

**SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK****1.0 Further strategic work**25/06/2025 - / - / - - - -  
G468ggee Proposed C433ggee**Growth Areas**

Prepare Precinct Structure Plans for the Northern and Western Geelong Growth Areas.

**Environmental**

Investigate applying:

- The Environmental Significance Overlay or Vegetation Protection Overlay to Biodiversity Sites, Primary Biodiversity Conservation Zones or contributory wetlands.
- Planning provisions to areas containing Bellarine Yellow Gum and Coastal Moonah Woodland.

Assess areas with environmental or landscape values including options to preserve and manage these areas.

Apply the Floodway Overlay and Land Subject to Inundation Overlay to floodprone areas once post development conditions are established based upon preparation of drainage schemes.

In Lara:

- Update flood mapping data.
- Develop a drainage infrastructure plan.
- Introduce relevant flood overlay controls.
- Include drainage infrastructure in Development Contributions Plans.

**Built form**

Review:

- Statements of significance and design guidelines for heritage places.
- Residential Growth Zone areas in and around Central Geelong and implement urban design guidelines.

**Transport**

Consider applying an Airport Environs Overlay to Avalon Airport.

Investigate an east-west link road between Portarlington Road and Geelong Ring Road.

Investigate options for direct linkages between the port, Geelong Ring Road and the Geelong Ring Road Employment Precinct.

Investigate localised opportunities for increased housing densities including the contribution of train station environs.

**Infrastructure**

Prepare Development Staging and Development Contributions Plans for the Northern and Western Geelong, Armstrong Creek and Jetty Road Urban Growth Areas.

**Townships**

Undertake:

- A settlement boundary review.



## GREATER GEELONG PLANNING SCHEME

- A Leopold Flood Study to introduce controls over areas identified for the Floodway Overlay or Land Subject to Inundation Overlay.
- A study of Murtnaghurt Lagoon, Barwon Heads to establish whether the boundaries of the Environmental Significance Overlay require review.

Review:

- The application of residential zones as a result of VC110 to ensure the zones reflect local policy intent.
- Housing opportunities within townships to determine if housing intensification can be provided.
- The extent of the Heritage Overlay in the Drysdale Commercial Heritage Area.
- The Structure Plan for Ocean Grove, including an assessment of long term infill growth options that considers:
  - Its role as a district town.
  - Other planned growth on the Peninsula.
  - Development trends, lot supply and housing capacity within the settlement boundary.
  - The desirability of providing a diversity of living options.
  - Physical and environmental constraints, including protecting biodiversity values of the Nature Reserve and maintaining a rural break between settlements.
  - Protecting landscape values and implications for the character of approaches to the township along the Bellarine Highway, Grubb and Wallington Roads.
  - Implications for significant agricultural uses and their employment generating potential.

Implement the *Leopold Sub Regional Activity Centre Urban Design Framework* (City of Greater Geelong & BECA, 2011).

Investigate sites for a new primary school in Ocean Grove north-east growth area.

### **West Fyans-Fyans Street**

Develop a Master Plan for Precinct 1 to enhance landscaping and visual amenity.

Review the West Fyans-Fyans Street Structure Plan, Stage 2 Implementation Area.

### **South-West Geelong Investigation Area**

Identify 170 hectares (net developable area) of land for employment use within the South-West Geelong Investigation Area identified in Clause 02.04-1.

Investigate the potential of the remainder of the investigation area land for residential or tourism uses, subject to the identification of sufficient employment land.

Prepare precinct structure plans or other strategic planning frameworks which address the considerations outlined in the *South West Employment Land Review* (HillPDA, 2023).

### **Pakington Street, Geelong West**

Review the heritage overlays within the 'Heritage Core Precinct' commercial area of Pakington Street, Geelong West as identified in the *Pakington Street and Gordon Avenue Urban Design Framework* (City of Greater Geelong, May 2024).

Subject to the land becoming available, as appropriate: rezone the Rail Sidings Yard as identified in the *Pakington North Urban Design Framework* (City of Greater Geelong, May 2024) to Commercial 1 Zone (C1Z), extend the Pakington Street Key Development Area over the site, and apply Schedule 57 to the Design and Development Overlay to the site.