

MINUTES

COUNCIL MEETING

Tuesday 27 September 2022
6:00 pm

Off-Site Meeting
Lara Hall, 1A Flinders Avenue, Lara

LIVE STREAMED ON THE CITY'S WEBSITE:

www.geelongaustralia.com.au/meetings

COUNCIL:

Cr P Murrhy (Brownbill Ward) - Mayor
Cr T Sullivan (Bellarine Ward) - Deputy Mayor
Cr S Asher (Bellarine Ward)
Cr J Mason (Bellarine Ward)
Cr E Kontelj (Brownbill Ward)
Cr S Mansfield (Brownbill Ward)
Cr B Harwood (Kardinia Ward)
Cr B Moloney (Kardinia Ward)
Cr R Nelson (Kardinia Ward)
Cr A Aitken (Windermere Ward)
Cr K Grzybek (Windermere Ward)

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2.2. Amendment C434ggee Geelong Saleyards - Consideration of Submissions

Source: City Planning & Economy
Director: Gareth Smith

Purpose

1. To consider submissions on Amendment C434ggee and refer them to an independent Panel appointed by the Minister for Planning.

Background

2. Amendment C434ggee implements the Saleyards Precinct Plan into the Greater Geelong Planning Scheme. Council resolved on 22 June 2021 to adopt the Precinct Plan and to seek authorisation for the preparation of the amendment to introduce policy and development controls consistent with the Plan.
3. The amendment proposes to rezone the land in North Geelong, occupied by the former Saleyards, Gateways Support Services (former Target headquarters) and other adjoining undeveloped land, primarily for high density residential use.
4. The amendment was exhibited from 16 June 2022 to 25 July 2022. A total of 15 submissions were received. Two submissions support the amendment without change; nine supported the amendment with changes and four submissions objected.

Key Matters

5. Key matters raised in submissions regarding the amendment include: building heights and densities; provision of social and affordable housing; shared infrastructure requirements; extent of the Environmental Audit Overlay application; and traffic management including emergency access.
6. Key themes and officer responses to each of the 15 submissions are outlined in **Attachments 1 and 2**.
7. Under the *Planning and Environment Act 1987*, Council must now either: change the amendment as requested by submitters; refer submissions to a Panel; or abandon the amendment or parts of it.
8. It is recommended that the submissions be referred to an independent Panel and Council officers will endeavour to further resolve issues with submitters in the lead up to a Panel hearing which is scheduled to be held from 28 November 2022, subject to Council support.

Original Recommendation

Cr Grzybek moved, Cr Harwood seconded -

That Council having considered all submissions on Amendment C434ggee Geelong Saleyards resolves to:

1. Request the Minister for Planning to appoint an independent Panel under Part 5 of the *Planning and Environment Act 1987* to consider submissions relating to the amendment;
2. Refer all submissions to the Panel; and
3. Submit to the Panel its response to the submissions generally as outlined in this report.

Amendment

Cr Aitken moved, Cr Kontelj seconded -

That Council having considered all submissions on Amendment C434ggee Geelong Saleyards resolves to:

1. Request the Minister for Planning to appoint an independent Panel under Part 5 of the *Planning and Environment Act 1987* to consider submissions relating to the amendment;
2. Refer all submissions to the Panel; and
3. Submit to the Panel its response to the submissions generally as outlined in this report; **and**
4. **Advise the Panel that Council supports high density development within this precinct of up to 10 storeys, subject to appropriate design and siting outcomes and all applications above 6 storeys requiring a planning notice process.**

Carried

Resolution 2.2

Cr Grzybek moved, Cr Harwood seconded -

That Council having considered all submissions on Amendment C434ggee Geelong Saleyards resolves to:

- 1. Request the Minister for Planning to appoint an independent Panel under Part 5 of the *Planning and Environment Act 1987* to consider submissions relating to the amendment;**
- 2. Refer all submissions to the Panel; and**
- 3. Submit to the Panel its response to the submissions generally as outlined in this report; and**
- 4. Advise the Panel that Council supports high density development within this precinct of up to 10 storeys, subject to appropriate design and siting outcomes and all applications above 6 storeys requiring a planning notice process.**

Carried

Financial Sustainability

9. The proposal includes a Shared Infrastructure Funding Plan, which is proposed to be implemented in an agreement under Section 173 of the *Planning and Environment Act 1987*. Under the proposed S173 Agreement, it will be Council's obligation to administer and implement the Shared Infrastructure Funding Plan, which will generate most of the funding for subsequent development of transport, open space and drainage infrastructure.
10. There are no significant financial implications to Council for the amendment process.

Community Engagement

11. The Precinct Plan was developed and finalised on the basis of extensive community engagement.
12. Two rounds of community engagement occurred on the Saleyards Precinct Plan, in September 2019 and July – August 2020 and included online forums, written submissions, online feedback and individual interviews. A 'community engagement' section is found in the Precinct Plan which summarises the key issues. Officers also engaged separately with the other major landholders within the precinct (Leaf Corp) to consider and incorporate their aspirations for the site during the development of the Precinct Plan.
13. The amendment was exhibited from 16 June 2022 to 25 July 2022. Notices were placed in local newspapers and approximately 650 affected or nearby landowners and residents were notified by mail.
14. This report recommends submissions on the amendment be referred to an independent planning panel. Submitters will have the opportunity to appear at the panel.

Social Equity and Sustainability

15. The Shared Infrastructure Funding Plan and accompanying Section 173 Agreement will help deliver key infrastructure to support the precinct.
16. A percentage of the total housing delivered across the precinct is proposed to be set aside for social housing or a cash in lieu contribution. This is consistent with the City's Social Housing Plan 2020-2041.
17. The proposed amendment will guide development of the precinct in a manner that delivers a vibrant, walkable neighbourhood with great amenity, environmental sustainability, open space and opportunities for mixed uses to provide conveniences for local residents.

Relevant Law/Policy/Legal Implications

18. The amendment is consistent with state and local planning policies relating to the delivery of urban consolidation, a range of housing types in well serviced locations, environmentally sustainable design, the preservation of heritage and neighbourhood character and design.
19. The Plan is consistent with the Social Housing Plan 2020-2041, Housing Diversity Strategy and Settlement Strategy.

Alignment to Community Plan and Vision

20. This report aligns with Our Community Plan 2021-2025 strategic priority:
Sustainable growth and environment.
21. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:
Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

22. No officers involved in the preparation of this report and the development of the framework plan declared a general or material conflict of interest.

Risk Assessment

23. Land use conflict with the adjoining industrial area, as well as the Sphinx Hotel entertainment venue, will be avoided through recommended acoustic measures. Site contamination will also be addressed through the application of the Environmental Audit Overlay over all areas covered by the Saleyards Precinct Plan. In addition, an application requirement in the zone schedule will require a Q Fever Risk Assessment for the former Saleyards land.
24. A Surface Water Management Strategy has also been prepared that is based on water sensitive urban design principles.

Environmental Sustainability

25. The Amendment includes objectives and guidelines promoting environmentally sustainable development (ESD) and integrated water management. It also includes substantial tree canopy targets that will add to the vegetation on the subject land and enhance amenity for future residents.

Attachments

1. Attachment 1 C434 Background and Consideration of submissions [2.2.1 - 10 pages]
2. Attachment 2 - C 434 - Summary of Submissions [2.2.2 - 6 pages]

Attachment 1

Background

1. Amendment C434 (“the Amendment”) seeks to implement the Saleyards Precinct Plan into the Greater Geelong Planning Scheme, which was adopted by Council on 22 June 2021. The Precinct Plan recommended, amongst other things, the land be rezoned for high density residential use and development.
2. The Amendment seeks to implement the recommendations of the plan, including rezoning the land to the Comprehensive Development Zone and incorporating a Comprehensive Development Plan (CDP) into the planning scheme. The precinct will also be designated a Key Development Area in the policy section of the scheme.
3. A further inclusion in the Amendment is the rezoning of public land at 117-123 Weddell Road, which is used for a drainage area and managed by Council on behalf of DELWP. It is currently in the Special Use Zone schedule 3, which is for private golf courses. The Amendment therefore seeks to rezone the land to the Public Park and Recreation Zone in line with the intended use of the land.

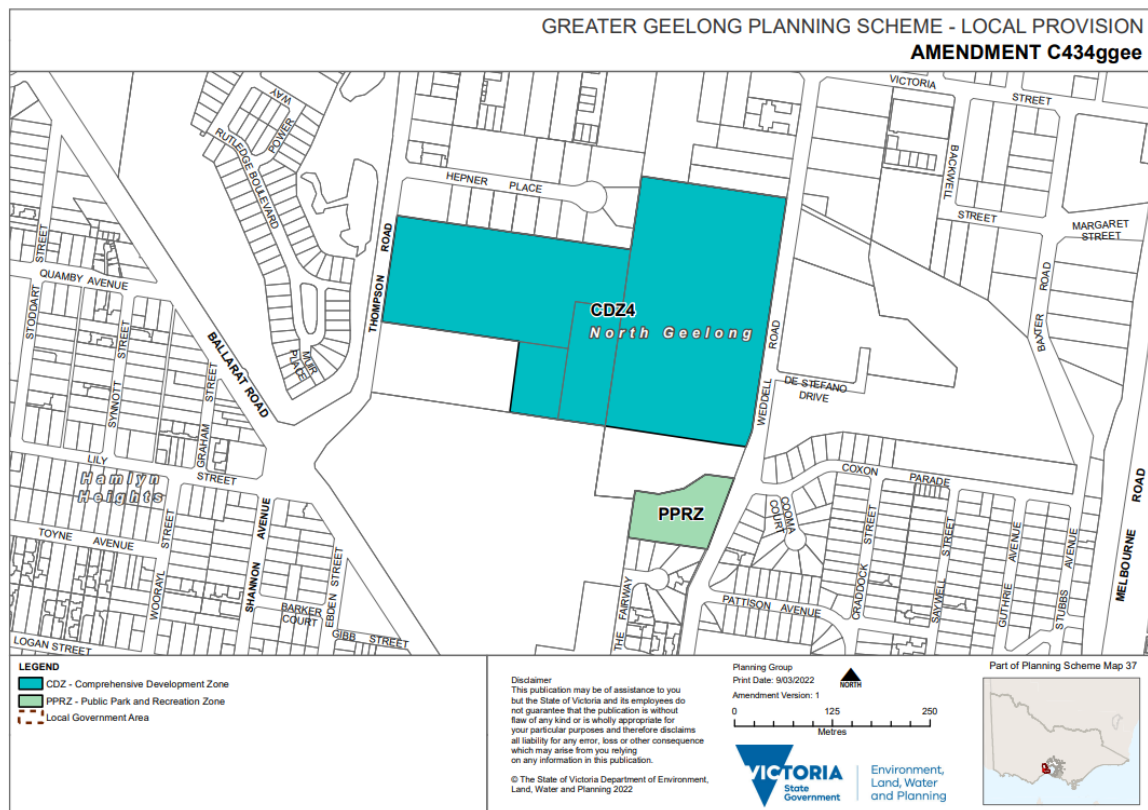


Image 1: Proposed zones for Amendment C434ggee. Comprehensive Development Zone is shaded in teal and Public Park and Recreation Zone in green.

4. An Environmental Audit Overlay will also be applied to the land, as environmental site assessments identified contaminants that will need to be removed prior to the land being used for a sensitive use, such as residential or open space.

Comprehensive Development Plan

5. The CDP directs land be set aside for residential uses, as well as drainage, open space and a mixed use area. It includes requirements and guidelines that seek to ensure a high level of amenity and environmental sustainability to be achieved in the redevelopment of the land.
6. The CDP also provides for the retention of key heritage fabric identified in the Saleyards Precinct Plan, including some cattle yards and ramp, a latrine shed and bluestone paved drain. These items will be retained in proposed open space and streetscapes. The existing Heritage Overlay will not be removed as part of this amendment, but the schedule will be altered to remove the exemption for prohibited uses, which is no longer required as a result of the rezoning.



Image 2: Plan 1 - Future Urban Structure in proposed Comprehensive Development Plan. Residential land is coloured in pink and central park in dark green.

Building heights

7. A preferred 22 metre (6 storey) maximum building height is proposed for areas adjacent to open space and Thompson Road, and 15 metres (4 storey) to other areas. A number of criteria will apply to proposals that seek to exceed these limits, including exceeding environmentally sustainable design (ESD) criteria, exceptional architectural and urban design and provision of a community benefit, such as affordable housing.
8. The CDP also includes requirements and guidelines that seek to achieve a variety and diversity of building types and architecture, as well as ESD targets and provision of electric vehicle-ready car parking.

Density

9. The precinct has a net developable area of 9.04 hectares, 72.2 per cent of the total area. The CDP includes a preferred minimum density of 60 dwellings per net developable hectare, which seeks to achieve the vision of the precinct to house 1000 – 1300 residents.
10. Floorspace requirements are also proposed for the mixed use area, including a total discretionary limit of 1800 square metres at ground level for the area. Permit applications

seeking to exceed this limit will require an economic impact assessment, to ensure the precinct does not have an adverse effect on the performance of other existing activity centres.

11. The CDP includes directions for road and drainage design, including utilisation and upgrade of the existing basin on the northeast side of the precinct and a new basin on the southeast. An east-west road running through the site between Thompson Road and Weddell Road will provide vehicle access with the surrounding area, with the intersections to be delivered by developers.

Social and affordable housing

12. The amendment also includes directions for the provision of affordable housing as part of the redevelopment of the precinct. This is in accordance with *Providing social housing as essential infrastructure in Geelong's Saleyards Precinct* by SGS Economics and Planning (March 2022), which is proposed as a background document in the amendment.

Open space and landscaping

13. The main open space area will be a 5000 square metre central park, which will include a number of heritage items to be retained. The Amendment includes a requirement for a 10 per cent public open space contribution, which is consistent with the requirements for similar large redevelopments and greenfield areas in the planning scheme.
14. The CDP includes guidelines for landscaping, including significant tree canopy coverage for streets and open space.

Interface with industrial area

15. To mitigate noise impacts from the adjoining industrial area, as well as from the Sphinx Hotel, the CDP acoustic walls are required to be provided along the north and south boundaries. The CDP also includes an 'agent of change' principle that requires accommodation uses to provide acoustic attenuation measures, such as glazing and cladding treatments, which will likely be required at upper levels. These requirements are in accordance with recommendations of separate acoustic and land use buffer assessments undertaken during the development of the Precinct Plan. The acoustic report has also been updated recently in response to the new EPA legislation.

Infrastructure

16. A Shared Infrastructure Funding Plan (SIFP) has been prepared and will be implemented in a Section 173 Agreement to be entered into by the landowners. It is noted Council as a landowner of the former Saleyards land will initially need to ensure its obligations under the SIFP are met under a different mechanism, as it cannot enter into a Section 173 Agreement with itself, given its roles as the Planning and Responsible Authority. The SIFP and draft Section 173 Agreement are included in the documents displayed on the amendment webpage, although they are not part of the amendment itself, given they will not be part of the planning scheme.
17. Most infrastructure items, such as intersections and roads, are to be delivered by the developers of the land. The costs of some items, such as the drainage basins and shared path connections with North Geelong railway station and Church Street will be shared by the developers and are included in the SIFP.
18. The drainage basins will provide stormwater drainage for the whole site, in accordance with the *Geelong Saleyards Precinct Surface Stormwater Management Strategy* (April 2021). The strategy will be included as a background document in the planning scheme.

The SIFP provides for the existing northern basin to be upgraded to include water quality treatment, which the southern basin will also feature.

19. A notable aspect of the SIFP is it provides flexibility to construct a larger stormwater treatment asset in the northern drainage reserve. This option has been identified by Council's Engineering Department and would service and treat the broader upstream drainage catchment, which is currently significantly undertreated. This asset, if constructed, could also treat the Saleyards Precinct.



Image 3: Location of infrastructure items in proposed Shared Infrastructure Funding Plan. The shared path along Weddell Road and Victoria Street is shown in orange.

20. The stormwater strategy also identified two small areas within the precinct adjacent to the drainage areas will be subject to flooding and do not follow the same extent as the area currently included in the Special Building Overlay. The Comprehensive Development Plan accordingly includes requirements recommended in the stormwater strategy for either site filling or minimum floor levels for development in these areas.

Authorisation requirement

21. DELWP, under delegation from the Minister for Planning, authorised the preparation of the amendment subject to these conditions:

- *Revise the amendment documents in consultation with the Department of Environment, Land, Water and Planning (DELWP) prior to exhibition to ensure that the affordable housing contribution is not a mandatory requirement.*
 - *Revise the amendment documents and supporting documents in consultation with DELWP prior to exhibition to address the Environment Protection Authority recommendations provided to council in its letter dated 14 April 2022.*
22. In response to these conditions, the zone schedule and Comprehensive Development Plan were revised so that the affordable housing contribution is discretionary, although remains strongly encouraged. The zone schedule also includes an application requirement for an affordable housing delivery strategy for subdivision and development planning permit applications.
23. The zone schedule was also updated to include environmental auditing requirements in accordance with the EPA recommendations. The acoustic report was also updated to address the new EPA regulations, which were introduced after the adoption of the Precinct Plan.

Exhibition and submissions

24. Amendment C434ggee was exhibited from 16 June 2022 to 25 July 2022. Fifteen submissions were received. Of these submissions:
- 2 objected to the amendment with no changes requested;
 - 2 objected to the amendment with changes also requested;
 - 9 were generally supportive and requested changes to the amendment; and
 - 2 support the amendment without changes.
25. The following section of this Attachment provides a theme-based summary of issues raised in submissions and an officer response.
26. A summary of all submissions in table format and direct response to issues not fitting within the themes below can be found in **Attachment 2**.

Submission Themes and Council Officer Response

Social housing

27. Concerns were raised from two submitters requesting the requirements for Social Housing be removed from the Amendment either on the basis that it is not a requirement of the Planning Scheme or due to perceived negative impacts resulting from residents of social housing.

Officer response

28. The proposed amendment rezones the land to allow for primarily residential use and development. Other than for some provisions for social housing contributions by developers, including a 3.6 per cent rate, it does not determine who occupies the future housing. This is consistent with the planning scheme, which does not govern who occupies housing.
29. The inclusion of social housing directly aligns with Clause 16.01-1S Housing Supply to achieve *'diverse housing that meets community needs'* including the provision of an *'appropriate quantity... of social housing'*. It also directly meets Clause 16.01-2S Housing affordability by delivering *'affordable housing closer to jobs, transport and*

services' as the site is centrally located and will be able to utilise connections to public transport, open space and services.

30. The proposal will provide social and health benefits to vulnerable members of the community and aligns with Geelong's *Social Housing Plan 2020-2031*. The intention is to include social and affordable housing in new developments based on identified need. Victoria's infrastructure strategy 2021-2051 identified social housing as a priority infrastructure sector. It follows that the Geelong planning system should support the delivery of social housing.
31. The CDP allows for the inclusion of social housing units at the rate of 3.6 per cent of commercially saleable or leasable floorspace or providing a cash-in-lieu payment into the Geelong Affordable Housing Trust at the rate stipulated at Guidelines G7 of the Saleyards Comprehensive Development Plan May 2022, or a combination of the two. It is considered a reasonable requirement to incorporate into the Amendment which aligns with the Greater Geelong Planning Scheme and adopted council policies.

Noise and land use conflict

32. It was a concern of several operating businesses in the area for noise attenuation to the development. The introduction of sensitive land uses to an area with operating industrial and live music venues raises concerns from submitters that their operations will be hindered or will result in complaints. Further queries were raised with relation to the construction of noise barriers. Changes were also requested by the EPA to the CDZ4 to incorporate additional requirements for permit applications.

Officer response

33. As the Comprehensive Development Plan (CDP) is the agent of change, it must consider its impact upon existing land uses. This has been catered for in the design of the CDP which identifies noise attention areas, specifically around existing land uses and informed by the Geelong Saleyards Acoustic Report.
34. Requirements 24 and 25 of the CDP both require a noise barrier to be provided by the developer along part of the northern boundary, as recommended in the acoustic report. The noise barrier is required to be 2 metres in height and meet requirements outlined in the Acoustic Report Section 6.1 Noise Barriers, including be constructed with 'a durable material with sufficient mass to prevent direct noise transmission' and should 'be sealed airtight with no gaps between the barrier and ground/building facades'.
35. In addition, Requirement 10 of the CDP requires acoustic attenuation measures to any noise sensitive accommodation to reduce noise levels in accordance with EPA regulations. This is intended to apply to future dwellings which the noise barrier doesn't provide sufficient protection for, such as on upper levels to ensure that the introduction of sensitive land uses can be adequately protected from existing operations. This is intended to reduce land use conflict and protect both the function and operation of existing land uses, and the future amenity of sensitive residential uses being introduced to the site.
36. The EPA requested changes to the CDZ4, specifically the inclusion of a requirement for an Acoustic Design Response Report and post-construction requirements, will be further considered by Council officers.

Traffic impacts/issues

37. Several submitters raised increased traffic as a concern. More specifically with the suitability of Weddell Road to accommodate additional traffic from the Saleyards Precinct, and a request that the speed limit be lowered to 40 km/ph. The accuracy of the

transport report was also questioned. Several additional assessments were requested, and concerns raised with the location of the strategic cycling corridor.

Officer response

38. Submissions raising concerns about the impact of the rezoning on traffic and roads is to be expected. The site is well located for infill development and has been identified in the Saleyards Precinct Plan to facilitate the redevelopment of the land for higher density housing with a high level of amenity and environmental sustainability. It responds to directions of the Geelong Settlement Strategy to increase the housing supply contribution of infill development to 50 per cent by 2047 and ensure housing diversity is achieved in existing communities, naturally traffic will increase as a result of infill development.
39. The Shared Infrastructure Funding Plan (SIFP) includes a shared path for the length of Weddell Road between Victoria Street and Church Road, which will significantly improve the pedestrian and off-road cycling environment for the Saleyards precinct and improve access to nearby public transport including North Geelong station. The Precinct also includes vehicle connections to both Thompson Road and Weddell Road, which will therefore share the burden of the additional traffic generated by the redevelopment of the Saleyards precinct. Pedestrian crossing upgrades are also included in the SIFP.
40. The transport report considered the increased traffic at a high level and provided recommendations for intersections at Thompson Road and Weddell Road, which have been implemented in the Comprehensive Development Plan. The ultimate design of the intersections will be determined at a later stage and will be dependent on what development is proposed for the precinct and the views of the road authorities.
41. The Transport report provided was prepared by reputable traffic engineers and peer reviewed internally before being utilised by Council. The provided report has been supported by Council's internal Traffic Engineers who are also qualified. The validity of this document and accuracy of reporting is considered suitable for adoption to support the amendment.
42. A reduction to the speed limit has not been considered necessary resulting from the Saleyards precinct redevelopment. Naturally, intersections at Thompson Road and Weddell Road to access the site will create some traffic calming measures through recommended intersection treatments. These have not been determined at this stage in the amendment process and will be addressed during any subsequent planning permit and matters of traffic calming will be considered during this stage.

Neighbourhood character and building height

43. A number of submitters objected to the scale of the development with concerns it would become unsightly. Additionally, there were concerns raised about the impact on views from the Geelong Golf Club, part of which is located opposite the precinct area to the west across Thompson Road. One of the primary landowners also submitted that the scale could be altered to a preferred maximum building height up to 10 storeys.

Officer response

44. The adopted Precinct Plan specifies height limits of 4 – 6 storeys, which has been translated into the proposed Comprehensive Development Plan. The land proposed to be rezoned is regarded as an appropriate site for the type of development proposed, particularly given it is separated from established residential areas by Thompson Road to the east. Dwellings on the golf course estate are further separated by a landscaped area along the western side of Thompson Road. The closest dwellings on the golf course

estate are a distance of more than 40 metres away from the western boundary of the Saleyards.

45. It is therefore considered the redevelopment of the Saleyards precinct will not have a detrimental impact on the character of the surrounding area, as it is a clearly a separate site which can develop its own character over time. Importantly it will add to the diversity of dwelling types available in the area, noting the limited opportunities to deliver high density housing outside Central Geelong, on large sites with good access to public transport.
46. The request for an increased scale with a preferred maximum building height of up to 10 storeys would not achieve the desired outcome for the site. Council officers consider that whilst optimising location, responding to existing context is also necessary. A 10 storey development would create a dominant built form that would not compliment the surrounding area and potentially adversely impact the public realm.
47. Four to six storey scaled development is considered appropriate around high amenity areas close to public transport. A 10 storey building would be the tallest built form outside of the activity centre of Geelong. The site offers opportunity to deliver a mix of dwellings and typologies, the suggested density will better respond to human scale and provide a positive contribution to this evolving place.

Contaminated Land

48. The application of the Environmental Audit Overlay (EAO) and its requirements was raised as an issue by the two main landowner submitters and the EPA. More specifically that the EAO should only apply to the components of contaminated land, and that there are concerns from Council's land holding around the sale of contaminated land. It was also raised that the Preliminary Risk Screen Assessment requirement of the EAO is duplicated in the CDZ4.

Officer response

49. The broad application of the EAO to the entirety of the Saleyards precinct provides consistency across the development site. The requirement ensures that all potentially contaminated land is captured in relation to the land which is considered a suitable outcome given the previous land use operating at the site.
50. The CDP defers the remediation of the site to the eventual developers of the land but does not prohibit these works from being undertaken prior to this. It would be the responsibility of the landholder to determine their preferred course of action around remediation if their intention is to sell the land.
51. The Preliminary Risk Screen Assessment requirement that is contained within the CDZ4 schedule specifically touches on the requirement to address Q-fever resulting from the site's previous land use as a saleyard. This requirement is not captured in the EAO and as such is not considered to be a duplication in the CDZ4.

Public Open Space

52. Several submissions touch on the issue of public open space contributions to differing degrees. Some consider that a contribution is not required, others, that adequate open space has not been provided for in the Development Plan.

Officer response

53. The total precinct area equates to 12.51 hectares, with the current provision of unencumbered open space in the form of the Central Park providing 0.45 hectares of

usable public open space. A component of the Central Park is encumbered by heritage elements which have not been included in the provision of unencumbered area. Additionally there is also 2.96 hectares set aside as encumbered open space for drainage purposes. The site benefits from a central location with access to various other open space networks. A shared path will connect Thompson Road to Weddell Road in a direct route for pedestrians and cyclists to traverse the site in a direct manner, connecting into existing cycling and pedestrian infrastructure particularly along Weddell Road, which in turn connects to the North Geelong Railway Station and further to Eastern Beach.

54. The provision of unencumbered and usable open space is considered adequate for the development area. There are also a number of drainage areas which will provide an open outlook around the development particularly to Weddell Road.
55. The two main landowner submitters were against the provision of a 10 per cent open space contribution for varying reasons as elaborated in their detailed submissions at **Attachment 2**. The provision of a 10 per cent open space contribution is consistent with the rate applied throughout the Greater Geelong Planning Scheme in Clause 53.01 – Public Open Space for subdivision of more than 10 lots. It is noted that the Council owned parcel of land has all the allocated encumbered and unencumbered open space for the development. Whether this parcel will still be required to contribute towards the 10 per cent open space provision if the open space land is retained by Council and not sold to a private developer, will be further investigated by Council officers.

Pedestrian and cycling connectivity

56. Various submitters raised pedestrian connectivity through and around the Saleyards precinct. More specifically the relocation of the Strategic Cycling Corridor to the shared path through the precinct, and the provision of separate cycling infrastructure through cycle lanes in Council managed roads.

Officer response

57. The CDP sets out clear direction for the incorporation of shared pedestrian and cycling infrastructure running east-west through the site, providing direct access from Thompson Road to Weddell Road. Requirement R21 of the CDP directs that key junctions/intersections be designed to prioritise pedestrian and cycle movements.
58. Council officers will review the inclusion of shared path infrastructure to Thompson Road to determine whether there is a nexus for this request. There is currently on road cycling infrastructure along Weddell Road that can be utilised which provide clear and direct connections to North Geelong Train Station and more broadly to Rippleside and Eastern Beach.

Internal road widths

59. Fire Safety Victoria raised concerns with relation to the design of internal road widths and the ability to cater for emergency vehicle access.

Officer response

60. Roads were designed based on Road Network Requirements as acknowledged by the submitter. It was noted by the submitter that it was their opinion that these would be inadequate to cater for emergency vehicles as this has been an issue in Greenfield development areas that utilise the current Road Network Requirements. Whilst the standards required for road widths have been met, Council will continue negotiations

with this submitter to determine an adequate solution that meets requirements and serves a functional purpose.

Other

61. Submitters generally raised concerns about waste management for the site, as well as flooding and how it will be dealt with.

Officer response

62. Waste management would be addressed during any planning permit application, typically through the provision/requirement for a Waste Management Plan. This would be catered specifically to the type of development proposed, as different land uses/scales of development would require differing waste solutions.
63. The Comprehensive Development Plan includes requirements recommended in the stormwater strategy for either filling the site or minimum floor levels for development included in the SBO. It is typically a matter also addressed during any planning permit application for drainage requirements for development to be addressed to the satisfaction of the responsible authority.

Supporting submissions

64. Two submissions support the Amendment without comment.

Identified changes to Amendment

65. There are no changes to the Amendment currently required. Further items requiring discussion are identified as follows:
- Internal road widths;
 - Open Space contributions;
 - Traffic documentation required;
 - Alignment of shared path network; and
 - Clarification of shared infrastructure items included in the SIFP.
66. The above matters will be discussed with submitters with the intention to resolve outstanding items prior to a panel hearing.

ATTACHMENT 2 - AMENDMENT C434ggee GEELONG SALEYARDS - SUMMARY OF SUBMISSIONS & RESPONSE

No.	Surname	Location	Summary	Response
001	Department of Transport (DoT)	South Geelong	<p>DoT submitted a letter and supporting documents. They requested:</p> <ul style="list-style-type: none"> - a Movement and Place assessment be undertaken. - the amendment give more attention to encouraging a mode shift to public transport - relocation of the Strategic Cycling Corridor to the shared path through the precinct - separate cycling infrastructure incorporated in cycle lanes in Council managed roads - pedestrian connectivity and safe access to bus stops on Thompsons Road and the North Geelong train station - a comprehensive Transport Impact Assessment be undertaken and recommended signalisation of Thompson Road access included as infrastructure delivery in the Saleyards Comprehensive Development Plan. <p>Unsupportive of direct access for general traffic to the arterial road for residential purposes. No drainage shall be discharged to Thompson Road and East West Access Road around the Thompson Road intersection Acoustic treatment requirements should be provided at no cost to DoT.</p>	<p>Council officers will further discuss requested documentation with the Department of Transport.</p> <p>Whether the Thompson Road intersection will require signalisation is to be determined during the planning permit stage. Further discussions will occur with Council and the submitter to determine whether the Transport Impact Assessment could be incorporated as an application requirement and ensure that the report provides recommendations of a suitable intersection to service the proposed use and development.</p> <p>The signalisation of Thompson Road is a pending item, however would be a local infrastructure item and not included in the Shared Infrastructure Funding Plan (SIFP).</p>
002	Individual submitter (name withheld)	Rippleside	<p>The submitter opposed the amendment advising it does not compliment the surround area, mentioning the 4-6 storey housing towers and stating these would be an eyesore for homeowners in the Geelong Gold Club Residential Estate and interfere with their view line. They proposed that building heights on Thompson & Weddell's Road be limited to 2-3 storey and any 4-6 storey buildings be contained to the centre of the development.</p>	<p>Not Supported. The current design balances community input, developer requests and Council's strategic vision for the development of the site. The development plan currently identifies a preferred 6 storey building height adjacent to Thompson Road and 4 storey building heights in other areas. The strategic vision for the area has a preferred minimum density of 60 dwellings per net developable hectare. The scale is an increase to what currently exists in the area and meets strategic policy directives for the promotion of infill development in Geelong. The site is well situated to support this increase in density with access to public transportation, open space, service and infrastructure.</p>
003	Environmental Protection Authority (EPA)	Melbourne	<p>EPA advised that Council has generally sought to resolve their previous advice including Q Fever requirements. EPA recommended:</p> <ul style="list-style-type: none"> - removing the trigger for a Preliminary Risk Screen Assessment (PRSA) or audit in CDZ4 as this is a duplication of the EAO 	<p>CDZ4 PRSA requirement covers off on the microbial contamination risk of Q fever, which is not specifically listed in the EAO. As such the PRSA requirement can remain in the CDZ4. Strengthened wording referenced regarding the audit outcomes in the CDZ4 has been designed for permit</p>

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			<p>- compliance requirement with audit conditions in CDZ4 strengthened by adding wording from the example conditions in 'Requirements where an environmental audit is a condition of a permit' (p.12) in PPN30.</p> <p>For separation distances – EPA previously recommended Council ensures threshold amounts for production not exceeded by relevant industries. Further reporting has resulted in EPA maintaining industry does not appear to pose a high risk of dust and odour impact. No objection from EPA on the basis that Council is satisfied the land will not be affected by impacts from surrounding industry.</p> <p>A second submission was received on the 16/08/2022 relating to noise impacts and recommended:</p> <ul style="list-style-type: none"> - A new provision at Section 4.0 of the CDZ4 for an Acoustic Design Response report; - new permit condition/requirement to give effect to the Acoustic Design Response report, where land has been identified as a lot that requires mitigation measures against noise impacts; - Inclusion of an additional requirement to verify post-construction, that buildings which will accommodate noise sensitive uses have been constructed in accordance with the recommendations of any acoustic assessment; and - Updates to the Comprehensive Development Plan, to reflect the recommendations in this submission. 	<p>conditions. The terminology and implications of this are not suitable for the schedule to the CDZ.</p> <p>Council is satisfied that the land will not be affected by potential amenity impacts from surrounding industry based on the Buffer and Acoustic assessment prepared by Renzo Tonin & Associates (July 2019)</p> <p>Council officers will liaise further with the EPA regarding the request for an Acoustic Resign Response Report and changes to the CDZ4.</p>
004	Individual submitter (name withheld)	Craddock Street, North Geelong	The submitter opposes the amendment because it will lead to more social housing in the area and they feel that they are already affected by having social housing at both ends of their street, with nothing being done to address the crime and social issues creating by the housing.	Not supported. The proposed amendment rezones the land to allow for primarily residential use and development. Other than for some provisions for social housing contributions by developers, including a 3.6 per cent rate, it does not determine who occupies the future housing. This is consistent with the planning scheme, which does not generally govern who occupies housing.
005	Murphy	Pattison Avenue, North Geelong	<p>The submitter supports the amendment but has concerns about the accuracy and currency of the transport report and the ability to support the stated objectives of 15.01-4S Healthy neighbourhoods. They requested a traffic study be undertaken along Weddell Road that is more current and doesn't rely on previous data and additionally considers traffic on a Saturday as a result of the Geelong West Oval traffic.</p> <p>They requested the speed limit be reduced to 40kmph in portions of Weddell Road or the incorporation of traffic calming measures.</p> <p>They advised that the area is not currently pedestrian and cycle friendly.</p>	The comments regarding the transport report are not supported. The recommendations of the transport report have been used to inform the strategic plan with the support of the Department of Transport and Council Traffic Engineer.
006	Prince	Coxon Parade, North Geelong	The submitters support the development.	Noted
007	Rigby Cooke Lawyers on	Melbourne	Leaf Corp. are generally supportive of the amendment but noted the following concerns:	The support is noted.

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	<p>behalf of Leaf Corporation</p>		<p>CDZ4 unnecessarily duplicates existing provisions of the Planning Scheme (noise associated with live music and industry)</p> <p>The preferred minimum dwelling densities and maximum building heights is the SCDP lack proper analysis/justification and should be increased to 10 storeys</p> <p>Public open space should not exceed 5% and the requirements related to shared infrastructure should be revisited.</p> <p>They noted that they had not been part of discussions, workshops etc as noted in the draft infrastructure funding plan.</p> <p>The CDP be altered to remove ambiguous and conflicting language</p> <p>All references to the provision of affordable housing in the CDZ4 and at the rates specified in the SCDP removed.</p> <p>Application to the EAO to identified contaminated land</p> <p>Removal of future link to Hepner Place as shown in the SCDP.</p>	<p>No changes recommended to amendment. Wording of the application requirements is general in nature and allows the Responsible authority to apply discretionary requirements. The noise considerations are not specified as relating to live music or industry but any use that would be likely to create amenity impacts. Further wording referenced as 'ambiguous' in the submission is general and standard in nature and does not need to be removed or altered.</p> <p>The dwelling density adequately responds to the directives for 'high density development' and can be classified as such. The proposed maximum of 6 storeys adequately balances existing residential concern for overdevelopment for the site with strategic direction for increased density.</p> <p>The current contribution for 10% of land as unencumbered public open space either as land or cash is consistent with the rate applied throughout the Greater Geelong Planning Scheme including Clause 53.01 – Public Open Space Contribution and Subdivision and is a standard requirement of the scheme.</p> <p>All item requirements for shared infrastructure are considered to have a direct nexus with the Saleyards Precinct. The submission does not specify which items are not considered to have a nexus. Council officers will further discuss with the submitter to clarify.</p> <p>This is a very general comment and further detail is required to respond to this issue.</p> <p>The inclusion of affordable housing directly aligns with Clause 16 – Housing of the Greater Geelong Planning Scheme to include provision of land for affordable housing in the planning for housing.</p> <p>The Environmental Protection Authority are supportive of the EAO extent.</p> <p>The possible link is notated on the adjacent parcel of land which, if the site is re-developed in future would encourage greater connectivity to the site and surrounding area. Further the wording as a 'possible' link allows flexibility, and indicates direction should adjacent land be rezoned to facilitate residential development.</p>

No.	Surname	Location	Summary	Response
008	Rigg	Rutledge Boulevard, North Geelong	The submitter is concerned with sufficient parking being provided. Their main concern is that the 6 storey buildings will become unsightly and unsafe and that will affect property values.	No changes recommended to the amendment. Car parking would be considered against the requirements of the Greater Geelong Planning Scheme which sets out appropriate rates or considerations for reductions to the required rate during the planning permit stage. The vision for the precinct is to create a high quality high density development. Urban design considerations have been incorporated to enable safe pedestrian environments. The devaluation of property is not a relevant planning consideration.
009	St Quentin on behalf of Property, Procurement and Assets Department (PP&AD) at the City of Greater Geelong (COGG)	Geelong	PP&AD support the proposed rezoning from IN1Z to CDZ4, deletion of the DDO20, proposed amendments to schedules to clauses 21.06-8 and 72.08, retaining part of 125 Weddell Road in the PPRZ, retaining the HO1915 and SBO as is and the correction to rezone 117-123 Weddell Road to PPRZ. They the following concerns: <ul style="list-style-type: none"> - application of the EAO to entirety of site, raises concerns around the sale of land with 'known' contamination. Ideally would prefer that the remediation of the land occurs before the sale of the land. - Amendment to the schedule to Clause 53.01 requires a 10% public open space contribution. The preference is given the public open space already contributed to the site, the public open space obligations have been met and no further contribution is necessary from future developers. 	The support is noted. The amendment C434 defers the remediation to the eventual purchasers and developers however, does not prohibit these works from being undertaken prior to the sale of the land, it would be the responsibility of the landholder to determine their preferred course of action. Council officers will further investigate options with relation to public open space contributions.
010	Individual submitter (name withheld)	Hepner Place, North Geelong	The submitter owns an adjoining business and wants to know what noise barriers (if any) will be in place on the eastern boundary, as their business is noisy.	No further action required. Replied by email 1/7/2022, with details of the proposed noise barrier requirements in the proposed Comprehensive Development Plan and recommendations of the acoustic report.

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011	Urbis on behalf of Dun-Ra Investments Pty Ltd	Melbourne	Dun-Ra Investments broadly supports the amendment but seeks the following changes: <ul style="list-style-type: none"> - inclusion the entire site in the Precinct Plan Area - recognition of the importance of the ongoing operation and expansion of tourist accommodation and other uses on their site - protect the existing and future uses from reverse amenity impacts as the site currently functions as a live music entertainment venue - increased pedestrian and cycling connectivity to Geelong Waterfront and North Geelong Railway Station 	No changes recommended to amendment. The amendment extent cannot be altered to include the requested area on the basis that the amendment deals with rezoning of land for residential purposes. The continued operation of the submitters site is not residential in nature. It is acknowledged that the current zoning is not suitable for the site. An amendment for the rezoning of the site, separate to C434 could be considered by Council pending further discussions. The Comprehensive Development Plan has been designed with noise attenuation areas and fencing that recognise the existing operations of the adjacent landholding. is being considered independent of the amendment. Pedestrian and cycling connectivity is considered to be adequate with connections identified to maximise access to public transportation and North Geelong station.
012	Wadawurrung Traditional Owners Aboriginal Corporation	Mercer Street, Geelong	The WTOAC and RAP offers no advice.	The site does not have any areas of cultural heritage sensitivity specified under the <i>Aboriginal Heritage Regulations 2018</i> .
013	Individual submitter (name withheld)	Rutledge Boulevard, North Geelong	The submitter suggested that part land along Weddell Road would be better used as a sporting stadium – preliminary sketches were supplied.	Not supported.
014	Fire Rescue Victoria	Separation Street, North Geelong	Fire Rescue Victoria primary concern is around the minimum requirements for road design and construction, specifically that if the proposal had been designed based on the Road Network Requirements, these are inadequate in the opinion of the responding officer. Recommended: <ul style="list-style-type: none"> - cross sections of bends in local and micro streets. - canopy tree selection should factor in trimming on the roadside without harm to the tree. Any road needed for emergency vehicle access will need to be constructed before the development is commenced (including perimeter roads). CFA contacted as the amendment comes under their delegation – no response received.	Council officers will continue discussions with Fire Rescue Victoria in order to determine suitable action and will potentially adjust the road cross sections..
015	Individual submitter (name withheld)	Par Court, North Geelong	Submitter has concerns about traffic, amenity provision, lack of open space/parking/waste management details. Questions how the amendment fits into the Greater Geelong Planning Scheme. Wants to know how flooding will be dealt with. Photos included.	No changes recommended to the amendment. Many of these details will be captured by subsequent planning permits where details around car parking arrangements and waste and flooding will be dealt with. The comprehensive development plan includes requirements recommended in the stormwater strategy for either filling the site or minimum floor levels for development included

No.	Surname	Location	Summary	Response
				<p>in the Special Building Overlay. The site will be provided with public open space with the form of a central park, and a 10% public open space contribution in the form of land or cash would be required.</p>