

2.2. Final Pakington Street (Geelong West) and Gordon Avenue Urban Design Framework

Source: City Planning & Economy
Director: Gareth Smith

Purpose

1. To adopt the Gordon Avenue and Heritage Core precincts in the Final Pakington Street (Geelong West) and Gordon Avenue Urban Design Framework (UDF) and approve further community consultation on Pakington Street North precinct.

Background

2. The Final UDF establishes the short and medium-term principles, strategies and actions to guide the future development of three key precincts in Geelong West through the regeneration and transition of Gordon Avenue and Pakington Street North, and the protection of the Heritage Core. The Final UDF seeks to support Council's goal of providing for 50% of future housing needs through urban infill, as well as delivering greater housing diversity and affordability. The Final UDF also aims to support future retail needs, as identified in Council's endorsed Retail Strategy.
3. The Final UDF comprises a strategic framework, land use and rezoning requirements, public realm improvements and built form controls to guide future development in these three precincts. See **Attachment 1**.

Key Matters

4. Preparation of the Final UDF commenced in 2018 and has been informed by 30 weeks of engagement with residents, businesses, government agencies and the development sector, including the release of an Interim Final UDF in response to the impacts of COVID-19. The UDF has been amended following each engagement phase in response to the feedback received.
5. The future development of the Gordon Avenue Precinct will be predominantly medium density and medium rise residential, with streetscape improvements and enhanced open space provision.
6. The future development of the Heritage Core Precinct will involve limited development, with greater protection of the character and heritage of the village area, as well as streetscape improvements.
7. The future development of the Pakington Street North Precinct will be predominantly medium density and medium rise mixed-use with commercial, retail and residential uses and enhanced open space provision. There has been significant community feedback on this precinct, and it is recommended to undertake further community consultation to enhance the community's understanding of the UDF intent for this area.

RESOLUTION - Item 2.2

Cr Murrihy moved, Cr Mansfield seconded -

That Council:

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

Carried

Division:

For: Crs Asher, Grzybek, Harwood, Mansfield, Mason, Moloney, Murrihy, Sullivan
Against: Crs Aitken, Kontelj, Cr Nelson