and establish the strategic context of the study area. Geelong, along with Ballarat and Bendigo, is a Major regional city pursuant to Clause 11.01-1 (Settlement). It is a focus for investment and growth pursuant to Clause 11.01-1R (Settlement – Regional Victoria).
- 13 The municipality has high population growth projections. Clause 02.03-1 (Settlement) identifies that it will grow by 152,000 people and 73,400 dwellings by 2036 at an annual rate of 2.5 percent. Moreover, Clause 16.01-1S (Housing supply) sets out a housing

⁴ https://www.planning.vic.gov.au/_data/assets/pdf_file/0017/632600/Ministerial-Direction-11-Strategic-Assessment-of-Amendments.pdf

target of 128,600 new dwellings by 2050; 77,500 (60.5%) of which are sought as urban infill in established areas.

- 14 The Planning Scheme establishes a hierarchy for infill growth by establishing Key Development Areas (KDA) (at Clause 16.01-1L-01), as well as Integrated Housing and Diversity Areas (IHDA) (at Clause 16.01-1L-02). The existing KDAs are Central Geelong, West Fyans, South Geelong, Waurn Ponds and the former Geelong Saleyards. These are expected to comprise medium and high density housing. IHDA's are more numerous, generally surrounding activity centres. Within IHDA's, more moderated development of up to three storeys is sought.
- 15 The Planning Scheme also establishes the Northern Geelong, Western Geelong and Armstrong Creek Growth Areas outside the established extent of the city, which play an important role in providing housing supply.
- 16 Council's Settlement Strategy (August 2020)⁵ ⁶ includes principles and directions intending to guide growth in the municipality. Direction 1a is to direct the majority of future housing to urban Geelong, while Direction 6a is to facilitate infill development to increase its contribution to 50 percent of all housing by 2047.
- 17 Council has also identified a need to diversify its housing stock. Clause 02.03-6 (Housing) identifies that suburban detached housing makes up 85 per cent of the current supply. Diversifying the housing typologies will cater for smaller households and provide more affordable residential opportunities. Planning policy strongly encourages providing smaller, more diverse housing in and around services and transport (for example, Clause 11.03-1S (Activity centres and precincts), Clause 16.01-

⁵ An adopted Council document and a Background document at Clause 72.08.

⁶ <https://www.geelongaustralia.com.au/amendments/item/8d6f0bcb1cec127.aspx>

- 1R (Infill housing – Geelong G21) and Council’s policies in KDAs and IHDAs referred to above).
- 18 Greater Geelong is a complex city with ‘lots of moving parts’. It has the highest housing target of all Victorian municipalities indicating an urgency to provide more, and more diverse, development opportunities. Running parallel with these objectives is a need to establish the services necessary to support the growing population.
- 19 As I have noted above Pakington Street is a Specialised Activity Centre pursuant to the retail hierarchy established at Clause 02.03-1 (Settlement) of the Planning Scheme. It is the only such centre within Greater Geelong, sitting between the Sub-regional⁷ and Town centres⁸. While Pakington Street and the Sub-regional centres both have indicative floorspaces of between 15,000 and 60,000sqm, this centre’s difference is in its niche traders and the absence of a discount department store. As a higher order centre, Pakington Street also has an important role to play in achieving activity centre policy.
- 20 At the top of the hierarchy, the Central Geelong Regional Activity Centre by contrast has an indicative retail floor space of more than 100,000sqm. According to Council’s Retail Strategy 2020-2036 (adopted August 2020) (the Retail Strategy), in 2018 Central Geelong had 187,304sqm of retail floor space⁹. This is substantially more floor space than Pakington Street and planning policy (such as Clause 11.03-1L (Activity centres in Greater Geelong) seeks to maintain a hierarchical approach to expansion of retail centres and to ensure the ongoing primacy of Central Geelong.

⁷ Belmont, Waurn Ponds, Corio Village, Leopold Plaza and Armstrong Creek.

⁸ Ocean Grove, Drysdale, Lara, Barwon Heads, Portarlington and St Leonards.

⁹ Page 30

- 21 The Amendment had its genesis in the Retail Strategy, which projected a municipal wide undersupply of retail floor space by 2036 of 418,200sqm¹⁰ including 256,600sqm¹¹ within the Central sub-precinct (generally the existing Geelong area)¹².
- 22 The Retail Strategy identified that (in 2018) the Pakington Street Specialised Activity Centre had 38,145sqm of retail floor space¹³ plus 5,015sqm of vacant floor space¹⁴. It further stated¹⁵:

Future floor space demand is forecast to be an additional 18,700 square metres by 2036 (8,400 of this relates to shop uses). Whilst some of this growth may be able to be accommodated within existing commercial zoned land, growth beyond 18,700 square metres would likely require land to be rezoned, giving us the opportunity to consider the timing and impact of new development on the retail hierarchy.

- 23 Under 'Future role and opportunities' for Pakington Street the Retail Strategy states¹⁶:

Pakington Street (Geelong West) is expected to continue thriving as a retail hub and community centre into the future.

Much of Pakington Street is covered by a Heritage Overlay, which plays a significant role in guiding development within the area.

Further planning work is needed to better define the role and function of the various sub-precincts within this broader centre, including the Commercial 2 Zone land located to the north. Attention is needed to ensure

¹⁰ Page 36

¹¹ Page 37

¹² I do not mean to imply that this was only strategic driver of the amendment. Clearly, opportunities for housing growth and diversity among other things were also influential.

¹³ 'Retail' comprises shop, department store, restricted retail, hospitality specialty food and specialty other.

¹⁴ Page 43

¹⁵ Page 54

¹⁶ Page 100

Pakington Street maintains its specialty retailing function and does not undermine the Geelong CBD.

We have has (sic) commenced work on an Urban Design Framework for the Commercial 1 Zone land in Pakington Street. This project primarily seeks to identify streetscape upgrades. There is scope to broaden this piece of work to investigate re-development and re-zoning opportunities at the northern end of Pakington Street as well as along Gordon Avenue.

- 24 The future role and opportunities for Gordon Avenue is described in the Retail Strategy as:

This centre is directly opposite the Geelong Train Station and has excellent pedestrian connections into Central Geelong and Pakington Street. There are opportunities to transition this area into a more mixed-use precinct, which could incorporate retail, office and light industrial uses, with residential uses particularly on the first floor.

This area should not be identified as a restricted retail precinct in the retail hierarchy to help support the potential transition of the area over time. This area should be identified as a dispersed restricted retail centre¹⁷.

- 25 I also note that the Retail Strategy proposes the following action for Gordon Avenue:

Prepare an urban design framework or structure plan for this area. The plan should focus on transitioning this area into a mixed use precinct, which would incorporate residential, office, retail and light industrial uses. The plan should also consider improving connections through to Central Geelong and Pakington Street (Geelong West) centres¹⁸.

- 26 Page 48 of the Retail Strategy listed the following action under the sub-heading 'Further work for individual centres':

¹⁷ Page 192.

¹⁸ Page 192.

Prepare an urban design framework, or structure plan, for Pakington Street (Geelong West). The plan should consider rezoning opportunities within the northern end of Pakington Street and review the role of the Gordon Avenue restricted retail precinct.

- 27 Council's Settlement Strategy builds on these directions and identifies as an opportunity: Gordon Avenue is one potential urban renewal precinct, within walking distance of the station, being investigated as part of the Pakington Street Urban Design Framework¹⁹.
- 28 This foreshadowed work culminated in this Amendment. The Amendment is principally supported by the South UDF and North UDF. The UDFs establish visions for the areas, which generally seek to facilitate change and growth, while improving the public and private realm, to achieve a high quality environment for the existing and future business and resident community. I understand that the UDFs were prepared with extensive community and stakeholder engagement.
- 29 The Amendment is required to implement the built form and land use findings of the UDFs and translates these findings into rezonings and new overlay controls.
- 30 The Amendment is broadly facilitative, meaning that it will enhance the ability of the study area to achieve the broader housing and activity centre policies. It has also regard to the important influences upon the site's context, including residential amenity, heritage and the interface to the Central City. These factors have been balanced in favour of net community benefit. The town planning principles underpinning the Amendment are sound and strategically supported.
- 31 I also understand that the Council has undertaken a review of its Local Policies (2023)²⁰ and completed a Housing Review Framework (2024). These documents have led to

¹⁹ Page 85

²⁰ This review was completed by my firm.

the preparation of Amendment C469ggee. This amendment was submitted to the Minister for Authorisation in June 2025 and again in September 2025. While it is yet to be authorised, this indicates that the Council is not 'sitting on its hands' when it comes to the content of its planning scheme.

32 Lastly, it is worth observing that Planning Practice 90 Planning for Housing was updated in January 2026²¹. This practice note provides guidance on how to plan for housing growth to meet municipal housing targets and ensure planning schemes have sufficient capacity for new homes. Among other guidance, it requires strategic planners to integrate broader housing strategy with other strategic work informed by the Department of Transport and Planning Housing Capacity Assessment Platform (HCAP). At the time of writing, access to HCAP is not available to councils and consequently, the platform has not been used by the Planning Authority to inform this amendment.

33 However, I understand that the Department will be assessing the capacity of regional planning schemes using HCAP, that the results of that analysis will be available to councils in early 2026 and that councils be granted access to the platform at that time. I also understand that this council will be required to review its planning scheme (with input from HCAP) and report those findings to the Minister by October 2026.

Is the rezoning of land strategically appropriate?

34 The Amendment proposes to rezone land in the Gordon Avenue Precinct and Pakington North Precinct primarily from the C2Z to a combination of the C1Z, Residential Growth Zone (RGZ) and MUZ. Broadly, this means that land facing and

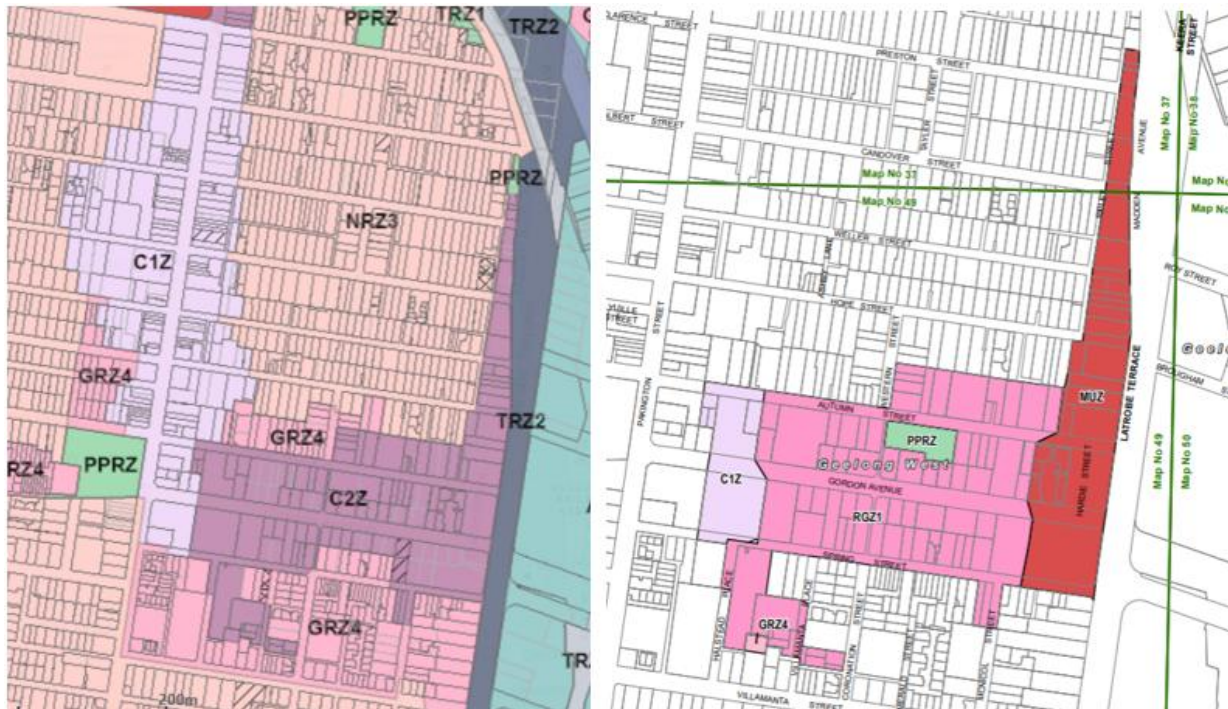
²¹ <https://www.planning.vic.gov.au/guides-and-resources/guides/planning-practice-notes/planning-for-housing>

immediately nearby Pakington Street will be C1Z, Gordon Avenue will be RGZ and Latrobe Terrace will be MUZ. Exceptions are:

- Some land in Spring Street will be rezoned from the GRZ to RGZ.
- Land in Autumn Street acquired by Council for open space will be rezoned from C2Z to PPRZ.
- Land on the northeast corner of the intersection of Pakington Street and Church Street will be rezoned from GRZ to C1Z.
- The following 'split' zonings will be corrected:
 - The rear of 46- 50 Villamanta Street will be rezoned from the C2Z to the GRZ to match the front of the lot.
 - The rear of 66 Pakington Street and 23 Pakington Street will be rezoned from the GRZ to the C1Z to match the rezoned fronts of the lots.



Pakington North Existing Zones and Rezoning Map



Heritage Core and Gordon Avenue Existing Zones and Rezoning Map

- 35 I consider these rezonings in turn below.
- 36 Before doing so, I note that Ministerial Direction No. 1 states that when an amendment allows land to be used for a sensitive use, a planning authority must satisfy itself as to whether or not the land is potentially contaminated. This is relevant to the Amendment where land is being rezoned from the C2Z (where Accommodation is prohibited) to the C1Z or a residential zone.
- 37 I note that the Amendment includes the application of the Environmental Audit Overlay (EAO) and is supported by an Environmental Audit Overlay Recommendations (30 June 2023) report prepared by Landserv Environment. The assessment carried out a land use history review and identified sites likely to pose a high or medium potential for contamination. These properties have then been subject to a proposed EAO, to ensure these risks are managed in the future.

38 I note the submission from the Environment Protection Authority, which has questioned the Landserv Environment report identifying that where there is *any* potential for contamination (including low potential), land ought to be either subject to a contamination assessment now or (where this is difficult or inappropriate) subject to an EAO. I understand that changes to the amendment following a response from the EPA. These technical matters are outside my expertise however, the Amendment should ensure that the requirements of MD1 are met.

Commercial 2 Zone to Commercial 1 Zone

39 Rezoning from the C2Z to the C1Z affects Pakington North and an area to the west of the Gordon Avenue Precinct.

40 Considering Pakington North first, the affected land visually and logically could form part of the Pakington Street Specialised Activity Centre, which is essentially what the Amendment will allow. The rezoning offers the opportunity to reinvigorate this stretch of land and shift its emphasis from 'general' commercial to retail / hospitality / residential. This land will provide for the retail shortfall identified in the Retail Strategy, increase activity levels and improve built form outcomes (in particular by improving the public / private interface).

41 One of the most significant differences between the C1Z and C2Z, is that the former allows Accommodation land uses. The rezoning, therefore, creates a considerable area of well-located land for new housing opportunities. Pakington Street itself provides an excellent opportunity to supply the type of urban infill sought by policy. Housing would be proximate to services, including the Geelong Railway Station, and residents would enjoy living within what will be an attractive, high amenity location. Additional housing will increase foot traffic along Pakington Street (including in the evenings, improving safety) and support broader activity centre functions.

- 42 The west end of Gordons Avenue is also proposed to be rezoned from the C2Z to the C1Z. I understand that a permit has been granted for part of this land (i.e. 39-45 Gordons Avenue) to construct a mixed use building including a Residential hotel, Office, Shop and Restricted recreation facility²². Given this range of functions, it is appropriate that this land remain commercially (rather than residentially) zoned and the C1Z is more appropriate to these types of uses than the C2Z. The proposed rezoning map also logically captures the parcels opposite this permitted development in Gordon Avenue creating a 'cleaner' activity centre edge. I support these rezonings.
- 43 I acknowledge that the Amendment does remove a fairly notable area of C2Z land (both in the Pakington North and Gordons Avenue Precincts). From my inspection, it appears that this land accommodates a range of businesses, including car sales and repair centres, trade supplies and restricted retail businesses, among others. This range is typical of those that commonly occur in C2Z land. While this zone also facilitates industries, it is not an industrial zone per se (i.e. it is listed among the commercial suite of zones). In this case, the cadastral pattern and residential interfaces have likely curtailed amenity reducing operations in this area. In any event, these existing businesses will continue to be permitted in the C1Z²³ and may benefit from existing use rights (I consider C2Z to residential rezonings below).
- 44 The Amendment will still, however, reduce the municipality's total supply of C2Z land. This commonly occurs when land around activity centres is identified for renewal, since often the imperative for well located, housing outweighs the imperative for these types of businesses. At a strategic level, the gradual loss of Commercial 2 land in the

²² This permit was issued by VCAT in matter *P499/2021 Gordon Ave Investments Pty Ltd v Greater Geelong CC*

²³ Where the only prohibited uses are Animal productive (other than Grazing animal production, Corrective institute, Major sports and recreation facility, Motor racing track and Small second dwelling).

vicinity of activity centres is a product of the changing dynamics of these areas as well as changes to broader economic, employment and logistics trends. My impression is that this is not a 'good' location for C2Z land and that the net community benefit of creating more C1Z land outweighs the retention of retaining the land in a C2Z.

45 I have also had regard to Mr. Nott's 2026 economic assessment. While this matter is outside of my area of expertise, I note that he finds that (among other things) 'the balance of economic benefits and costs is clearly in favour of the amendment'²⁴.

46 I also note that there are a number of other existing patches of C2Z land scattered around Geelong including in West Fyans Street, Newcomb (around the intersection of Bellarine Highway and Cooparts Street), in Grovedale (east of the activity centre) and in North Geelong. It's possible that overtime such areas will be further consolidated to take up any new demand created by the Amendment²⁵.

Commercial 2 Zone to residential zones

47 The Amendment proposes to rezone the majority of Gordon Avenue and the properties facing Latrobe Terrace from C2Z to either the RGZ or MUZ. This change allows for the introduction of residential land uses on what is high quality land between the Pakington Street Specialised Activity Centre and the Central City, where it has immediate proximity to the Geelong Railway Station.

48 This land will play an important role in meeting the municipality's housing target. In particular, this land lends itself to diverse housing opportunities, including medium

²⁴ Page 13.

²⁵ I understand that the Council has prepared a draft Industrial Land Supply Review (2025) and that it intends to prepare an Industrial Land Strategy. This provides Council with the opportunity to further consider this rezoning and its broader impacts as part of that process.

and high density housing, which is specifically called for in well serviced locations (such as these) by the Planning Scheme.

- 49 I note that as compared to C2Z to C1Z rezonings, rezonings to a residential zone is a more significant change in terms of commercial operations. Rezoning land to the RGZ particularly will likely create a number of non-conforming uses in the east-west streets of the Gordon Avenue Precinct. That outcome is less likely when rezoning to the MUZ, given it has few prohibited uses²⁶. It is relevant that there are no submissions from owners subject to this rezoning, that oppose this change.
- 50 Regardless and perhaps more importantly, the east-west streets of the Gordon Avenue Precinct are more suited to residential than they are to purely commercial purposes. Lots are relatively small, the cadastre is somewhat fragmented, streets are narrow and there are existing residential interfaces.
- 51 The proposed RGZ will introduce a principally residential typology into Gordon Avenue. This land use change, together with the proposed built form controls, will substantially improve the amenity of these streets. In Latrobe Terrace, the MUZ, is more logical since it facilitates a range of land uses (with few prohibitions). The environment in Latrobe Terrace is fairly 'harsh' at ground level owing to its large width and traffic volumes. It is a good location for businesses to occupy the lower levels of buildings, saving dwellings for elevated locations. The zone selection here is also logical and appropriate.
- 52 I note that the Amendment also proposes to rezone 15 Spring Street from the C2Z to the RGZ. This property is developed with a commercial operation, which presumably

²⁶ Only Adult sex product shop, Animal production (other than Grazing animal production), Extractive industry, Materials recycling, Small second dwelling (where Section 2 condition is not met), and Transfer station (other than Automatic collection point and Container deposit scheme).

justified what is otherwise an odd commercial zone boundary. I assume a similar logic applies to the existing C2Z 'dog legs' south from 12-14 Spring Street, capturing a row of properties between Halstead Place and Coronation Street. These properties are all intended to be rezoned to the RGZ²⁷.

- 53 These properties clearly need to be rezoned, since it would be illogical to retain their C2Z, yet it does create an unusual boundary between the RGZ and GRZ. In simple terms the RGZ will facilitate four storey buildings, while the GRZ only allows three storeys²⁸. If starting from 'scratch', the zone boundary would be unusual and potentially problematic but given the existing conditions I have concluded it is acceptable.

Other rezonings

- 54 The land at 22-42 Spring Street is proposed to be rezoned from the GRZ to the RGZ. These properties are currently developed with mostly detached dwellings although to their east and west are commercial operations. It is logical to rezone the whole of the north side of Spring Street to a consistent zone. I note that 34 Spring Street is located in a site specific Heritage Overlay (HO765). This does not preclude the potential for some redevelopment in the future (at the rear) including higher density housing. Any such development would need to be considered on its merits at that time.
- 55 It is proposed to rezone a parcel at 2-8 Church Street from the GRZ to the C1Z. This parcel is located on the northeast corner of the intersection of Church Street and Pakington Street. It is developed with four single storey dwellings with a common carpark abutting the corner. I understand that the intention behind the rezoning it to create a wholly commercial corner, which in time will create an improved urban

²⁷ Although the rear of 46-50 Villamanta Street will be rezoned to the GRZ so the whole lot is in the GRZ

²⁸ The GRZ also includes garden area requirements and a different zone purpose.

design outcome. This property is constrained given its interface to the rail and its siting below the level of Church Street. The CIZ provides the most flexibility to encourage a design response appropriate to these challenging conditions.

56 Finally, I understand Council has purchased land at 21-33 Autumn Street, with a view to establishing a public park²⁹. This land is correctly intended to be rezoned to the PPRZ.

Are the proposed built form controls appropriate?

57 The Amendment seeks to unite the study area, facilitate renewal and establish a considered urban design approach that protects and builds upon the existing qualities and features of the area.

58 There are some existing built form controls and policies currently applying within the study area, these include:

- The Heritage Overlay applies to most of the Heritage Core, to isolated buildings in Pakington North and to 34 Spring Street. It influences development within its application, along with Clause 15.03 (Heritage), including Clause 15.03-1L (Heritage conservation).
- Clause 16.01-1L-02 (Increased housing diversity areas) applies to the whole of the Heritage Core and generally supports development of up to 3 storeys (with appropriate setbacks).

²⁹ I am instructed that the Council has owned this since 1994 and that it has been used as a car park since at least 2009.

- DDO – Schedule 17 (Latrobe Terrace and Western Beach Areas) (DDO17) affects the Latrobe Terrace part of the Gordon Avenue Precinct and provides a 12m building height and a 0m setback to Latrobe Terrace³⁰.
- Clause 15.01-1L-02 (Pakington Street North urban design) provides objectives and strategies seeking to improve built form in what is generally the Pakington North Precinct³¹.
- Clause 15.01 (Built environment) provides general policy applicable to new development, in particular Clause 15.01-1L-01 (Development in activity centres) and Clause 15.01-2S (Building design).

59 Proposed DDO56 and DDO57 respectively affect the Gordon Avenue Precinct and Pakington North Precinct. Land in the Heritage Core, where far less change is sought, will continue to be primarily managed by way of Clause 16.01-1L-02 (Increased housing diversity areas) and heritage controls.

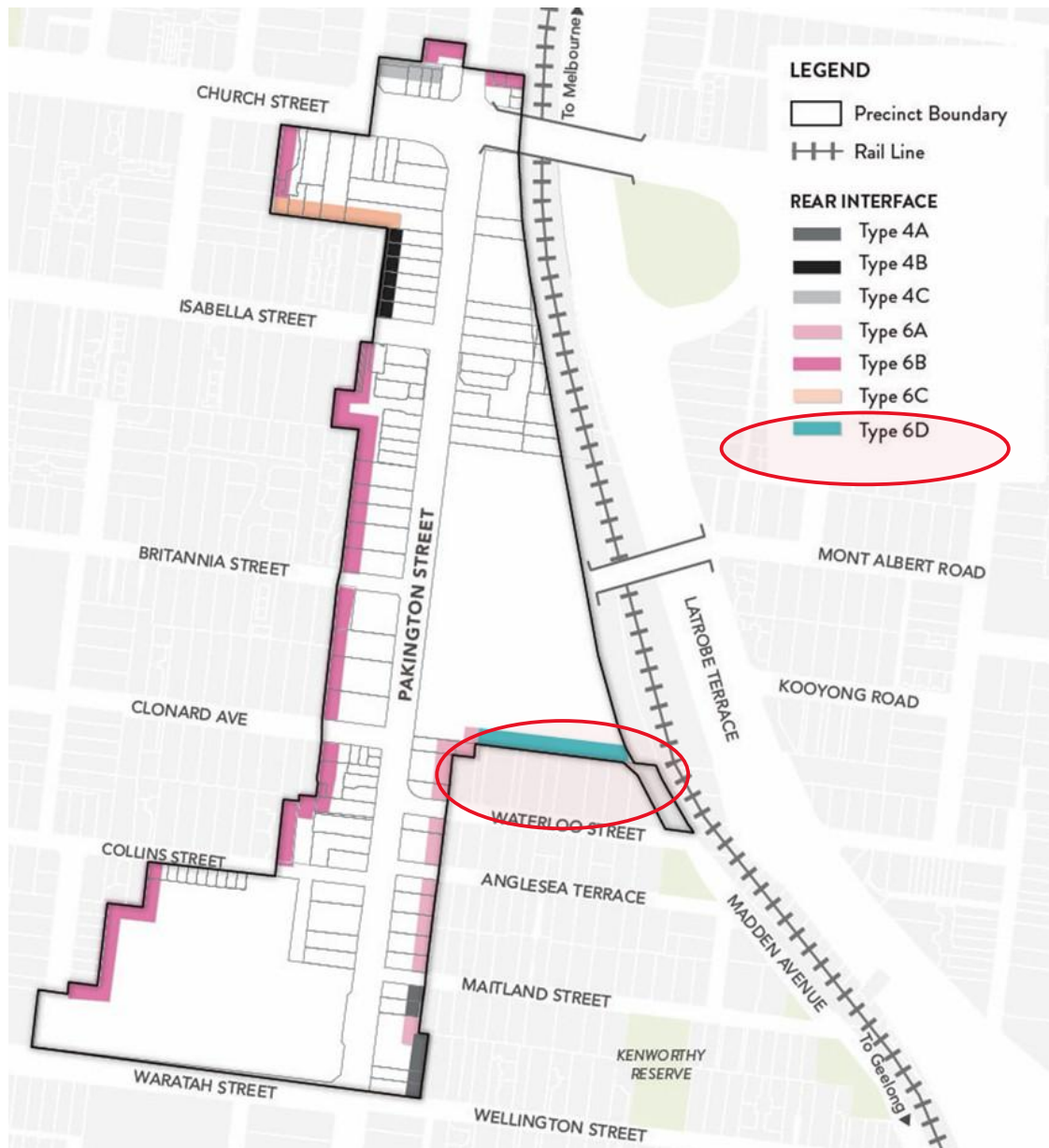
60 The proposed DDOs establish design objectives and built form requirements, that are derived from the North and South UDFs. I have recommended some drafting changes to improve clarity and to respond to relevant Practice Notes. I attach my 'mark ups' at **Appendix D**. In many cases, my changes simply tighten language and / or remove repetition (including with other clauses of the Planning Scheme). I have also inserted text that aims to clarify which requirements are intended to be mandatory.

61 In terms of the specific building parameters being imposed, I largely rely on the urban design evidence of Ms. Amanda Roberts. Instead, my review is largely based on matters of statutory drafting and strategic justification.

³⁰ The Amendment seeks to delete Latrobe Terrace from DDO17.

³¹ The Amendment seeks to delete this policy as I discuss further below.

- 62 In considering whether the various siting controls are appropriate, I have had regard to Planning Practice Note 60: Height and setback controls in activity centres (PPN60). PPN60 requires that the selection of new planning controls follow a comprehensive built form analysis that identifies opportunities and constraints (such as residential and public realm interfaces) and sets appropriate heights and built form outcomes at a precinct level through the evaluation of built form objectives, land use outcomes and economic growth consistent with State and regional policy.
- 63 The North and South UDFs provide this strategic justification. They establish the strategic and physical context of the study area, describe engagement activities and set out an overarching vision and guiding principles, which the DDOs are intended to help achieve. I address some of the key areas of the DDOs in turn below (I have also considered the Pakington Strand development individually below).
- 64 Before doing so I note that height controls and a setback requirement for the existing Railway Sidings are included in Map 1 of DDO57 (along with built form parameters) although it is not proposed to be subject to DDO57. This land would need to be rezoned (and possibly sold) before any private redevelopment could occur. While the North UDF does consider this site's potential redevelopment in the future, the timing of such and the future zoning are uncertain and at the discretion of the State government.
- 65 I think that this map is misleading and it should be amended to either clearly identify that the Railway Sidings is excluded and not actually subject to those controls or the Railway Sidings should be deleted from the ordinance altogether. If it is deleted, Section 6D could also be deleted from DDO57 (see highlighted image below).



Map 1 DDO57

Height controls

66 The study area is intended to grade down from Central Geelong, both visually and in terms of the intensity of land uses. The Central City is subject to Activity Centre Zone – Schedule 1 (ACZI), where land opposite and north of Gordon Avenue is designated

as the Station Precinct and is intended to accommodate some of the largest future buildings. Geelong Station itself is designated as a Strategic Development Site.

67 The Central City is the primary urban centre for the Barwon South West Region. According to ACZI, it is intended to accommodate 60,000 jobs and 16,000 residents.

68 The preferred maximum building heights specified in ACZI are shown below. Land on the opposite side of Latrobe Terrace to the study area is intended to accommodate 60m tall buildings in the future. Such buildings are also intended to have a 6m landscaped setback to Latrobe Terrace (see Map 3 of ACZI).



Excerpt from ACZI (study area shown on left)

- 69 Latrobe Terrace creates a significant division in the local landscape and development on its western side is currently of a low scale. In addition, lots are smaller and there are more heritage constraints. It is logical, therefore, that the built form within the study area is visually more discrete and more suburban in style and volume. This approach will also continue to distinguish Central Geelong as the City's primary regional centre.
- 70 The Heritage Core is likely to largely remain as is, given its statutory settings are unchanged by the Amendment. This precinct, which is clearly valued by the community, will retain its existing character.
- 71 Pakington North and Gordon Avenue are far more ready for development, and such new development will improve their amenity by introducing more people, more street activity and more services. A well designed planning control will guide these opportunities in a way that balances the area's strategic opportunities and does not overwhelm the area's physical and strategic context.
- 72 The proposed building heights generally grade upwards from the Heritage Core towards the north and east. In DDO56 (Gordon Avenue Precinct), the tallest anticipated buildings (36m) will create a statement at the Autumn Street / Latrobe Terrace intersection. In Pakington North, the highest forms (also 36m) are at the entrance to the commercial area at the intersection of Church Street. Mostly within the intervening land, heights range from between 15m to 29m, generally responding to lot sizes and sensitive interfaces.
- 73 The proposed arrangements for building height are consistent with the mapping provided in the UDFs, which further describe the strategic outcomes underpinning their selection. The building heights are notably less than in Central Geelong and adopt an appropriately mediated volume, sitting between the suburban style housing that exists around the study area.

- 74 I note the submission from Gordon Avenue Property Trust concerning the land at 39-45 Gordon Avenue, where a permit has been granted for a mixed use building (referred to above). I have also been provided with the architectural plans that were considered by the Tribunal which show an 8 and 9 storey building (with roof terraces), with a maximum height of approximately 32m. The plans also show a 10m wide central pedestrian walkway connecting Gordon Avenue with Spring Street. I understand that plans have not yet been endorsed under the permit, although it remains 'live'³².
- 75 DDO56 proposes a 22m (6 storey) height limit for this site, which I note is one of the largest lots within the designated 22m height limit area. It makes sense to me that it offers an opportunity to achieve a taller building, especially when considering the public benefit offered by the pedestrian thoroughfare.
- 76 DDO56 is appropriately drafted as having discretionary height limits to allow for instances such as this. It does not intend to prescribe the actual built form on each and every site and so I do not think it is necessary to modify the height applied to this property in light of this permit unless there is a specific urban design rationale for doing so.
- 77 In terms of building height matters, I finally recommend that Map 1 in DDO56 be amended to remove the references to building storeys. Including storeys in this manner is unhelpful (what value does it add?) and I cannot see any reason why storeys should be limited along with height in this context. Of course, I accept that this is more a matter of style rather than substance and that other planning controls refer to storeys.

³² I am instructed that an extension of time was granted in October 2025 which requires development to now commence by 8 November 2027 and be completed by 8 November 2030 and the use to start by 8 November 2030.

Street interfaces

78 Both DDOs include a street interface table, which specifies mandatory ground level setbacks, preferred maximum street wall / podium heights and preferred setbacks above the street wall / podium. These figures are generally derived from the relevant UDF, and seek to achieve a series of specified objectives. These include creating podiums that relate to street widths and are proportionate with, and then transitioning up from, the Heritage Core. Other objectives are to achieve good amenity, sunlight to public spaces, active, high quality streetscapes and new landscaping. These outcomes are appropriate and the street interface treatments are designed to achieve them.

79 I have considered whether the street setback controls should be mandatory having regard to PPN60. I note that the South UDF identifies that a variation to the mandatory control would have a number of negative consequences, specifically³³:

Varied building setbacks will create an incoherent, visually cluttered streetscape resulting in a precinct of poor character.

This could also introduce safety issues due to the introduction of concealed spaces.

Loss of dedicated landscape areas which would undermine the delivery of the vision and design objectives.

Poor amenity internally for ground level apartments.

80 The North UDF details the rationale for Types 1A-ID, 2A-B and 3 at Section 3.4. The rationale varies in each location, however, it generally seeks to establish a consistent and perceivable street wall (as distinct from 'tower' levels) and to mitigate shadow.

³³ Page 41

81 While I rely on Ms. Roberts in terms of the appropriateness of the specific parameters, I do note the following:

- The street setback requirement currently reads as a mandatory maximum *and* minimum requirement for all properties except those facing Pakington Street in the Gordon Avenue Precinct. I have assumed the intention is that it be a minimum, so in my recommended version I have amended it accordingly.
- The South UDF states that there should be a 5m setback to Latrobe Terrace, while DDO56 says this should be 6m. Given that a 6m building setback applies to land on the opposite side of Latrobe Terrace (pursuant to ACZ1), I see some logic in this change.
- The South UDF identifies a 0m street setback in Pakington Street, while DDO56 does not specify a setback. DDO57 specifies a 0m setback. I am unclear why this is different but regardless, inserting 0m setback in DDO56 seems appropriate.
- In DDO57, sometimes the preferred maximum street wall / podium exceeds the preferred building height of a particular site. For example, Table 2 states that at 2-28 Church Street the preferred maximum street wall height is 36m while the preferred maximum building height is 22m. This creates some confusion and should be reconsidered and resolved.
- I note that the Type 1D interface (street setback) in DDO57 applies to C1Z land and requires a 3m mandatory front setback. I think this might be unreasonable in a commercial setting (especially as it is mandatory), particularly where buildings are not currently setback (such as at 2-28 Church Street). Relatedly, the Type 2B interface in DDO57 requires mandatory *side* street setbacks of C1Z buildings facing Pakington Street (of 2m). I think this may also be excessively onerous, particularly for small lots. Clearly Ms. Roberts might have a view on this

issue and it is possible that a compelling design reason for the requirement exists.

Pakington Strand

- 82 Pakington Strand is a standalone shopping centre with supermarket with at-grade car parking to its west and south. It is proposed to be subject to DDO57, although it will retain its existing MUZ. This is somewhat unusual given its wholly commercial nature, although I understand this was the result of Amendment C96 to the Planning Scheme, which rezoned this property from a mix of Industrial 1 and Business 4 zone concurrent with issuing Planning Permit 1628/2004, allowing the current development.
- 83 From the related Panel Report (November 2006), it appears the MUZ was selected for its flexibility in accommodating a range of uses. The MUZ also meant that Shop uses of more than 150sqm required a permit. It appears that this was desirable at the time, since there was a concern then about an oversupply retail floorspace. Nearly 20 years have passed since this time, meaning that these findings may no longer be applicable. While I have no objection to retaining the MUZ for now, it might be something Council considers revisiting in the future.
- 84 DDO56 provides a discretionary height limit of 22m across the bulk of the site, with a central area where 36m is permitted. The large size of the site offers good opportunities for development, although its interface to the Heritage Core and existing dwellings to the west tempers this somewhat, as does the presence of the Former Donaghy's Rope Walk Building. The Rope Walk Building is a fairly unadorned former warehouse, finished in brick with a metal sawtooth roof. I understand it is the eastern surviving part of what was once a 500m long narrow corrugated iron shed used to lay out and create ropes. When I inspected the site, it did not appear to be in use, although possibly is used for storage (there was also a For Lease sign on its eastern end).

- 85 The proposed discretionary heights seem to balance the opportunities and constraints afforded to this site, including the centralised opportunity for larger buildings.
- 86 DDO57 calls for a 2m mandatory street setback along Waratah Street, including for the side of the building facing Pakington Street (Type 2A). At the intersection of Pakington Street and Waratah Street there is an existing building built to Waratah Street, which was presumably constructed following the issue of the permit above (meaning relatively recently). This building will form part of the retail spine of Pakington Street and is occupied by a mix of restaurants / cafes and other commercial operations. It does not seem reasonable to me to require a side setback in this location.
- 87 Further to the west within Pakington Strand is an open carpark which provides a separation of approximately 70m to the Former Rope Walk Building. This setback from Waratah Street by around 26m (also by car parking). In front of the car park, there is a landscaped verge of approximately 3.5m depth. There is more merit in requiring a setback in this location, particularly when considered together with the MUZ, although equally I note that the building at 2 Waratah Street (immediately west and within the GRZ) is built to abut Waratah Street. This is a complex matter of urban design and Ms. Roberts is better placed to comment on this than me.
- 88 DDO57 identifies two locations within Pakington Strand for 'indicative new open space / plaza'. While this is a large site, imposing two open space requirements upon one landowner is unusually onerous. It is also difficult to know what exactly is foreseen, in terms of size, facilities, purpose and design of the space. While I think there is merit in identifying this aspiration, it would be more helpful if it was better described. This of course, is difficult in the absence of any known plans for redevelopment. In this light, it might be preferable to replace these designations with a requirement that open space be provided within this property that achieves appropriate benchmarks.

89 Partly seeking to fulfill this role are the requirements listed under Open space interface (including the section) in DDO57. Given that the exact location of these open spaces is unknown, the diagrams create confusion (including exactly how the adjacent buildings will be constructed and on what sides of the spaces require a building setback). I would prefer to simply retain the written requirement that spaces are publicly accessible, open to the sky and receive good solar access along with some guidance around the total size of open space anticipated.

Site coverage

90 DDO56 and DDO57 both include discretionary site coverage requirements ranging between 60% and 80%. These are intended to affect land in the C1Z (but not the Heritage Core), RGZ and MUZ.

91 The strategic justification for the site coverage is not well documented in the UDFs although the intention seems to be to allow space for ground level landscaping. For the C1Z land at western end of Gordon Avenue, the site coverage is 60%. In this area the South UDF indicates a desire to also 'deliver significant open space'.

92 In residential areas, site coverage controls apply when developing land under Clause 54 or 55 (meaning up to 4 storeys). In such cases, the discretionary requirement is 60%. The majority of land within the study area though will be developed at densities higher than this. It would be unusual (but not unheard of) for buildings of more than four storeys to provide a similar site coverage.

93 I am concerned that this aspect of the DDOs is not reasonable, and I have also not located any testing showing the likely outcomes, particularly for smaller lots. I accept that Ms Roberts might also have a view on this and I also accept that the issue requires a balanced approach.

Floor Area Ratios

- 94 Both DDO56 and DDO57 include discretionary floor area ratios (FARs). I understand that these figures have been resolved by simply calculating the volume left after taking account of the required site coverage and height requirements. The two UDFs identify that the FARs are intended to be mandatory, although I understand that Council decided there was inadequate strategic justification to make them so.
- 95 I am not convinced that the FARs provide much utility as drafted, rather they seem to instead create an additional complexity to the DDOs. FARs can be effective controls if they are used to either a) trigger some sort of community benefit to exceed and/ or b) allow innovative design. The DDOs are not drafted in this way though, and it seems unnecessary to me to include them. I think they should be deleted.

Overshadowing

- 96 The objective to achieve good street level and open space amenity is one of the primary outcomes sought by the Amendment. To this end, overshadowing controls are included in both DDO56 and DDO57. I believe this objective is sound in theory although I have some queries with the drafting of the requirements.
- 97 The North UDF includes Solar Access Studies which test street level shadowing between 10am and 2pm at the Spring Equinox. The South UDF does not include shadow studies, however, I have been provided with the Pakington Street and Gordon Avenue Built Form Framework prepared by Hodyl & Co (August 2021) (the 2021 UDF). I understand the 2021 UDF was an early draft of the UDF, which was subsequently split into its current format and subject to further community consultation. The 2021 UDF shows shadowing with the Gordon Avenue Precinct between 9am and 2pm at the Spring Equinox.

- 98 In DDO57, there is a discretionary requirement that there should be no additional overshadowing across the opposite footpaths in Pakington Street and Waratah Street between 10am and 2pm at the equinox. On other streets, solar access should be maintained where possible. This appears reasonable on the basis of the shadow diagrams provided in the North UDF.
- 99 In DDO56, there is a discretionary requirement that there should be no additional overshadowing of the southern footpaths of Autumn / Gordon / Spring Streets between 11am and 2pm at the Spring Equinox. However, the 2021 UDF shows that the buildings' facing Latrobe Terrace do overshadow the adjacent footpaths during the relevant times. How would this be interpreted in the future and would it mean that the buildings would need to be further setback to provide solar access? Is this reasonable? As drafted, we believe the control is uncertain.
- 100 There is also a requirement in both DDOs to not shadow more than 50% of public open space. In DDO56 the relevant hours at 11am to 2pm at the Spring Equinox, while in DDO57 it is 10am to 2pm at the Spring Equinox. I understand that this is an error and will be corrected (see page 523 of the Council report).

Links

- 101 Map 1 of DDO56 includes indicative locations for 10m wide laneways, 6m wide laneways and 3m wide pedestrian links. It also includes sections indicating appropriate interfaces to pedestrian (Figure 3,) service (Figure 4) and new street (Figure 5) laneways. Firstly, the language between Map 1 and Figures 3-5 should be consistent for clarity. Secondly, there is no related requirement to provide these links although there is a requirement listed under Active Frontages to: Ensure laneways and pedestrian links are publicly accessible, safe (comply with *Crime Prevention Through Environmental Design* guidelines), receive adequate access to sunlight and are open to the sky.

- 102 The provision of these links and the associated interfaces can be burdensome, particularly the 10m wide laneways, and particularly on small lots. They also often require several adjoining sites to provide land to see the objective realised, which may not be practical. I am concerned about any requirement that obligates a party to hand over land to Council with no mechanism for compensation.
- 103 I am not sure if these links are required to facilitate the regeneration of the area, but if they are then a more secure means of acquisition should be employed, such as a Public Acquisition Overlay (PAO).
- 104 If they are simply a building setback mechanism (which is essentially the role of the DDO control), then that is a different matter entirely. It needs to be justified in the same way as all other aspects of the control do. For instance, the setback might be needed to provide vehicle access or landscaping (or both) and in that respect, Ms Roberts is better placed to comment on this than me.

Other matters

- 105 I have some other minor recommendations, which I discuss below:
- DDO56 includes a useful rear interface map (Map 2), which is absent from DDO57. While I accept that the rear setback interfaces are more distinct in DDO56, there might be merit in including a similar interface map in DDO57.
 - Under Building Separation it states: "Balconies must not encroach into side setbacks". The use of the word 'must' in this requirement could indicate that the requirement is mandatory. Given the side setback provisions are not mandatory and because there will probably be situations where balconies should be able to encroach into side setbacks, I recommend this be amended to 'should not'. I also recommend that wording be introduced at the start of each DDO to confirm that requirements expressed with 'must' are mandatory.

- The canopy trees shown in the interface requirements should be deleted from the section drawings as in many cases landscaping is not a reasonable expectation. I also recommend that the section drawing requirements be simplified to reflect an unadorned envelope.

Is the other ordinance appropriately drafted?

106 The Amendment proposes to make changes to Clause 11.03 (Planning for Place), Clause 15.01 (Built Environment) and Clause 16.01 (Residential Development). I also understand that Council proposes to change Clause 11.03-6L-06 (Parkington Street Geelong West).

107 The Amendment introduces Clause 11.03-6L-06, which applies to both the North and South UDF areas (including the Heritage Core). It also deletes existing Clause 15.01-1L-02 (Parkington Street North urban design) and incorporates urban design measures within Clause 11.03-6L-06. This is an appropriate means of managing activity centre objectives and strategies.

108 My comments on the new clause are as follows:

- Under the objectives for both Parkington North and Gordon Avenue there are references to buildings providing a 'transition'. Given the proposed DDOs prescribe interface requirements, the intention of this objection is not clear. In effect, the DDO's requirements provide the transition. I would recommend these references to transitions be deleted.
- Under Parkington North Precinct, the following strategy is listed: Encourage retention of existing heritage design elements in buildings and street infrastructure, whilst encouraging sympathetic feel in creating Parkington North's own distinct character. This is poorly worded and I would recommend deletion of the words 'encouraging sympathetic feel in'.

- Under Heritage Core Precinct, the second strategy encourages public realm upgrades ‘that do not negatively impact existing on street parking’. These words are quite limiting. Furthermore, Council would be the party in charge of public realm upgrades, and if there were parking consequences there maybe instances where this is appropriate. I would recommend deletion of these words.
- Under Gordon Avenue Precinct a strategy states: *Provide landscaped setbacks to Gordon Avenue which can support a canopy tree in the residential centre of the precinct.* This drafting is inelegant. A reading of this is that only one tree is required and that the tree needs to be located in the ‘residential centre of the precinct’. I assume that is not what is intended. This should be clarified.
- Under Pakington Strand, a strategy states: *Ensure opportunities to deliver car parking for public use within the basement, rear or podium of new developments.* I recommend the words ‘where appropriate’ be included, since this might not be appropriate for all developments.
- Further regarding Pakington Strand, I note there are some differences between the map provided at Clause 11.03 and that in DDO56. Sometimes this is just more information (like links) but there are also differences in the interface requirements adjoining the new internal roads. In particular, Clause 11.03 refers to interface types, which are not in Clause 11.03 and sometimes also not in DDO57 (such as Type 2B and 3). In my view, common language should be used whenever possible.

109 The Amendment proposes to modify Clause 16.01-1L-01 (Integrated housing and housing diversity) to include the Pakington North and Gordon Avenue Precincts as a KDAs. This seems appropriate given the expectation for medium to high density redevelopment. Consequently, the Amendment also appropriately modifies Clause

- 16.01-1L-02 (Increased housing diversity areas) to modify the Geelong West, Manifold Heights and Newtown IHDA Map to exclude Pakington Street North (Gordon Avenue Precinct was already excluded).
- 110 The Amendment seeks to insert Clause 16.01-2L (Social and affordable housing), which would apply to the Pakington North and Gordon Avenue Precincts. There is a cross reference in the clause to the map at Clause 11.03-6L-06. Sometimes cross referencing like this can create issues if Planning Schemes change in the future and the Practitioner's Guide to Victoria's Planning Scheme specifically discourages this practice³⁴. It would probably be better if a map was also inserted at Clause 16.01-2L.
- 111 I assume that Clause 16.01-2L intends to sit alongside and not replace existing Clause 16.01-2L-01 (Social and affordable housing) and Clause 16.01-2L-02 (Social and affordable housing), which apply to the South Geelong KDA and Highton IHDA respectively. These existing clauses are omitted from the exhibited version of Clause 16.01 because they were approved and gazetted after the exhibition of Amendment C433gee.
- 112 The proposed Clause 16.01-2L (Social and affordable housing) matches the wording of these existing two clauses (which also match each other). It might be more user friendly if the three clauses were consolidated into one.
- 113 I note the Amendment does not propose to alter the MPS although I did consider whether any change to Clause 02.03-1 (Settlement) was warranted. This clause includes the activity centre hierarchy and identifies: *The boundaries of all retail centres included within the hierarchy are delineated in the City of Greater Geelong Retail Strategy 2020-2036 (City of Greater Geelong, August 2020)*. I assume that, at least, Pakington North would become part of the Pakington Street Specialised Activity

³⁴ See page 59

Centre, yet this land is not included on the map within the Retail Strategy. For clarity this inconsistency should be rectified.

- 114 The two UDFs underpinning the Amendments are proposed to become background documents, through new references at Clause 72.08. This is appropriate given their role in supporting the new controls but being unnecessary in the exercise of discretion.

3. CONCLUSION

115 My conclusions are summarised below:

- The Amendment is required to implement the Pakington North Urban Design Framework (2024) and the Pakington Street and Gordon Avenue Urban Design Framework (2024).
- Amendment C433ggee is strategically justified.
- The use of the C1Z, MUZ, RGZ, GRZ and DDO are appropriate in the circumstances.
- I support the changes made to the Planning Policy Framework.

116 I recommend the following adjustments to the Amendment:

- a. The Amendment should ensure that the requirements of MD1 are met.
- b. The drafting changes to DDO56 and DDO57 as set out in Appendix D be adopted.
- c. Information (height limits, indicative open space and setback controls) regarding the Railway Sidings on Map 1 in DDO57 should be deleted or the site should be clearly identified as being excluded from the control. If the site is deleted, Rear Interface Section 6D could also be deleted.
- d. Map 1 of DDO56 should be amended to remove references to storeys.
- e. Consider whether DDO56 should specify a 0m setback to Pakington Street.
- f. In DDO57, reconsider instances where the preferred maximum street wall height exceeds the preferred maximum building height.
- g. Consider the mandatory street setbacks to C1Z land and to side streets.

- 117 There is a tension in DDO56 between the overshadowing requirements for Autumn / Gordon / Spring Streets and the interface requirement for buildings facing Latrobe Terrace.
- 118 In DDO56, shadowing is to be calculated between 11am and 2pm on 22 September, while in DDO57 it is 10am to 2pm on 22 September. I understand that the Council has agreed to correct this. .
- 119 The naming of pedestrian / service / new streets should be consistent between Map 1 and Figures 3-5.
- 120 In Clause 11.03-6L-06, I recommend the following *change*:
- a. Encourage retention of existing heritage design elements in buildings and street infrastructure, whilst encouraging sympathetic feel in creating Pakington North's own distinct character.
 - b. Ensure opportunities to deliver car parking for public use within the basement, rear or podium of new developments, where appropriate.
- 121 In Clause 11.03-6L-06, I recommend the following strategy be *clarified*:
- a. Provide landscaped setbacks to Gordon Avenue, which can support a canopy tree in the residential centre of the precinct.
- 122 In Clause 11.03-6L-06, the interface treatments for the new internal roads within Pakington Strand should be reviewed.
- 123 The three Social and affordable housing policies (Clause 16.01-2S) should be consolidated.
- 124 If Pakington North is intended to become a part of the Pakington Street Specialised Activity Centre, Clause 02.03-1 (Settlement) should reflect this.

125 I have made all inquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld.



John Glossop FPIA

Director, Glossop Town Planning Pty Ltd

10 February 2026

REQUIREMENTS UNDER PNVCAT2: EXPERT EVIDENCE

Name and address John Glossop
 Director, Glossop Town Planning
 Level 5, 111 Cecil Street, South Melbourne VIC 3205

Qualifications	Bachelor of Arts (Urban Studies) (Hons) Victoria University (1994)
Experience	<p>I have 28 years of experience as a town planner and have practiced in the following roles:</p> <ul style="list-style-type: none"> • Director, Glossop Town Planning (1997 – present). • Director, ADDO Training (2015 – present) • Sessional Member, Planning Panels Victoria (1997-2013). • Member, ResCode Advisory Committee (2000). • Strategic and Social Planning Manager, Melton Shire Council (1995-1997). • Town Planner, Shire of Newham and Woodend (1994-1995). <p>I have been a sessional lecturer at Victoria University (1996-1999), Latrobe University (2000-2002) and RMIT University (2016-2021) in strategic and statutory planning and urban studies.</p> <p>I have sat as Chairman or Member on several planning scheme amendments, dealing with a</p>

	<p>broad range of issues from high-rise housing in Williamstown, the redevelopment of Pentridge Prison and the application of flooding overlays in the Mornington Peninsula Shire.</p>
<p>Expertise to make this report</p>	<p>I have considerable experience in statutory and strategic planning and the drafting of new format planning schemes.</p> <p>My expertise to make this statement is based on my experience working in metropolitan Melbourne and regional Victoria, an understanding of the area and my experience as a planner in both the private and public sectors.</p> <p>I also note that my firm undertook reviews of earlier versions of the Design and Development Overlay in 2024 for the Council.</p>
<p>Instructions</p>	<p>I received written instructions from Harwood Andrews on behalf of the City of Greater Geelong. My instructions are included at Appendix A.</p>
<p>Facts matters and assumptions relied upon</p>	<p>The facts, matters and assumptions upon which I have relied are set out in the introduction of this statement.</p>
<p>Documents and other materials that i have considered</p>	<p>The documents and materials upon which I have relied are set out in the introduction of this statement.</p>
<p>Identity of the person who carried out any tests or experiments</p>	<p>There were no tests or experiments carried out in the preparation of this statement.</p>

**Identity of any
other significant
contributors to the
report**

I was assisted in this statement by Edwina Laidlaw,
Senior Associate of my office.

Appendix A: Instructions

Our ref:
AMC 22502751**Contact:**
Amara Coleman**Phone:**
03 9611 0156**Email:**
acoleman@ha.legal**Principal:**
Kate Morris**Your ref:**

5 December 2025

John Glossop
Director
Glossop Town Planning
Email: john@glossopco.com.au

Dear John,

Planning Scheme Amendment C433ggee Pakington Street, Geelong West, Urban Design Framework

We act for Greater Geelong City Council (**Council**) in relation to Planning Scheme Amendment C433ggee (**Amendment**). Council is the planning authority for the Amendment.

Summary of the Amendment

The Amendment implements the *Pakington Street and Gordon Avenue Urban Design Framework* (Greater Geelong City Council, 2024) and the *Pakington North Urban Design Framework* (Greater Geelong City Council, 2024) (**Urban Design Frameworks** or **UDFs**) by making changes to local planning policy, rezoning land for commercial and residential purposes and applying the Design and Development Overlay (**DDO**) and Environmental Audit Overlay (**EAO**) to specific properties.

The Urban Design Frameworks outline an overarching vision and guiding principles for the growth and development of land along and adjacent to Pakington Street and Gordon Avenue, Geelong West, comprised of the Gordon Avenue, Heritage Core and Pakington North Precincts. The Urban Design Frameworks also specify built form objectives, guidelines and actions for each of the three precincts.

At a high level, the Urban Design Frameworks seek to facilitate increased residential densities and commercial opportunities in the Gordon Avenue and Pakington North Precincts while ensuring appropriate transitions to the Heritage Core Precinct and adjoining residential areas.

The Amendment applies to all land within the Gordon Avenue, Heritage Core and Pakington North Precincts, otherwise known as the study area for the Urban Design Frameworks and shown on Figure 1 of the Explanatory Report.

A detailed description of the Amendment is set out in the Explanatory Report and Instruction Sheet, copies of which are included in your brief.

Status of the Amendment

On 20 June 2025, a delegate of the Minister for Planning authorised the preparation of the Amendment subject to conditions. A copy of the letter of authorisation is included in your brief.

The Amendment was publicly exhibited between 31 July 2025 and 1 September 2025.

Council received a total of 51 submissions in response to exhibition of the Amendment. 13 submissions supported the Amendment, 34 submissions opposed the Amendment and four submissions provided comments but did not express support or opposition to the Amendment.

On 25 November 2025, Council resolved to request that the Minister for Planning appoint an independent planning panel, refer all submissions to the panel and submit Council's response to submissions generally as outlined in the officer report.

Panel Hearing

The current pre-set dates for the Panel hearing process are as follows:

- Directions hearing during the week commencing 12 January 2026; and
- Panel hearing during the week commencing 16 February 2026.

Issues raised in submissions

The key issues raised in submissions include:

- objections to the proposed scale of development and maximum building heights (particularly in the Pakington North Precinct);
- requests for increased maximum building heights (particularly in the Gordon Avenue Precinct);
- concerns in relation to the deliberative community consultation process that informed the Pakington North UDF;
- traffic congestion, poor traffic management and traffic spill-over into residential streets;
- parking shortages (including the loss of car parking on Autumn Street);
- lack of public transport services;
- concerns in relation to stormwater management and drainage;
- concerns in relation to a lack of green space;
- objections to the application of the EAO to certain sites;
- objections to proposed rezonings to the RGZ and C1Z;
- requests for changes to the DDO56 and DDO57, including requests for greater flexibility in planning controls;
- requests for changes to local policy, including in relation to the rail sidings yard in the Pakington North Precinct; and
- requests for changes to the UDFs, including in relation to wayfinding, parking integration and connectivity to Central Geelong and the waterfront.

In response to submissions, Council proposes post-exhibition changes to:

- the DDO56 and DDO57 in relation to wind and solar terminology, decision guidelines and side setbacks; and

- local policy to recognise the significance of the rail sidings yard.

The issues raised in submissions and Council's response to those issues are detailed in the Minutes of the Council Meeting held on 25 November 2025, a copy of which is included in your brief.

Instructions

We are instructed to request that you provide a fee proposal to:

1. Review this letter and the enclosed brief of documents (in addition to relevant Planning Scheme provisions, Ministerial Directions and Planning Practice Notes);
2. Consider the issues raised in submissions;
3. As soon as practicable and by no later than 19 December 2025, provide your opinion (whether in conference or in writing) on the following matters:
 - a. Whether the Amendment is strategically justified, including but not limited to:
 - i. whether there is a sound strategic basis for the Amendment;
 - ii. whether the Amendment will result in an outcome that will have a net community benefit;
 - iii. whether the Amendment implements the objectives of planning in Victoria and adequately addresses any environmental, social and economic effects;
 - iv. whether the Amendment complies with all relevant Ministerial Directions and is consistent with all relevant Planning Practice Notes;
 - v. whether the Amendment supports or implements the Municipal Planning Strategy and Planning Policy Framework and makes proper use of the Victorian Planning Provisions;
 - vi. whether the Amendment is consistent with the delivery of the relevant housing target set out in the Planning Policy Framework; and
 - b. Whether you recommend any changes to the Amendment as exhibited (including in response to issues raised in submissions).
4. If instructed:
 - a. Consider and advise on any proposed changes to the Amendment (including any changes proposed by Council and/or other parties);
 - b. Prepare an expert witness report which:
 - i. must be prepared in accordance with PPV Practice Note 1: Expert Evidence;
 - ii. outlines your involvement in the Amendment and/or UDFs prior to the preparation of your expert witness report;
 - iii. provides your expert opinion on whether the Amendment is strategically justified, with or without any changes as proposed by Council and/or recommended by you; and
 - iv. considers and responds to issues raised in submissions insofar as is relevant to your area of expertise;

- c. Consider and advise on any relevant expert witness reports filed on behalf of other parties;
- d. Attend videoconferences with the client and our office to discuss the above as required; and
- e. Attend the Panel hearing to present your expert evidence.

Brief of Documents

An electronic brief of documents is available [here](#).

Fee proposal and invoices

Please send your fee proposal to Greater Geelong City Council care of Harwood Andrews by email, marked for the attention of Amara Coleman (acoleman@ha.legal).

Should your fee proposal be approved, tax invoices may be sent to Council care of Harwood Andrews by email (acoleman@ha.legal) and addressed as follows:

Greater Geelong City Council
c/- Amara Coleman
Harwood Andrews
70 Gheringhap St
GEELONG VIC 3220

Please note that our invoices to Council have 30-day payment terms.

Confidentiality and legal professional privilege

Please note that your professional opinion is sought in the context of us providing legal advice to Council. In the circumstances, any advice and expert witness report provided to us attract legal professional privilege until circulated. To ensure that legal professional privilege is maintained, we request that you keep the preparation of your advice and expert witness statement confidential unless and until that material is circulated.

If you have any queries, please contact Amara Coleman (acoleman@ha.legal; 03 9611 0156).

Yours sincerely,



Kate Morris
HARWOOD ANDREWS

INDEX OF DOCUMENTS

GREATER GEELONG PLANNING SCHEME AMENDMENT C433GGEE

A. AMENDMENT DOCUMENTS – EXHIBITION	
1.	Explanatory Report
2.	Instruction Sheet
3.	Clauses and Schedules <ol style="list-style-type: none"> a. Clause 11-03 Planning for Places b. Clause 15-01 Built Environment c. Clause 16-01 Residential Development d. Schedule 17 to Clause 43-02 Design and Development Overlay e. Schedule 56 to Clause 43-02 Design and Development Overlay f. Schedule 57 to Clause 43-02 Design and Development Overlay g. Schedule to Clause 72-08 Background Documents h. Schedule to Clause 74-02 Further Strategic Work
4.	Map Sheets
5.	Background Documents <ol style="list-style-type: none"> a. Pakington North Urban Design Framework (City of Greater Geelong, May 2024) b. Pakington Street and Gordon Avenue Urban Design Framework (City of Greater Geelong May 2024) c. Pakington St and Gordon Ave, Geelong West Acoustic Report (Renzo Tonin and Associates, 7 February 2025) d. Landserv Environmental Audit Overlay Recommendations South Geelong and Pakington St Gordon Avenue UDF
6.	Supporting documents, clauses and schedules in track changes format <ul style="list-style-type: none"> • C433ggee 11.03_ggee Planning For Places track changes Exhibition Gazetted • C433ggee 15.01_ggee Built Environment track changes Exhibition Gazetted • C433ggee 16.01_ggee Residential Development track changes Exhibition Gazetted • C433ggee 43.02_ggee Schedule 17 Design And Development Overlay track changes Exhibition Gazetted • C433ggee 74.02_ggee Schedule Further Strategic Work track changes Exhibition Gazetted • C433ggee 72.08_ggee Schedule Background Documents track changes Exhibition Gazetted
B. OTHER SUPPORTING DOCUMENTS	
7.	Pakington North Precinct Info Sheet
8.	Heritage Core Precinct Info Sheet
9.	Gordon Avenue Precinct Info Sheet
10.	Surrounding Area Info Sheet
11.	Pakington Street North Community Panel Summary Report (Capire, 2024)
12.	Built Form Testing Pakington North Precinct (City of Greater Geelong, July 2025)
13.	Gordon Avenue Population Projections (Hill PDA, June 2023)
14.	Pakington St and Gordon Ave Traffic Network Impact Assessment (One Mile Grid)
15.	Gordon Avenue Infrastructure Capacity Assessment (Stantec, October 2023)
C. COUNCIL MEETING MINUTES	
16.	Council meeting minutes of 14 December 2021

17.	Council meeting minutes of 28 May 2024
18.	Council meeting minutes of 25 November 2025
D. AUTHORISATION	
19.	Letter of authorisation
E. SUBMISSIONS	
20.	Copies of submissions
21.	Map of submitters

Appendix B: Inspection images

Amendment C433ggee

Photographs taken 14 January 2026



West Area Park



South end of Pakington Street (near corner of Gordon Avenue)

Amendment C433ggee

Photographs taken 14 January 2026



Pakington Street (near corner of Hope Street)



Pakington Street (near corner of Hope Street)

Amendment C433ggee

Photographs taken 14 January 2026



Pakington Street (east side south of Weller Street)



Pakington Street (east side south of Hope Street)

Amendment C433ggee

Photographs taken 14 January 2026



Pakington Street (near corner of Hope Street)



Hope Street (east of Pakington Street)

Amendment C433ggee

Photographs taken 14 January 2026



Pakington Street east side taken from corner of Clarence Street



Pakington Street east side between Candover Street and Weller Street

Amendment C433ggee

Photographs taken 14 January 2026



Town Hall building (corner Pakington Street and Albert Street)



Pakington Street (east side south of Wellington Street)

Amendment C433ggee

Photographs taken 14 January 2026



Pakington Street (west side north of Clarence Street)



Pakington Strand (corner Pakington Street and Waratah Street)

Amendment C433ggee

Photographs taken 14 January 2026



Pakington Strand



Pakington Strand (Former Donaghy's Walk Building)

Amendment C433ggee

Photographs taken 14 January 2026



Former Donaghy's Walk Building



Former Donaghy's Rope Walk Building

Amendment C433ggee

Photographs taken 14 January 2026



Pakington North (Pakington Strand on west)



Pakington North (west side south of Britannia Street)

Amendment C433ggee

Photographs taken 14 January 2026



Pakington North (west side north of Britannia Street)



Pakington North (east side north of Britannia Street)

Amendment C433ggee

Photographs taken 14 January 2026



2-8 Church Street



Southeast corner of Pakington Street and Church Street

Amendment C433ggee

Photographs taken 14 January 2026



Southwest corner of Pakington Street and Church Street



Railway Sidings

Amendment C433ggee

Photographs taken 14 January 2026



Latrobe Terrace (north area)



Latrobe Terrace (north area showing overpass)

Amendment C433ggee

Photographs taken 14 January 2026



Autumn Street



Autumn Street

Amendment C433ggee

Photographs taken 14 January 2026



Autumn Street



Autumn Street

Amendment C433ggee

Photographs taken 14 January 2026



Latrobe Terrace – East side



Latrobe Terrace – East side

Amendment C433ggee

Photographs taken 14 January 2026



Latrobe Terrace (near Weller Street)



Latrobe Terrace (near Weller Street)

Appendix C: Key Policy Context

Vision for Victoria

126 The People's Panel vision for Victoria is set out at Clause 01.02 and states:

By 2050 Victoria will be a vibrant, accessible and connected community, valued for its diverse cultures, sustainable environmental practices and respect for the First Peoples of Victoria.

Building a state which provides choices and opportunities for current and future generations of Victorians in quality housing, transport, employment, environment and connectivity, will require input from community, government, local businesses and industry alike.

We will create a society that caters to the unique needs of all Victorians, nurturing individual health through physical and cultural recreation.

Municipal Planning Strategy

127 Within the Municipal Planning Strategy, I consider the following clauses to be particularly relevant to this matter:

- Clause 02.01 'Context'.
- Clause 02.02 'Vision'.
- Clause 02.03 'Strategic directions', and in particular:
- Clause 02.03-1 'Settlement'.
- Clause 02.03-5 'Built environment and sustainability'.
- Clause 02.03-7 'Economic development'.
- Clause 02.03-8 'Transport'.
- Clause 02.04 'Strategic framework plans'.

Planning Policy Framework

128 Within the Planning Policy Framework, I consider the following policies relevant to this matter:

- Clause 11 'Settlement', and in particular:
- Clause 11.01-1S 'Settlement'.
- Clause 11.01-1R 'Settlement – Regional Victoria'.
- Clause 11.01-1R 'Settlement – Geelong G2'.
- Clause 11.01-1L-01 'Settlement – Greater Geelong'.
- Clause 11.02-1S 'Development capacity'.
- Clause 11.02-2S 'Structure planning'.
- Clause 11.03-1S - 'Activity centres and precincts'.
- Clause 11.03-1L 'Activity centres in Greater Geelong'.
- Clause 11.03-6S 'Regional and local places'.
- Clause 15 'Built environment and heritage', and in particular:
- Clause 15.01-1S 'Urban design'.
- Clause 15.01-1L-01 'Development in activity centres'.
- Clause 15.01-1L-02 'Pakington Street North urban design'.

- Clause 15.01-4S 'Healthy neighbourhoods'.
- Clause 15.01-5S 'Neighbourhood character'.
- Clause 15.01-5L 'Neighbourhood character'.
- Clause 15.03-1S 'Heritage conservation'.
- Clause 15.03-1L 'Heritage conservation'.
- Clause 16 'Housing', and in particular:
- Clause 16.01-1S 'Housing supply'.
- Clause 16.01-1R 'Infill housing – Geelong G2I'.
- Clause 16.01-1L-01 'Integrated housing and housing diversity'.
- Clause 16.01-1L-02 'Increased housing diversity areas'.
- Clause 16.01-2S 'Housing affordability'.
- Clause 16.01-2L-01 'Social and affordable housing'.
- Clause 16.01-2L-02 'Social and affordable housing'.
- Clause 17 'Economic development; and in particular:
- Clause 17.01-1S 'Diversified economy'
- Clause 17.01-1L-01 'Diversified economy –Geelong G2I'.
- Clause 17.02-1S 'Business'.
- Clause 17.03-1S 'Industrial land supply'.
- Clause 17.03-1L 'Industrial land supply'.

- Clause 18 'Transport',
- Clause 19 'Infrastructure'.

Other documents

129 I have also had regard to the following:

- The City of Greater Geelong Retail Strategy 2020–2036 (adopted August 2020)
- The City of Greater Geelong Settlement Strategy August 2020
- The City of Greater Geelong Social Housing Plan 2020–2041

Appendix D: Recommended DDOs

--/--/----
Proposed C433ggee

SCHEDULE 56 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO56**.

GORDON AVENUE PRECINCT

1.0 Design objectives

--/--/----
Proposed C433ggee

To implement the *Pakington Street and Gordon Avenue Urban Design Framework* (City of Greater Geelong, May 2024).

To create a vibrant and sustainable mid-rise precinct with a variety of building typologies which supports a diverse and inclusive community.

To ensure high quality architectural design that integrates landscaping, maintains solar access and ensures comfortable wind conditions within the public realm.

To provide a mix of small and medium scale tenancies with activated street frontage to Gordon Avenue, and generous landscaping at residential interfaces to contribute to urban cooling and greening, biodiversity and create a visual buffer.

To ensure development appropriately transitions to sensitive interfaces such as heritage and established low scale residential sites and open spaces.

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 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’.

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

Floor	Use	Minimum floor-to-floor dimension
Ground	All	4.0 metres

GREATER GEELONG PLANNING SCHEME

Level 1 and above	Residential	3.2 metres
	Non-residential (including car parking)	3.5 metres

Floor area ratios

Development should not exceed the floor area ratios specified in Table 2.

Where the site includes contiguous titles in the same ownership, a section 173 agreement must be entered into and registered on each title which records the amount of Floor Area Ratio developed across the entire site, and the amount (if any) of remaining Floor Area Ratio able to be developed on each title should it be individually redeveloped in future.

Table 2: Floor area ratios

Preferred maximum building height (refer to Map 1)	Preferred maximum site coverage (refer to Map 2)		
	60%	70%	80%
15 metres (4 storeys)	2.4	2.8	3.2
22 metres (6 storeys)	3.6	4.2	4.8
29 metres (8 storeys)	4.8	5.6	6.4
36 metres (10 storeys)	6	7	8

Street Interfaces

Development should not exceed the preferred maximum street wall heights specified in Table 3 to this schedule.

Development must meet the mandatory ground level setbacks specified in Table 3.

Development and should be generally in accordance with meet the other street interface requirements specified in Table 3 and Figures 1-5 to this schedule.

Table 3: Street interface

Street interface	Mandatory <u>minimum</u> ground level setback	Preferred maximum street wall or podium height	Preferred setback above street wall/podium
Latrobe Terrace	6 metres	None specified	3 metres
Madden Avenue	0 metres	None specified	None specified
Gordon Avenue	3 metres	15 metres	3 metres
Pakington Street	None specified	8 metres	5 metres
Ripley Street	2 metres	8 metres	5 metres
Residential Streets (Autumn Street, Spring Street, Western Street, Halstead Place, Coronation Street, Villamanta Place)	3 metres	8 metres	3 metres

Other Interfaces

Development should provide the minimum setbacks specified in Figures 1-5.

Figure 1. Direct residential

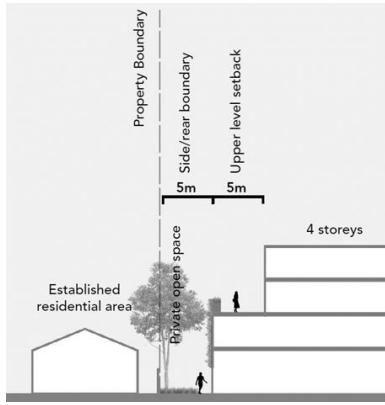


Figure 2. Future Park Interface

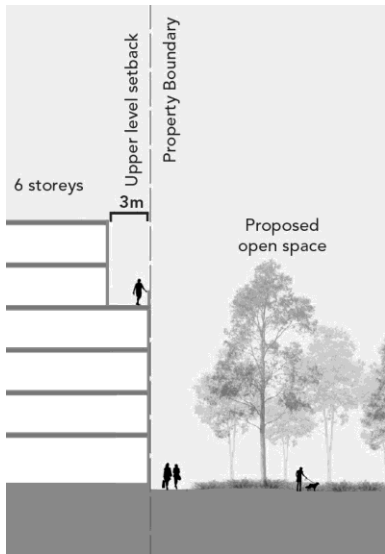


Figure 3. Laneway interface (pedestrian)

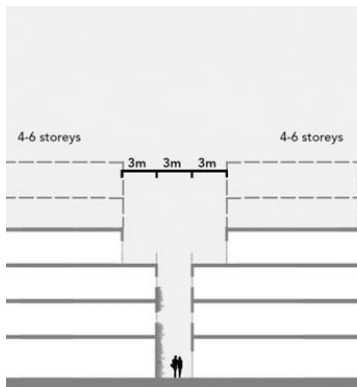


Figure 4. Laneway interface (service)

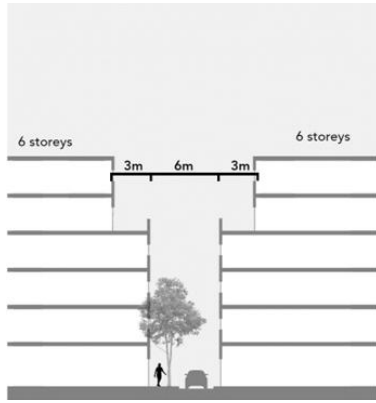
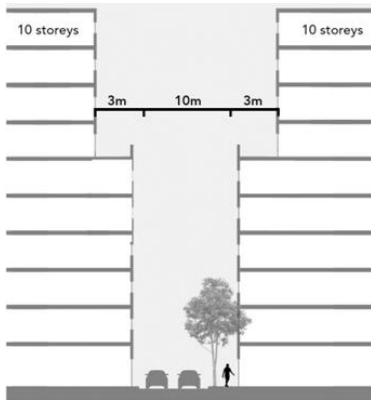


Figure 5. Laneway interface (new street)

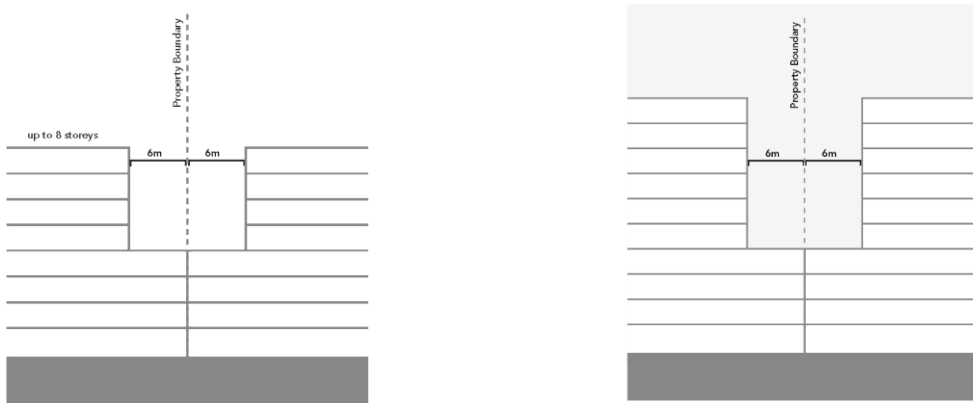


Building separation

Balconies must not encroach into side setbacks.

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 6 and 7 apply.

Figure 6. Preferred side separation for buildings up to 8 storeys built to boundary



[Editing Note: Diagram above left replaced with diagram above right showing additional two more levels and removing the text “up to 10 storeys.”]

Figure 7. Preferred side separation for buildings over 8 storeys built to boundary

[Editing Note: Diagram deleted]

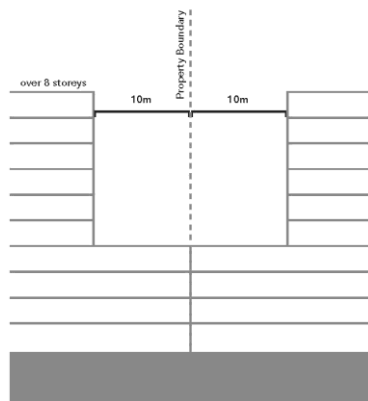
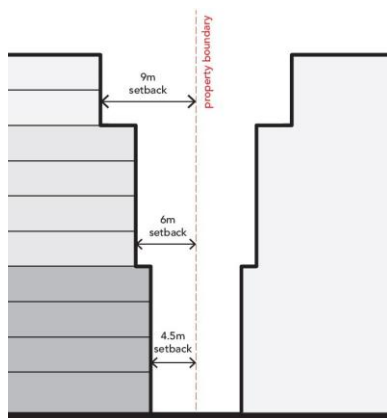


Figure 87. Preferred side separation for buildings not built to boundary



Building design

Encourage developments at corner sites to 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, eaves, terraces, and verandas to and~~ ensure passive surveillance of the public realm.

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

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

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

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

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.

Integrate landscape planting with building design and encourage the planting of canopy trees within setbacks ~~to sensitively transition to lower scale residential areas.~~

Encourage the provision of functional open spaces (e.g. central courtyards) and landscaped areas to the front and rear of buildings.

Active frontages

~~Encourage frontages which employ depth and tactility with high quality materials and operable windows.~~

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

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

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

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

Ensure laneways and pedestrian links are publicly accessible, safe (comply with Crime Prevention Through Environmental Design guidelines), receive adequate access to sunlight and are open to the sky.

Provide gates and other structures associated with security, vehicle access or servicing points that are integrated into the building design and provide visual permeability.

Encourage landscaping planting in front setbacks to improve ground-floor amenity and facilitate the transition between the public and private realms.

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.

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

Limit overshadowing impacts on the existing private open space of adjacent residential properties.

Avoid overshadowing of the southern footpath on Autumn Street, Gordon Avenue and Spring Street between 11am and 2pm on 22 September.

Avoid overshadowing of more than 50% of public open space between 11am and 2pm on 22 September.

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

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

- ~~M~~ must ~~not ensure cause 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

Wind condition	Requirement
<p>Safe <u>Comfortable</u> wind conditions</p>	<p>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:</p> <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

Wind condition	Requirement
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.

Access, parking and services

Consolidate vehicular access points for parking and loading to minimise the number of crossovers.

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

Encourage car parking within basements where possible and the provision of shared car parking facilities. Where car parking is provided above ground, ensure it is sleeved with active uses along street frontages and located to minimise impacts on footpaths ~~from vehicle entries and ramp access.~~

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.

Services, loading and waste areas should be ~~accessed-located~~ away from main streets and public spaces and ~~located-where possible~~ within basements or upper levels. Access doors to any waste, parking or loading area should be designed as an integrated element of the building.

Integrate plant equipment and services into the built form design. Avoid locating services on Gordon Avenue and Latrobe Terrace and grouping them together to create long inactive edges. Service cabinets should not visually dominate street frontages and should use high quality materials.

Design ~~and locate the location and functionality of~~ gates which do not ~~impede on public land obstruct public land in their operation.~~

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

~~Ensure that the location and design of car parks, loading bays, services areas and associated vehicle access promotes active street frontages, does not dominate public spaces, and supports safe use and access.~~

Site coverage

Development should not exceed the preferred maximum site coverage specified in Map 2 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.

3.0

~~---/---/---
Proposed C433ggee~~

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.

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

~~---/---/---
Proposed C433ggee~~

Signs

None
specified.

5.0

---/---
Proposed C433ggee

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 and implements recommendations from other technical reports.
- 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 buildings exceeding a height of 16 metres (5 storeys). The report should address appropriate mitigation measures to achieve safe and comfortable wind conditions, consider level of wind at ground level and its impacts on pedestrian amenity, identify publicly accessible areas for sitting, standing or walking and demonstrate that the development does not require street trees or screening elements to mitigate wind.
- A Stormwater Management Plan demonstrating potential for reuse of stormwater for onsite purposes such as landscaping and other non-portable purposes, provision for limiting maximum flows discharged from the site under storm events and incorporation of WSUD principles where possible.
- 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 suitably qualified traffic engineer that assesses and minimises the impacts of traffic and parking within the precinct and promotes sustainable transport modes.
- Plans, elevations, and section drawings including for any car parking at or above ground level to show finished floor levels and a statement by a suitably qualified engineer that demonstrates the capacity for adaptation to alternative uses.
- 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 between 10:00 am and 3:00pm on 22 September, to demonstrate compliance with the overshadowing requirements 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:
 - 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 planned 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

Proposed C433ggee

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 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 for the development is sympathetic to adjoining heritage places or sites and transitions appropriately from the Heritage Core.
- Whether the application includes an Affordable Housing Delivery Strategy to the satisfaction of the responsible authority.

GREATER GEELONG PLANNING SCHEME

- 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 the development contributes to an active and permeable streetscape, provides acceptable solar access to specified locations, 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 car parking demand can be appropriately managed.~~
- Whether the development achieves comfortable wind conditions.
- Whether the development is consistent with the *Pakington Street and Gordon Avenue 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 or public open space in excess of any minimum requirement in this Scheme.
- Whether development ~~enables a variation without material results in~~ 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.

GREATER GEELONG PLANNING SCHEME

Map 1 to Schedule 56 to Clause 43.02



Map 2 to Schedule 56 to Clause 43.02



---/---
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 buildings 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.

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 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’.

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

Floor	Use	Minimum floor-to-floor dimension
Ground	All	4.0 metres

GREATER GEELONG PLANNING SCHEME

Level 1 and above

Residential

3.2 metres

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.

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 should retain heritage frontages as indicated in Map 1 to this schedule.

Table 2: Street interface

Location (see Map 1 to this schedule)	Mandatory <u>minimum</u> ground level setback	Preferred maximum street wall/podium height	Preferred setback above street wall/podium
Type 1A 28-96 and 67-103 Pakington Street Note: only applies to portion of 28-64 Pakington Street south of alignment with Britannia Street)	0 metres	8 metres	5 metres
Type 1B 53-57 and 63 Pakington Street	0 metres	11 metres	5 metres
Type 1C 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)	0 metres	15 metres	5 metres
Type 1D 2-28 and 17-19 Church Street 2-6 and 1-7 Pakington Street	3 metres	36 metres	0 metres
Type 2A	3 metres	15 metres	5 metres
Type 2B	2 metres	8 metres	2 metres

Location (see Map 1 to this schedule)	Mandatory ground level setback	Preferred maximum street wall/podium height	Preferred setback above street wall/podium
All properties abutting Collins Street, Maitland Street, Anglesea 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.

Figure 1. Type 6A residential interface

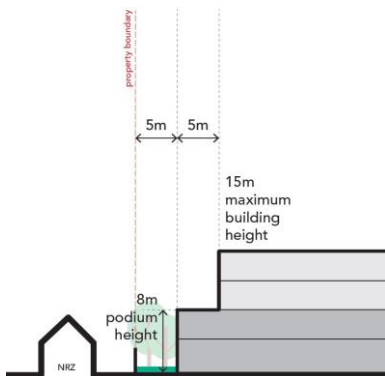


Figure 2. Type 6B residential interface

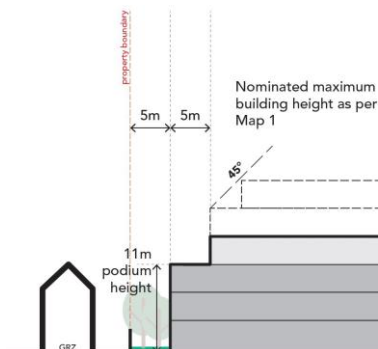


Figure 3. Type 6C residential interface

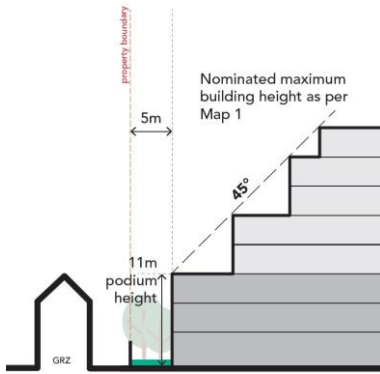
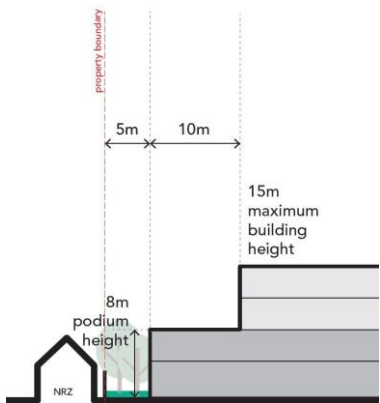


Figure 4. Type 6D residential interface



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

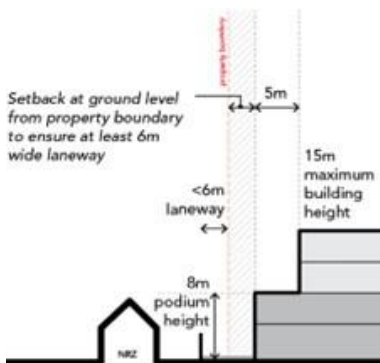


Figure 6. Type 4B laneway interface

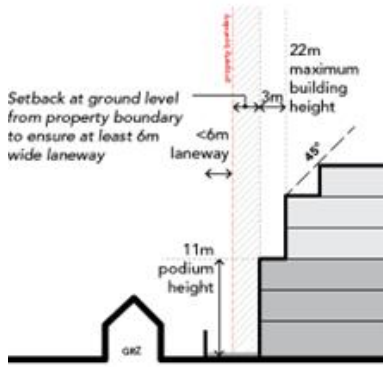
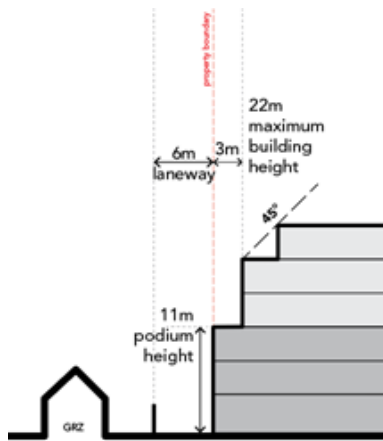


Figure 7. Type 4C rear interface



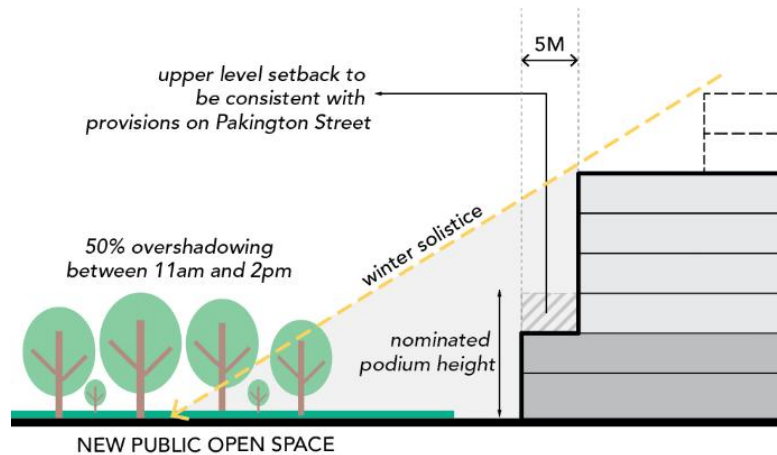
Open space interface

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.

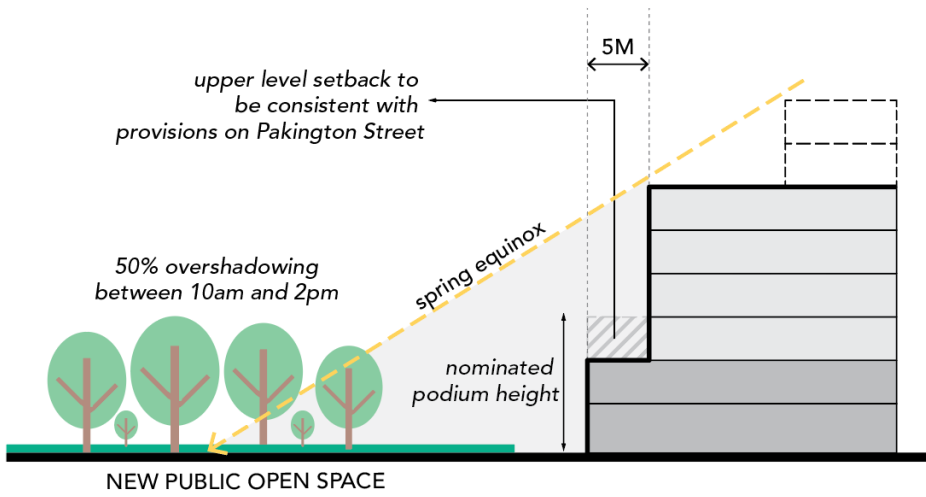
Development abutting the north side of new open spaces should be in accordance with Figure 8 and Map 1 to this schedule.

Development should not overshadow more than 50% of new open spaces and / or plazas between 11am and 2pm on 22 September.

Figure 8. Open space interface



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



Building separation

Balconies must not encroach into side setbacks.

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

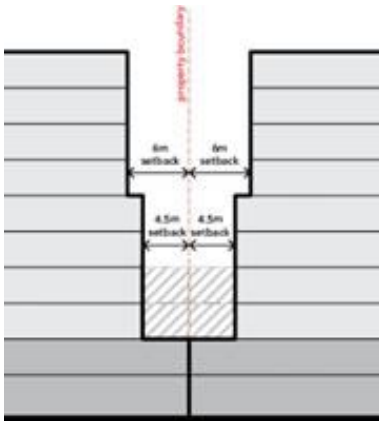
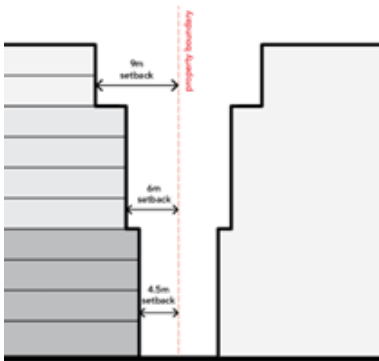


Figure 10. Preferred side separation for buildings not built to boundary



Building design

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 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.

Integrate landscaping with building design by incorporating green walls, roof top gardens and functional courtyards.

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

Active frontages

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

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.

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.

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 10am and 2pm on 22 September 11am and 2pm on 22 June .

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

Wind condition	Requirement
Safe-Comfortable wind conditions	<p>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:</p> <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	<p>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.</p>

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.

~~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.~~

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

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

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.

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.

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.~~

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.

3.0

~~---/---~~
Proposed C433ggee

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.

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

Proposed C433ggee

Signs

None specified.

5.0

Proposed C433ggee

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 necessary to demonstrate compliance with the solar access requirements of this overlay.
- 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:

- 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

Proposed C433ggee

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~~ locations specified in ~~Table 3~~ to this schedule.

- 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).

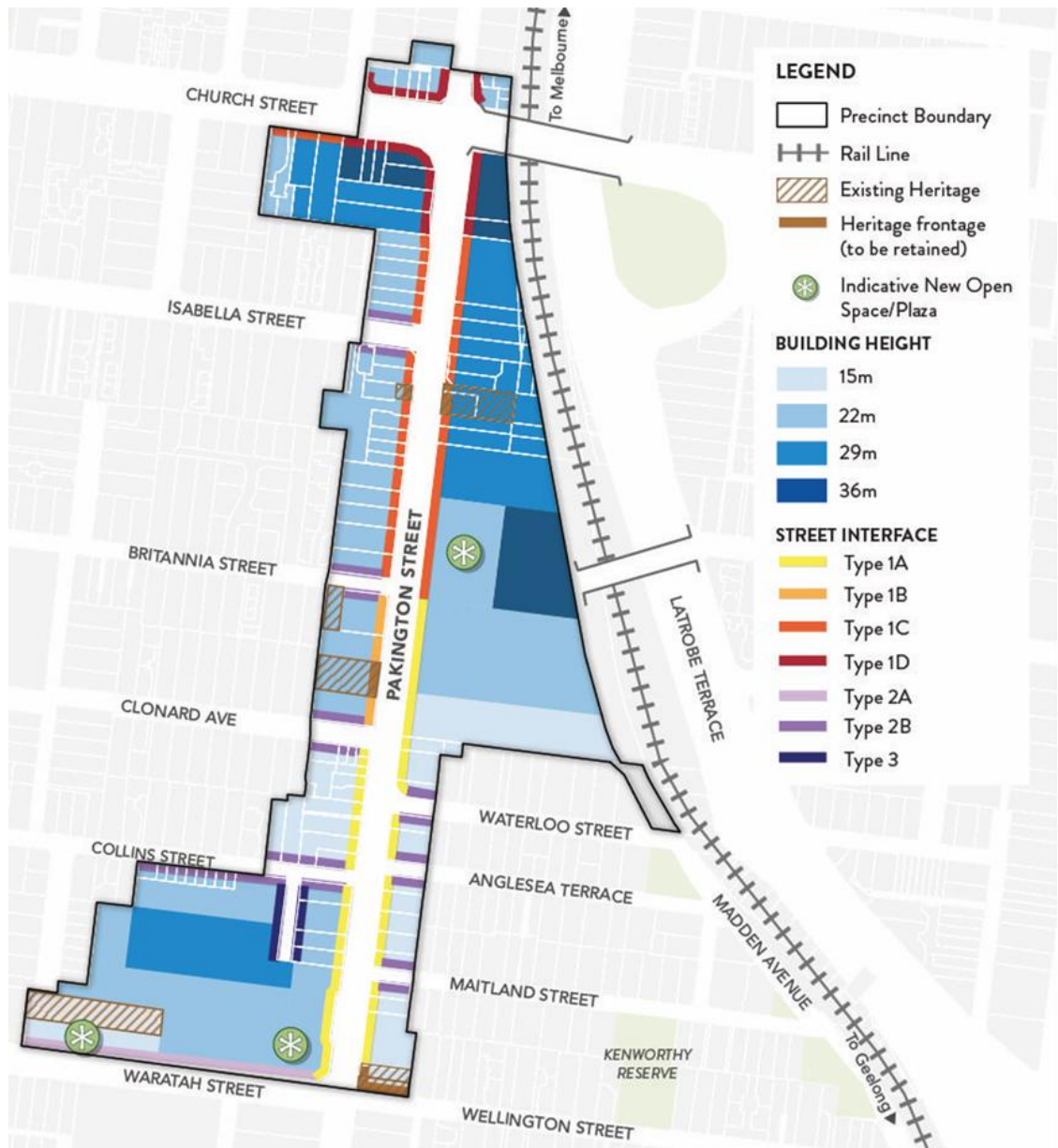
Variations to preferred requirements

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

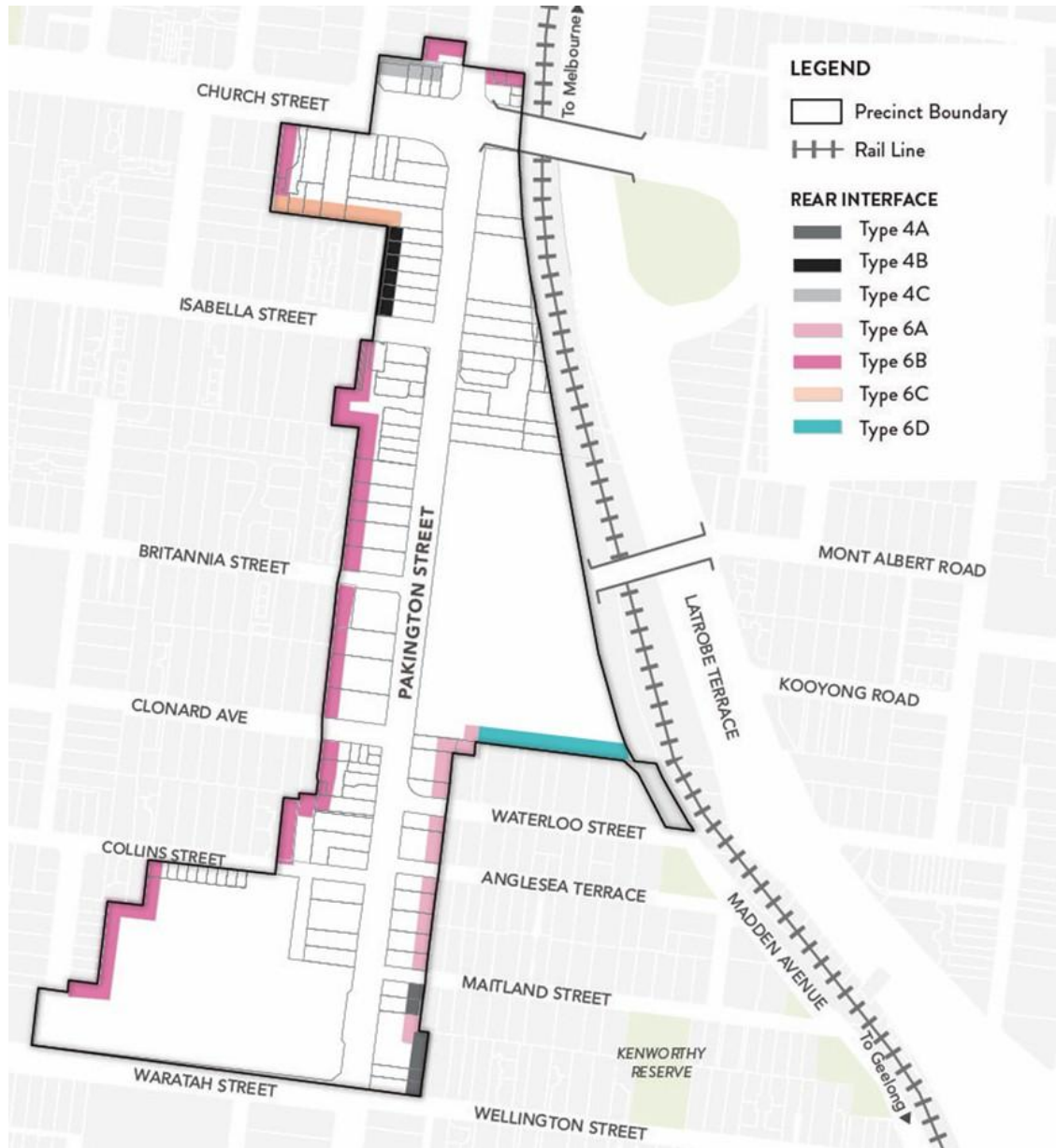
- Whether the design objectives have been met.
- Whether the development exceeds the minimum 5 star Greenstar rating for Environmentally Sustainable Design (ESD).
- Whether the development results in, or substantially facilitates, the delivery of appropriately secured community benefits including:
 - 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 or public open space in excess of any minimum requirement in 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.

GREATER GEELONG PLANNING SCHEME

Map 1 to Schedule 57 to Clause 43.02



Map 2 to Schedule 57 to Clause 43.02



GREATER GEELONG PLANNING SCHEME

Map 3 to Schedule 57 to Clause 43.02

