

Environmental Land Use Buffer Assessment Geelong Saleyards Precinct





Prepared for:
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26 February 2021

DOCUMENT DISTRIBUTION

Number of Copies	Recipient
1 Electronic Copy (via email)	Jani Chalmers Senior Strategic Planner Strategic Planning City of Greater Geelong
Original Electronic File	Held on file by Landserv

DOCUMENT STATUS

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EXECUTIVE SUMMARY

Landserv Pty Ltd (Landserv) was engaged by the City of Greater Geelong (Council) to prepare this Environmental Land Use Buffer Assessment. It has been completed to inform the (soon to be finalised) Geelong Saleyards Precinct Plan.

This assessment is intended to document possible environmental, amenity and aesthetic constraints on the proposed residential and/or sensitive land uses occurring within the Geelong Saleyards Precinct, arising from the already established light industrial land uses surrounding the Saleyards. These established surrounding land uses were evaluated to identify those with potential to impose adverse amenity impacts in relation to noise, dust, odour, air emissions and vibration.

Some of the existing land uses identified within the study area generate noise. However, an acoustic report prepared as a support study for the Precinct Plan determined that the levels emitted can be mitigated by installing acoustic barriers and built form mitigation such as double glazing.

The existing industries surrounding the proposed development site are not expected to generate significant nuisance noise to new residents of the Geelong Saleyards Precinct.

Overall, this Environmental Land Use Buffer Assessment has not identified any significant adverse noise, dust, odour, air emissions (ambient and hazardous air pollutants) or vibration-related impacts from the existing land uses, to the extent that they would impact on the human health, well-being, local amenity or aesthetic enjoyment of new residents proposed for the Geelong Saleyards Precinct.

It is envisaged that any minor residual impacts experienced by new residents of the Geelong Saleyards Precinct can be managed through the normal enforcement of applicable Council by-laws and EPA regulations.

It is not considered necessary to alter the precinct plan or overall approach to planning the Saleyards redevelopment to account for the surrounding land uses – other than the consideration already given to these land uses during preparation of the Precinct Plan to date.

The assessment identified ten businesses in the study area that carry out activities that - on a larger scale - might warrant the application of development constraints or buffers, in accordance with EPA Publication 1518 (*'Recommended separation distances for industrial residual air emissions'*). Those businesses comprise a service station, 3 x stone processing businesses, 4 x sheet metal and steel processing businesses and 2 x catering type premises. Based on the size and scale of these businesses it is unlikely the quantities of materials processed would exceed the (EPA 1518) thresholds for which buffers would otherwise be considered.

If the EPA deems it necessary, formal communications can be initiated to ask the 'Concrete and Stone Article Manufacture', 'Bakery' and 'Coffee Roasting' businesses what quantities they process. However, the business owners are not compelled to provide that information and Landserv does not regard such enquiries as being necessary given the obvious low risk.

In relation to land use compatibility, no other treatments, planning controls such as 'reverse buffers' or development design measures are considered necessary for potential future sensitive land uses on the Geelong Saleyards Precinct.

1 INTRODUCTION

1.1 Introduction

The former Geelong Saleyards ('the Saleyards') are located at 125-135 Weddell Road in North Geelong Victoria and ceased operation in 2017.

Closure of the Saleyards and the departure of Target retail business headquarters from Geelong (formerly located on an adjacent property) presented an opportunity for the City of Greater Geelong ('Council') to consider what the best use of the land should be. A substantial body of work has been carried out by the Council over the past 2 years to develop and publish a draft Precinct Plan. The plan covers the area known as the 'Geelong Saleyards Precinct' which incorporates the Saleyards, the former Target headquarters (now Gateways Support Services), the Sphinx entertainment complex, crown land reserves and the industrial area to the north.

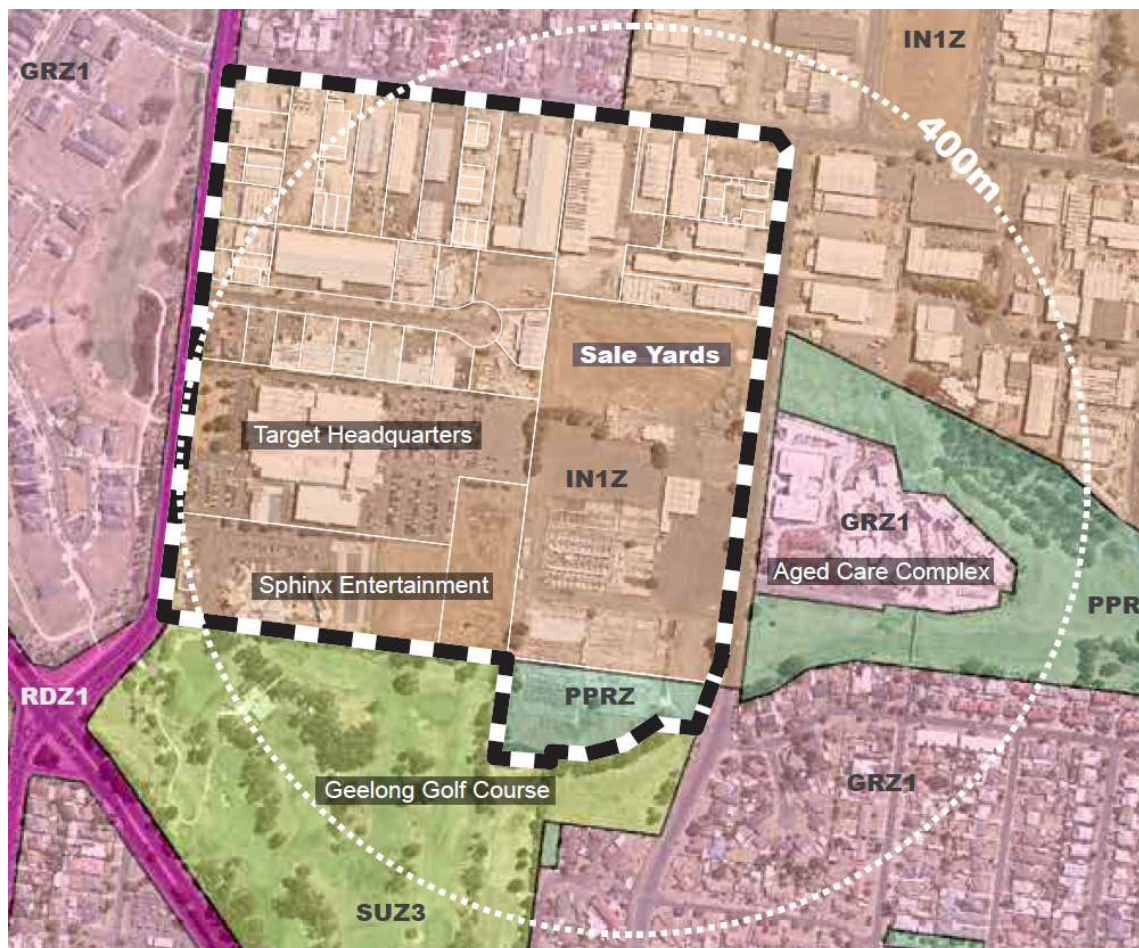


Figure 1.1 – Geelong Saleyards Precinct

In preparing the draft Precinct Plan, Council assembled a team of expert planners and consultants and the plan is supported by a number of studies and reports contributing to a site analysis, covering the following:

- Drainage (Rippleside Catchment Drainage and Flood Study);
- Environmental Site Assessment;

- Movement and Access;
- Heritage;
- Existing trees; and
- Acoustic.

Subsequent to the draft Precinct Plan being issued, stakeholder and public consultation were carried out to August 2020.

Landserv Pty Ltd (Landserv) was then engaged by Council in November 2020 to prepare this Environmental Land Use Buffer Assessment.

1.2 Study Objective

The intention of this Environmental Land Use Buffer Assessment is to document possible environmental, amenity and aesthetic constraints on the proposed residential and/or sensitive land uses occurring within the Geelong Saleyards Precinct, arising from the already established light industrial land uses surrounding the Saleyards.

The assessment has investigated existing land uses surrounding the Saleyards that have the potential to impose adverse amenity impacts on proposed land uses envisaged under the draft Precinct Plan. The buffer assessment outcomes may be used to inform the finalised Precinct Plan and associated design constraints if any.

More specifically, the assessment identifies sources of potential adverse amenity impacts in relation to noise, dust, odour, air emissions and vibration from within a defined 'study area' that may continue to operate over the short, medium and long term.

The boundaries of the Saleyards and study area are shown on Figure 1 in Appendix A.

2 SCOPE OF ASSESSMENT

2.1 Overall Approach, Guidelines and Information Review

To address the study objective Landserv's desktop information review identified existing industries within the study area and evaluated their potential to cause adverse impacts (in relation to noise, dust, odour, air emissions and vibration).

The buffer assessment has been undertaken in general accordance with:

- Environment Protection Authority (EPA) Publication 1518, Recommended separation distances for industrial residual air emissions, 2013; and
- Greater Geelong planning scheme, Clause 53.10 Uses and Activities with Potential Adverse Impacts.

The EPA 1518 guideline aims to support effective decision making regarding land uses, to:

- protect human health and wellbeing, local amenity and aesthetic enjoyment;
- protect existing industry from encroachment by sensitive uses; and
- prevent land adjacent to industry from being underutilised.

The EPA 1518 guideline contains a list of recommended separation distances that aims to minimise the off-site impacts on sensitive land uses arising from unintended, industry-generated odour and dust emissions. The recommended distances apply to residual air emissions for dust and odour which have the potential to impact on human health and wellbeing, local amenity and aesthetic enjoyment.

In applying the EPA 1518 guideline, for each of the existing businesses within the study area, Landserv considered the following:

- Any significant environmental impacts likely to be caused by the existing light industrial, commercial and entertainment land uses around the margins of the Saleyards that might affect the amenity of future residential occupants;
- Land use compatibility in terms of impacts to future sensitive use areas within the Geelong Saleyards Precinct and their interface with the adjoining industrial land; and
- Assessing appropriate separation distances to existing light industry, commercial and entertainment uses for properties surrounding the Saleyards.

Since a Council resolution to close the Saleyards in 2017, several investigations have previously been completed. The most relevant documents referenced for this assessment were the draft Precinct Plan (as the culmination of other planning studies and multidisciplinary planning considerations) and the acoustic report – *Geelong Saleyards Precinct Plan Acoustic Report*, by Renzo Tonin & Associates, July 2019.

The recommended separation distances in the EPA 1518 guideline do not apply to noise, vibration, ambient and hazardous air pollutants. In regard to the assessment of noise, Renzo Tonin & Associates 2019 adopted criteria from:

- State Environment Protection Policy (Control of Noise from Industry, Commerce and Trade) No. N-1 (SEPP N-1);

- State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2 (SEPP N-2);
- 'Guidelines: Noise from Industry in Regional Victoria' (NIRV) - Victorian EPA Publication 1411;
- Greater Geelong Planning Scheme Clause 53.06 - Live Music and Entertainment Noise;
- Greater Geelong Planning Scheme Clause 55.07-6 Standard B40 and 58.04-3 Standard D16; and
- Australian Standard 2107: 2016 Acoustics – Recommended Design Sound Levels.

Immediately outside the study area, along the north side of Victoria Street, the west side of Thompson Road and the east side of Weddell Road are existing residences. This Environmental Land Use Buffer Assessment has evaluated and considered any known impacts and complaints received by Council or EPA, in regard to the occupants of the study area.

The approach to considering impact from vibration has been to evaluate the land uses for known vibration problems and review existing complaints on record with Council and EPA. Vibration was considered in the evaluation of existing industries and potential impacts in Section 5 and the findings of that are summarised as an overview of residual potential adverse impacts in Section 7.1.

The approach to considering impacts from ambient and hazardous air pollutants has been to evaluate the land uses for known ambient and hazardous air pollutant problems and review existing complaints on record with Council and EPA. Ambient and hazardous air pollutants were considered in the evaluation of existing industries and potential impacts throughout Section 5, including a review of EPA licensed facilities database and presence of major hazard facilities in Section 5.1.2. The findings in regard to ambient and hazardous air pollutants are summarised as an overview of residual potential adverse impacts in Section 7.1.

Other guidelines and databases considered included:

- State Environment Protection Policy, Air Quality Management;
- WorkSafe Victoria, Land Use Planning Near Major Hazard Facilities;
- EPA's licensed premises database; and
- Victoria's Planning Provisions.

2.2 Commencement, Consultation and Information Gathering

To commence this project Landserv met with Council's planning Project Manager to confirm the approach and scope of work. Then throughout the assessment Landserv continued to liaise with Council. Council supplied a range of information that was reviewed as part of the assessment, including:

- The draft Geelong Saleyards Precinct Plan;
- Comments provided by EPA Victoria in relation to the Geelong Saleyards Precinct Plan;
- Geelong Saleyards Phase 1 & 2 Environmental Site Assessment 2018 prepared by Coffey Services Australia;

- Geelong Saleyards Acoustics Report 2019 prepared by Renzo Tonin & Associates;
- Geelong Saleyards Condition Report 2016 prepared by P.J. Yttrup & Associates;
- A list of properties and corresponding land use from Council's database;
- A list of planning permits issued for the study area;
- Amenity complaints lodged with Council regarding occupants of the study area; and
- Other information such as project bulletins for the Geelong Saleyards Precinct proposed redevelopment, posted on Council's website.

Consultation with stakeholders and the community has been carried out through the precinct planning process by Council during 2020. Public calls for comment on the draft Precinct Plan closed on 9 August 2020.

Prior to that the community has been kept informed by information bulletins since March 2018 and invited to communicate with Council via email links and phone numbers provided. It was not considered necessary to carry out further consultation as part of this Environmental Land Use Buffer Assessment.

2.3 Site Inspection

In order to effectively complete the Environmental Land Use Buffer Assessment, a walkover inspection was carried out by experienced Landserv environmental engineers around the study area on public roads and footpaths.

The inspection served to 'ground truth' the existing occupants and industries identified by the desktop research, along Victoria Street, Thompson Road and the other minor roads and driveways in the study area.

2.4 Interpretation of Information and Report Preparation

Landserv interpreted all of the information provided by Council and otherwise available to us, to identify the land uses of properties within the study area through a combination of desktop research, interrogation of Nearmap aerial photographs and Google 'street view' images and observations during the site inspection.

This included identifying the types of uses and activities, which if not appropriately designed and located, might cause offence or unacceptable risk to residential neighbours.

Landserv evaluated the land uses and distances against the recommended separation distances in EPA 1518 Guideline Table 1 Index of Industry Categories (the Index) which:

- defines the industries requiring a separation distance;
- lists and assigns recommended separation distances between industrial land uses and sensitive land uses; and
- references other guidelines and codes if they are relevant to particular industries.

Landserv also reviewed complaints information provided by CoGG and EPA, regarding occupants of the study area.

The outcomes of our interpretation are provided in this report, with a focus on separation distances and amenity and nuisance level impacts. Figure 3 of Appendix A provides a visual depiction of the land uses within the study area and distance from the Saleyards. Table 5.1 lists the existing properties and their distance from the boundary of the Saleyards.

Where potential adverse amenity impacts and/or compatibility issues have been identified, Table 5.2 of this report categorises the relevant businesses according to activity types, then lists the number of businesses in each category, the potential sources of impact and primary concerns in terms of impact.

Section 7.1 considers the significance of encroachment in regard to the risk of adverse amenity to new residents. It also informs Council about the potential off-site amenity impacts generated within the industrial precinct that could impact the future short to medium term transition of the Saleyards and Gateway Support Services sites from industrial and office uses to residential or other sensitive land uses such as open space, retail, aged care and day care etc.

Where potential impacts are identified, recommendations have been made in Section 7 on how to mitigate and/or remove these impacts through measures such as buffers (including specifying buffer distances for specific uses) or design treatments such as acoustic treatments that could be applied to future development.

3 PRECINCT DESCRIPTION AND FRAMEWORK PLAN

3.1 Setting

The Saleyards are located in North Geelong, approximately 2.5 km from the Geelong Central Business District (CBD). The Saleyards property is generally rectangular and occupies approximately 6.75 ha. It is bounded by Weddell Road to the east, light industrial land to the north and west, and the Geelong Golf Club to the south. The Saleyards land is currently zoned Industrial 1 (IN1Z).

The land to the east of the Saleyards, across Weddell Road, is zoned General Residential (GRZ1) and is occupied by the Multicultural Aged Care Services (MACS) facility.

A piece of land directly south of the Saleyards, as well as some pockets to the north east and south east are zoned Public Park and Recreation (PPRZ) consisting of open grass and vegetated area.

Beyond the north and east boundaries of the Saleyards, the suburb of North Geelong is a mix of residential (including residents immediately opposite, on the north side of Victoria Street) and small to medium scale commercial / industrial development.

The suburb of Geelong West is broadly south of the Saleyards. It is predominantly residential, with some commercial use, open space and sporting facilities. It has less industrial land use than North Geelong.

Table 3.1 below summarises the zoning and land uses around the Saleyards:

Table 3.1 Summary of Surrounding Land Uses

Direction	Description
North	To the north and north west of the Saleyards, the land (within the study area) is zoned Industrial 1 (IN1Z) and occupied by a variety of light industrial factories, warehouses and depots. The industrial land uses of North Geelong then extend further north east beyond Victoria Street (i.e. beyond the study area).
South	To the south of the Saleyards, the land (outside of the study area) is zoned Public Park and Recreation (PPRZ), to southwest is Geelong Golf Club, zoned Special Use Zone 3 (SUZ3).
East	To the east of the Saleyards, across Weddell Road (outside of the study area), is the Multicultural Aged Care Services (MACS) facility, together with some general residential (GRZ1) land and two sections of public park (PPRZ) to the north and south of MACS. South east of the Saleyards (outside of the study area) the suburb of Geelong West is predominantly residential with commercial areas along Pakington Street.
West	To the west of the Saleyards, the land (within the study area) is zoned Industrial 1 (IN1Z) and is occupied predominantly by the Sphinx entertainment complex and Gateways Support Services. Beyond the study area on the west side of Thompson Road are residences built alongside parts of the Geelong West Golf Course.

Surrounding land uses and associated zoning are depicted on Figure 2 in Appendix A.

3.2 Precinct Description

The Geelong Saleyards Precinct is defined in the draft Precinct Plan (CoGG 2020), incorporating the Saleyards, Gateways Support Services (8-14 Thompson Road), the Sphinx entertainment complex (6 Thompson Road), a vacant block (6A Thompson Road), crown land reserves and the industrial area to the north.

3.3 Framework Plan and Proposed Redevelopment

Figure 3.1 below depicts the proposed Framework Plan as published in the draft Precinct Plan.

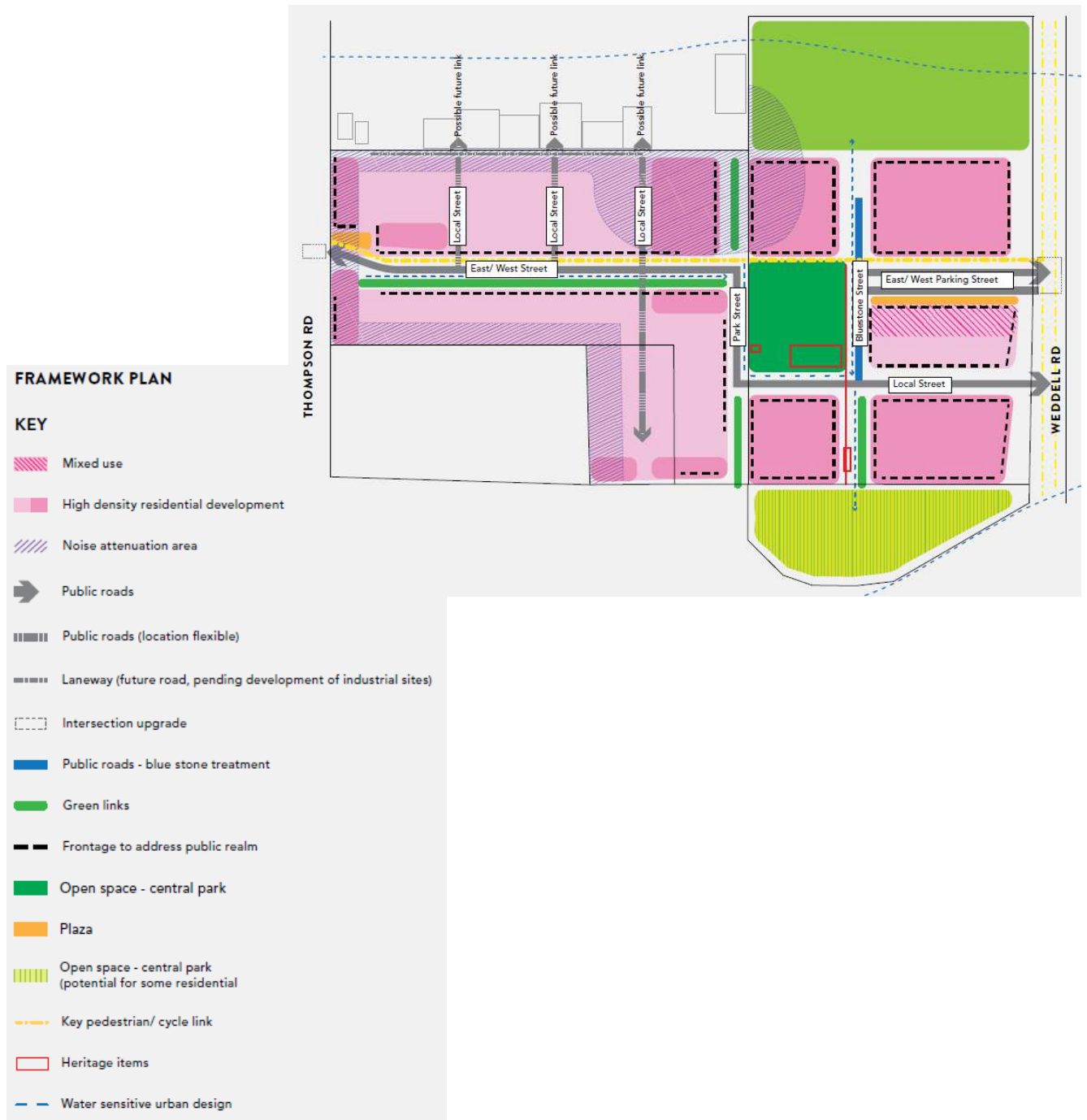


Figure 3.1 – Framework Plan (draft Precinct Plan CoGG 2020)

In summary, the Framework Plan, as it is depicted in the draft Precinct Plan, provides for mixed use and high density residential development, interspersed with open space and plaza areas.

Apart from the Saleyards, the Framework Plan extends across 8 – 14 Thompson Road (Gateways Support Services) and 6A Thompson Road, the vacant property between the Saleyards and the Sphinx entertainment complex.

3.4 Study Area

The study area, as defined by Council and used to inform this Environmental Land Use Buffer Assessment is the 'industrial area' bound by Thompson Road, Victoria Street, Weddell Road and the Saleyards. The area includes the properties existing on Hepner Place (access from Thompson Road). The study area covers approximately 20.5 ha, mainly to the north and west of the Saleyards.

The study area is zoned IN1Z and is generally occupied by small scale commercial / industrial buildings, as well as offices, warehouses, telecommunications, a hotel gaming business and an indoor sporting facility.

The boundary of the Saleyards and study area are shown on Figure 1 in Appendix A.

3.5 Current Permit Applications

3.5.1 Review of Current Planning Permit Applications

Based on a review of current planning applications, one application in the study area has had the public comment period recently close and is presently under consideration by Council, for 6A and 8 – 14 Thompson Road North Geelong. This is the site referred to as the 'Gateways' site and is discussed further in Section 3.4.2 below.

No other planning applications are understood to be currently pending.

3.5.2 Planning Permit and Proposed Use of the Gateways Site

During preparation of the Precinct Plan (around March 2020) a substantial portion of 8 – 14 Thompson Road and 6A Thompson Road was leased to Gateways Support Services, understood to be in the form of a ten year lease.

A planning permit application was then submitted for works at that property, with the application being for:

'Buildings and Works Associated with the Use of the Land for Industry/Warehouse, Display Internally Illuminated Business Identification Signage, Alteration of Access to a Road in a Road Zone Category 1, Creation of Carriageway Easement and Reduction of Car Parking'

Media releases by Gateways indicate that the details of the application may include:

- A gymnasium available to the public and specialising in training for people with disability;
- A café with outdoor play area;
- Office space for allied health and organisations seeking quality, functional space in an inclusive environment; and

- Catering, hospitality and packing facilities to support life skills and job ready training.

Based on the private ownership, ten year lease and 2020 planning application for 6A and 8 – 14 Thompson Road North Geelong, future scenarios for this portion of the precinct are likely to include either:

- 'Interim' use of the Gateways site for the current offices / disability services and proposed activities subject of the current planning permit application for a 10 year period, followed by residential redevelopment in accordance with the draft Precinct Plan; or
- Use of the Gateways site for the current offices / disability services and proposed activities subject of the current planning permit application for a 10 year period, followed by renewal of the lease to Gateways or occupation by new tenants for ongoing commercial / industrial use of the site.

Neither of these uses would be expected to materially change the potential for amenity impacts to new residents or the outcomes of the Environmental Land Use Buffer Assessment as discussed in subsequent sections of this report.

The only adjustment requiring consideration if the Gateways site remains under commercial / industrial use after the Saleyards is redeveloped (for residential) might be modifications to the acoustic fencing designs published in the draft Precinct Plan (CoGG 2020).

4 PLANNING CONTEXT FOR THE SALEYARDS PRECINCT

4.1 State Planning Policy Framework

The State Planning Policy Framework (SPPF) includes a number of references to planning, land uses and their relationship to each other, with relevance to the Geelong Saleyards Precinct.

The following summary is not intended to be comprehensive and is limited to material summarised from draft Precinct Plan as well as that broadly relevant for the Environmental Land Use Buffer Assessment.

Sections 4.1.1 to 4.1.4 summarise the relevant SPPF policies considered in preparing the draft Precinct Plan (CoGG 2020).

4.1.1 Settlement and Housing

11.01-1S SETTLEMENT

- Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.
- Limit urban sprawl and direct growth into existing settlements.
- Promote and capitalise on opportunities for urban renewal and infill redevelopment.

16.01-3S HOUSING DIVERSITY

- To provide for a range of housing types to meet diverse needs.
- Ensure housing stock matches changing demand by widening housing choice.
- Facilitate diverse housing that offers choice and meets changing household needs through a mix of housing types.
- Encourage the development of well-designed medium-density housing that respects the neighbourhood character, improves housing choice and makes better use of existing infrastructure.
- Support opportunities for a range of income groups to choose housing in well-serviced locations.

21.06-3 URBAN CONSOLIDATION

- To provide for the consolidation of existing urban areas in a managed way.
- To encourage an appropriate range of development densities.

4.1.2 Neighbourhood Character

15.01-5S NEIGHBOURHOOD CHARACTER

- To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

21.06-4 NEIGHBOURHOOD CHARACTER

- To manage the impact of urban change on existing neighbourhoods.

- To ensure that new development responds to the existing neighbourhood character.
- *To protect areas with a significant garden character.*

4.1.3 Heritage

15.03-1S HERITAGE CONSERVATION

- To ensure the conservation of places of heritage significance.
- Encourage appropriate development that respects places with identified heritage values.
- Retain those elements that contribute to the importance of the heritage place.
- Encourage the conservation and restoration of contributory elements of a heritage place.
- Ensure an appropriate setting and context for heritage places is maintained or enhanced.
- Support adaptive reuse of heritage buildings where their use has become redundant.

22.09 CULTURAL HERITAGE

- To encourage the retention of culturally significant and contributory heritage places within Heritage Overlay areas.
- To encourage development to be undertaken in accordance with the accepted conservation standards of the ICOMOS Burra Charter.
- To conserve and enhance the natural or cultural features of an area or site and to ensure that any alterations or development complement their form and appearance.

4.1.4 Industry

17.03-1S INDUSTRIAL LAND SUPPLY

- To ensure availability of land for industry.

13.04-1 CONTAMINATED AND POTENTIALLY CONTAMINATED LAND

- To ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.

13.07-1S LAND USE COMPATIBILITY

- To safeguard community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site effects.

4.1.5 Noise

In addition to the SPPF clauses summarised in the draft Precinct Plan, Clauses 13.05 and 13.05-1S are relevant to noise and noise abatement. They seek to ensure that development is not prejudiced and community amenity is not required by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area. The policy considers the following policy guidelines (as considered relevant to this study):

- State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1.
- A Guide to the Reduction of Traffic Noise (VicRoads 2003).

4.1.6 Air Emissions

Clauses 13.06 and 13.06-1S relate to air quality and air quality management respectively. They seek to assist the protection and improvement of air quality. This clause seeks to ensure, wherever possible, that there is suitable separation between land uses that reduce amenity and sensitive land uses.

The policy considers the following policy guidelines (as considered relevant to this study).

- State Environment Protection Policy (Air Quality Management).
- Recommended Buffer Distances for Industrial Residual Air Emissions (Environmental Protection Authority, 1990) in assessing the separation between land uses that reduce amenity and sensitive land uses.

4.1.7 Land Uses With Adverse Amenity Impacts

The Environment Protection Act 1970 and the Victoria Planning Provisions provide the policy basis for the regulation and management of separation distances for odour- and dust-emitting industries.

Clause 53-10 of the planning scheme covers uses and activities with potential adverse impacts. Its purpose is to identify those types of uses and activities, which if not appropriately designed and located, may cause offence or unacceptable risk to the neighbourhood.

Considering the existing light industrial uses in the study area and the anticipated introduction of residential and other sensitive uses, this Land Use Planning Assessment has effectively considered the reverse amenity principles in regard to us assessing the potential of the existing uses in the study area to affect the amenity of future sensitive uses.

4.2 Published Strategies

In addition to SPPF policy, the draft Precinct Plan indicates that land use planning consideration was given to the following published strategies in developing the plan:

- Plan Melbourne 2017 – 2050;
- G21 Regional Growth Plan;
- Greater Geelong: Clever and Creative Future;
- Housing Diversity Strategy;
- Social Housing Plan 2018 – 2041; and
- Settlement Strategy for Greater Geelong.

4.3 Environment and Heritage Context

As indicated in Section 1.1, the draft Precinct Plan (CoGG 2020) has taken into account outcomes of a number of studies and reports contributing to a Site Analysis, effectively summarising the environment and heritage context of the Geelong Saleyards Precinct.

Those studies included Drainage, an Environmental Site Assessment (for contaminated land), movement and access, heritage, existing trees and acoustic considerations.

5 RELEVANT EXISTING INDUSTRIES AND POTENTIAL IMPACTS

5.1 Industry Identification

Inspections of the study area were conducted on 18 November 2020. The inspection consisted of a physical walk through taking notes on existing businesses, occupancy and apparent operations. This information was supplemented in this review by aerial photography provided by NearMap, street view by Google Maps and a list of businesses registrations in the area provided by Council.

5.1.1 Existing Industries

The study area covers some sixty-seven parcels of land, containing forty-six operational businesses. Some businesses within the study area occupy more than one parcel, some parcels are presently vacant, others contain telecommunications infrastructure or are part of a body corporate shared space (i.e. driveway or carpark).

The identified businesses within the study area are listed in the table below.

Table 5.1 Identified Businesses

Address	Business Name	Distance to site* (m)
2-6 Thompson Road	The Sphinx	120
8-14 Thompson Road	Gateways Support Services	0
16-18 Thompson Road	IINET	240
1/18 Thompson Road	Frejiah Carpet and Floor Coverings	250
2/18 Thompson Road	Bear and Scoobs Café	250
20 Thompson Road	Mowers Galore	250
22 Thompson Road	Bay City A1 Tyres	250
24 Thompson Road	Nardi Produce Wholesale	260
26-28 Thompson Road	Caltex Service Station	270
1-3 Hepner Place	Centre Court Indoor Tennis & Grand Slam Physio	140
4 Hepner Place	Lunn Sheet Metal and Mechanical Services	125
5 Hepner Place	Sweet Indulgence Cakes	70
6 Hepner Place	TGR Transport	0
7 Hepner Place	Sandman Stone	0
9 Hepner Place	Ruffin Hydraulics	65
10 Hepner Place	Espresso and Coffee Solutions	95
1/11 Hepner Place	Geelong Medical Supplies	125
1/12 Hepner Place	GNG Distribution Pty Ltd.	160
2/12 Hepner Place	TDR Engines & Race Parts	160
1-2/13 Hepner Place	R & M Rogers & Sons Plastering and Roofing Supplies	185
14 Hepner Place	Print Design Australia	215

Address	Business Name	Distance to site* (m)
122 Victoria Street	Geelong Farm Supplies	125
140 Victoria Street	SCOPE Australia	120
142 Victoria Street	GKI Stone	85
148-150 Victoria Street	Caronlab Australia	0
152-154 Victoria Street	JHS Building Products	35
1/156 Victoria Street	Urban Bar Design	145
2/156 Victoria Street	J.R. Gas Conversions	145
3/156 Victoria Street	Geelong Appliance Spares	105
4/156 Victoria Street	KNA Constructions	105
5/156 Victoria Street	Victoria Blinds	105
1-2/158 Victoria Street	Giant Office Furniture	140
160 Victoria Street	Pacific Trailers	135
162 Victoria Street	Soldani Bros	160
1/164 Victoria Street	Gavs Signs	235
2-3/164 Victoria Street	BCI Wheels	190
4-5/164 Victoria Street	Grain Search	205
166 Victoria Street	Kubota Tractor Sales	255
152-154 Weddell Road	TNT Fed-EX	25
156 Weddell Road	Surdex Steel	50
158 Weddell Road	Duncan Equine Group	95
1/153 Weddell Road	Pressure Right Pumps	30
2/153 Weddell Road	Geelong Marble House	0
157 Weddell Road	Combined Waste Services	55
1/159 Weddell Road	Huntz Kitchen Plus	85
2-4/159 Weddell Road	SS Motors	85
<i>Note: *Distance measured from edge of property parcel to edge of the Saleyards site. Vacant Properties or Closed Premises area not listed</i>		

A full list of property parcels and associated use from within the study area are provided in Table 1 of Appendix B.

Various existing industries were identified within the study area. The majority of these relate to light industry type operations, such as; metal, stone and marble working, automotive mechanics (tyres, wheels, parts and repairs etc.).

Retail premises make up the next largest portion of businesses, covering a range of products; carpets, furniture, mowers, tractors, fuel, baked goods. A number of businesses are using their properties for warehousing, storage and distribution.

A breakdown of the existing industries into subcategories is shown in Table 5.2 below along with the potential sources of emission and primary concerns for this assessment associated with those industries.

Table 5.2 Existing Industry Subcategories

Subcategory	Number of Businesses	Potential Source	Primary Concern
Light Industry / Factory	22	Use of tools, Machinery, Manufacturing, Heavy Vehicles	Noise, Odour
Warehouse / Depot / Storage	9	Heavy Vehicles	Noise
Office Premises	4	N/A	N/A
Retail Premises	10	Heavy Vehicles, Production of baked products	Noise, Odour
Hotel Gaming	1	Gaming / Music / Concert Activities	Noise
Indoor Sports Grounds/Complex	1	Sporting Activities	Noise

Of all the existing industries identified within the study area the most likely to pose a potential concern to the Saleyards would be those in the light industry / factory subcategory. Operational activities such as use of tools and machinery, functioning plant and heavy vehicles, along with any manufacturing can potentially generate noise and odour issues beyond the premises.

Mapped locations of these identified industries are displayed on Figure 3 of Appendix A.

5.1.2 EPA Licenced Sites and Major Hazard Facilities

A review of EPA licenced sites via the Department of Environment, Land, Water and Planning (DELWP) Victoria Unearthed online resource indicated no facilities within the study area were identified to hold an EPA licence to discharge to air for dust or odour.

Major hazard facilities are locations such as oil refineries, chemical plants and large fuel or chemical storage sites where large quantities of hazardous materials are stored, handled or processed. There are none of these in the study area and the nearest such facility is understood to be the Viva Energy refinery, approximately 5.3 km north east of the study area.

5.2 Complaint History

The previous performance of all the industries is a relevant consideration in establishing if there are any existing issues with respect to offsite, dust, noise or odour or impacts. In conducting the assessment, emphasis was placed on establishing the past performance of each industry with respect to off-site dust, noise or odour, as gauged by the incidence of complaints lodged with the Council and EPA.

5.2.1 Council Information

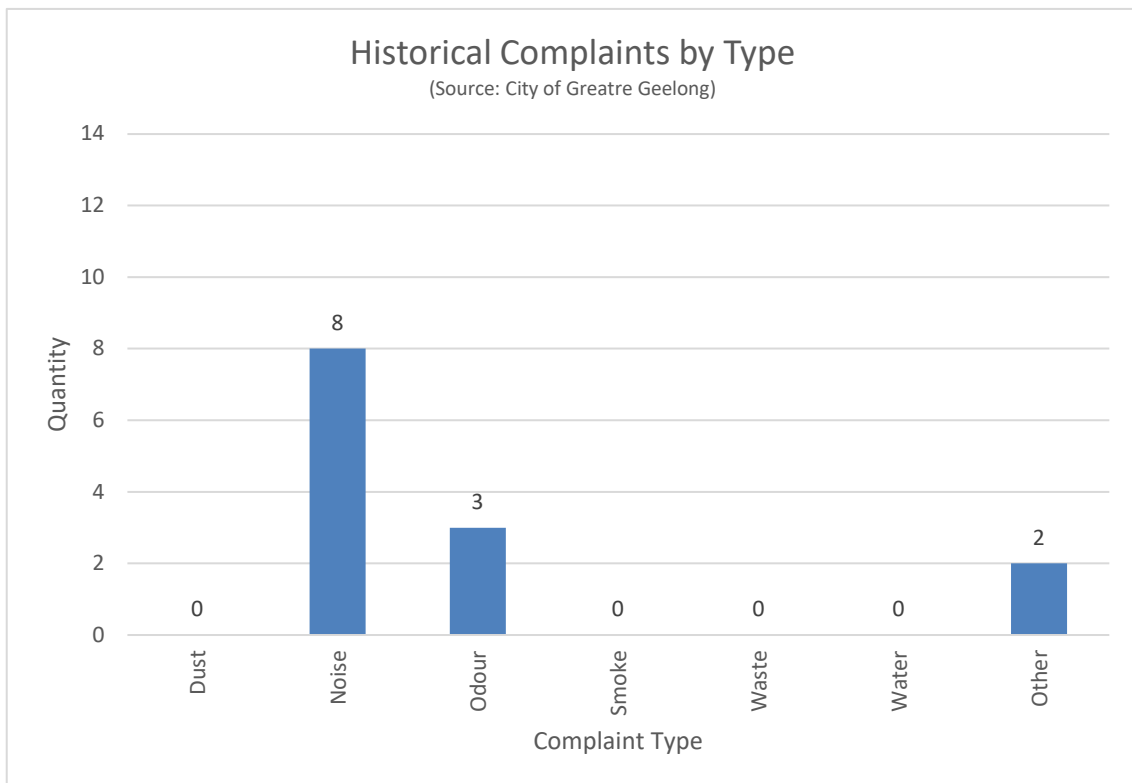
Council provided list of all dust, noise and odour complaints relevant to the area for the period ranging from January 2006 to November 2020. In total there have been eight noise complaints, three odour complaints and two 'other' complaints regarding vermin. It is noted that seven noise complaints from the area are associated with the operational use of the Saleyards itself.

The complaints occurring within the study area are described below:

- 22 Thompson Road (currently A1 Bay City Tyres), commercial noise complaint, delivery of goods at 3am.
- 26-28 Thompson Road (currently Caltex service station), odour complaint emanating from the property and affecting other nearby industrial sites.
- 1/12 Hepner Place (currently GNG Distribution Limited), commercial pollution, odour and fumes emanating from this property and affecting the adjoining property 2/12 Hepner Place.

A summary of complaints received by Council is provided in Table 2 of Appendix B.

Figure 5.1 Historical Complaints by Type

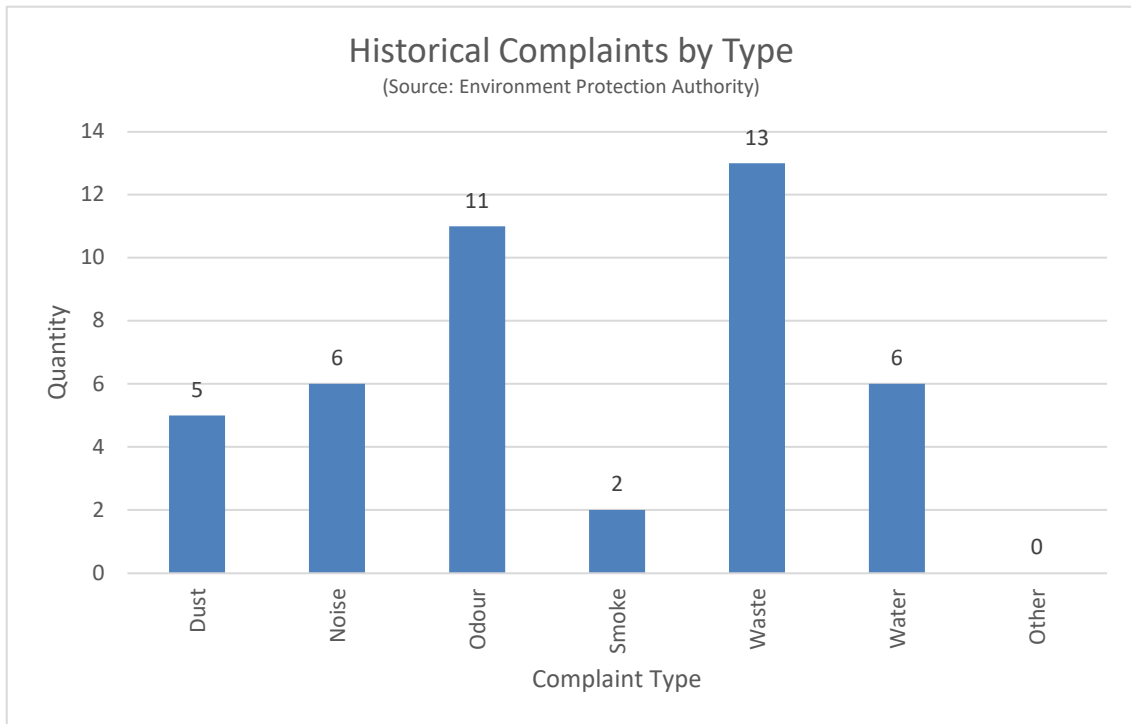


Based on the data provided, the majority of complaints registered with the Council were noise related and emanated from the Saleyards prior to its closure in August 2017. Of the other remaining complaints there would not appear to be systemic or repeated breaches of planning provisions for Industrial 1 Zone (VPP33.01) or the schedule to Industrial 1 Zone (LPP33.01) under the City of Greater Geelong planning scheme. Whilst not acceptable, the complaints are more likely to be associated with isolated incidents.

5.2.2 EPA Information

EPA provided a chart of various complaints recorded from within the study area between August 2012 and December 2020. In total there have been forty-three pollution reports recorded during the monitoring period, whilst the majority relate to waste, significantly eleven were odour type complaints. Complaints relating to dust, noise and water issues were recorded during this period and two complaints were relating to smoke emissions.

Figure 5.2 Historical Complaints by Type



Information provided by EPA did not outline specifically by whom or where historical complaints were registered, the incident date or the potential source. Conclusions regarding the frequency or trend of complaints cannot be drawn based on this information.

5.3 History of EPA Breaches

Although the complaints in Section 5.4 above were received, there are no indications based on the data provided by EPA of any breaches of the EP Act or regulations for industries within the study area surrounding the Saleyards to the north and west.

6 BUFFER DISTANCE ASSESSMENT

6.1 Buffer Distance Guideline

EPA Publication 1518 ('the guideline') contains a list of recommended separation distances to minimise the off-site impacts on sensitive land uses arising from unintended, industry-generated residual air emissions for dust and odour.

The guideline aims to support effective decision making regarding land uses, to:

- protect human health and wellbeing, local amenity and aesthetic enjoyment;
- protect existing industry from encroachment by sensitive uses; and
- prevent land adjacent to industry from being underutilised.

Separation distances can be used to define zones of land off-site from the industry premises, which are constrained from development for sensitive land uses (i.e. residential, schools, hospitals and recreation reserves).

Given the urban setting, where applicable, separation distances are to be prescribed as per Method 1 (Urban method) of the guideline. This method requires that the separation distance be measured from the activity boundary of the industry to the property boundary of the sensitive land use, i.e. this activity boundary of the industry is a convex polygon containing the activities of the industry.

6.2 Study Area Evaluation

Landserv evaluated industries identified within the study area against those industry types and associated recommended separation distances outlined in Table 1 'Index of Industry Categories' of the guideline, which:

- defines the industries requiring a separation distance by a description of the activities and scale of operations;
- lists and assigns recommended separation distances between industrial land uses and sensitive land uses; and
- references other guidelines and codes if they are relevant to particular industries.

Businesses identified from within the study area as conducting industries that have the potential for off-site dust emissions / impacts were:

- Lunn Sheet Metal and Mechanical Services
- Ruffin Hydraulics
- R & M Rogers & Sons Plastering and Roofing Supplies
- Surdex Steel
- Sandman Stone
- GKI Stone
- Geelong Marble House

During the site inspection, each of these businesses were identified from the adjacent footpath but no dust of significant quantity was observed emanating from the premises.

Businesses identified from within the study area as conducting industries that have the potential for off-site odour emissions / impacts were:

- Caltex Service Station
- Sweet Indulgence Cakes
- Espresso and Coffee Solutions

During the site inspection each of these businesses were identified from the adjacent footpath but no odours of significance emanating from the premises were detected.

The table below shows the recommended separation distances as specified in the EPA guidelines for those businesses within the study area conducting industries with the potential for off-site emissions (dust or odour).

Table 6.1 Default EPA Separation Distances for Industries within the Study Area

Business Name	Industry Type	Default EPA Separation Distance
Lunn Sheet Metal and Mechanical Services	Iron and Steel Production	<1,000,000 t/y = 500 m >1,000,000 t/y = 1000 m
Ruffin Hydraulics	Iron and Steel Production	<1,000,000 t/y = 500 m >1,000,000 t/y = 1000 m
R & M Rogers & Sons Plastering and Roofing Supplies	Iron and Steel Production	<1,000,000 t/y = 500 m >1,000,000 t/y = 1000 m
Surdex Steel	Iron and Steel Production	<1,000,000 t/y = 500 m >1,000,000 t/y = 1000 m
Sandman Stone	Concrete and Stone Article Manufacture	>5,000 t/y = 100 m
GKI Stone	Concrete and Stone Article Manufacture	>5,000 t/y = 100 m
Geelong Marble House	Concrete and Stone Article Manufacture	>5,000 t/y = 100 m
Caltex Service Station	Storage of Petroleum and Hydrocarbon Products	Tanks >2,000 tonnes Floating Roof – 100 m Fixed Roof – 250 m
Sweet Indulgence Cakes	Bakery	>200 t/y = 100 m <200 t/y = No distance
Espresso and Coffee Solutions	Coffee Roasting	>200 t/y = 250 m <200 t/y = No distance

The recommended separation distances provided in the EPA guidelines are not based on any particular assumptions about the industry, the likelihood of industrial residual air emissions or the environment surrounding the industry. Rather, the recommended separation distances are EPA's default minimum in the absence of a detailed, site-specific assessment for a proposed industrial or sensitive land use.

Accompanying the default separations distances in the table above are criteria relating to the industry scale of the production (tonnes per year) or in the case of 'storage of petroleum and hydrocarbon products' the capacity volume of tanks. Based on this criteria, default separations distances may or may-not be applicable to individual

businesses. The following consideration has been given to the applicability of the stated thresholds for each of the ten business listed in Table 6.1 above:

- In regard to the 'Iron and Steel Production' category, four businesses in the study area warranted consideration. All four of these businesses carry out sheet metal fabrication and steel product fabrication and their activities are on a scale much smaller than our understanding of the intent of EPA Publication 1518. These businesses 'fabricate' materials rather than 'produce' iron and steel. Therefore, no further consideration of these businesses is required.
- For the 'Storage of Petroleum and Hydrocarbon Products' it is clear from observing the Caltex service station that it could not plausibly store anywhere near the threshold of 2,000 tonnes of fuel. The typical amount of fuel stored by a domestic service station is around 100 tonnes or less and there are no above ground fuel storage tanks other than two LPG tanks (estimated to total around 5 to 10 tonnes). No further consideration of the subject service station is required.
- It is considered highly unlikely that the material quantities processed by the remaining 'Concrete and Stone Article Manufacture', 'Bakery' and 'Coffee Roasting' businesses would come close to the thresholds listed in EPA Publication 1518 and the risk of any reverse impact to amenity is considered to be very low.

In the case of all ten businesses listed above there is a potential for a reduction or removal of the buffer distances, given the relatively small scale of production at each of the individual businesses operating within the study area. The default separation distances are unlikely to be applicable.

If EPA deems it necessary, formal communications can be initiated to ask the Concrete and Stone Article Manufacture, Bakery and Coffee Roasting businesses what quantities they process. However, the business owners are not legally compelled to provide that information and Landserv does not regard such enquiries as being necessary given the obvious low risk.

6.3 Available Buffer

The close proximity of existing residential land to the north and west means applicable separations would have likely been considered and addressed as part of previous planning processes, including the permitting for residential redevelopment of the golf club site west of Thompsons Road.

None of the buffers listed in EPA Publication 1518 are considered to apply to the businesses in the study area.

7 CONCLUSIONS AND RECOMMENDATIONS

7.1 Residual Potential Adverse Impacts

Some of the existing land uses identified within the study area generate noise. However, the acoustic report (Renzo Tonin & Associates 2019) determined that the levels emitted can be mitigated. If the proposed acoustic barriers outlined in the acoustic report are constructed, the existing industries surrounding the proposed development site are not expected to generate significant nuisance noise to new residents of the Geelong Saleyards Precinct, that cannot be managed through the normal enforcement of the applicable Council by-laws and EPA regulations relating to noise.

The existing land uses identified within the study area do not include activities known for causing substantial vibration and no vibration-related complaints are on record with Council or EPA.

The existing land uses identified within the study area do not include activities known for emitting ambient or hazardous air pollutants and no such related complaints are on record with Council or EPA.

7.2 Overall Conclusions

Overall, this Environmental Land Use Buffer Assessment has not identified any significant adverse noise, dust, odour, air emissions (ambient and hazardous air pollutants) or vibration-related impacts from the existing land uses to the extent that they would impact on the human health, well-being, local amenity or aesthetic enjoyment of new residents proposed for the Geelong Saleyards Precinct.

It is envisaged that any minor residual impacts experienced by new residents of the Geelong Saleyards Precinct can be managed through the normal enforcement of applicable Council by-laws and EPA regulations.

None of the existing land uses in the study area are likely to fit within the categories for which land use buffers are listed in EPA Publication 1518.

7.3 Recommendations

The acoustics barriers and built form mitigation for sound (such as double glazing) as recommended by the acoustics report should be incorporated into the final Precinct Plan, for the areas identified (in the acoustics report) as being potentially affected.

Council should continue to uphold and enforce existing Council by-laws relating to the ongoing commercial / industrial and any complaints received by EPA should continue to be responded to and investigated (if necessary) in relation to the applicable environment protection regulations.

If these mitigation measures are implemented, based on Landserv's land use buffer assessment and the information available to us at the time of reporting, it is not considered necessary to alter the precinct plan or overall approach to planning the Geelong Saleyards Precinct redevelopment to account for the surrounding land uses – other than the consideration already given to these land uses during preparation of the Precinct Plan to date.

As discussed in Section 7.2 above, the EPA Publication 1518 thresholds are considered unlikely to apply to any of the businesses identified in Table 6.1 due to the small scale nature of the operations, the proximity to existing residential areas and requirements under the Industrial 1 Zone which require referrals to the EPA if the threshold distances are not met. If none of those thresholds are exceeded, no further investigation is considered necessary in regard to the relevant impacts assessed in this report.

If EPA deems it necessary, formal communications could be initiated to ask the Concrete and Stone Article Manufacture, Bakery and Coffee Roasting businesses what quantities they process. Landserv does not regard this as being necessary given the obvious low risk. If enquiries are made, in the unlikely event that processing quantities exceed the recommended thresholds consideration should be given to appropriate (contingency) responses. Contingency responses might range from additional acoustic monitoring and modelling and revision of the acoustic mitigation designs, through to compliance checks in regard applicable by-laws and environment protection regulations. Planning mitigation measures such as revising the framework plan to avoid residential development within the applicable (EPA Publication 1518) buffers might warrant consideration as a 'last resort'.

In relation to land use compatibility, no other treatments, planning controls such as 'reverse buffers' or development design measures are considered necessary for potential future sensitive land uses with the Geelong Saleyards Precinct.

These findings, all conclusions, recommendations and advice in this report are subject to the limitations and assumptions made herein.

8 LIMITATIONS

Landserv Pty Limited (Landserv) completes investigations and provides reports, correspondence (letters and emails) and advice (whether that advice be delivered verbally, by telephone or by correspondence) only for the intended clients and recipients as stated in the respective documents and the regulatory agencies directly involved with the relevant projects.

No other parties should rely on the information in any document or correspondence that Landserv produces without prior written consent from Landserv and the clients listed in our documents.

Landserv performs its services in accordance with the scope of work for each project, commissioned by the client or clients for the projects and in a manner consistent with the level of quality and skill generally exercised by members of its profession.

It should be noted that geological, environmental and contamination conditions often vary from conditions observed at the locations where investigation data has been obtained. Limited data can therefore result in uncertainty in the interpretation of geological, environmental and contamination conditions.

Geological, environmental and contamination conditions also often vary with the passing of time after the data is obtained, as do regulatory requirements, laws and guideline criteria.

Despite Landserv's due professional care, all of these uncertainties should be considered in relying and acting on the information contained in our reports. This is particularly so if few locations have been sampled, if a report is used after a significant delay in time, if regulations and guideline criteria are known to have changed, or if a change is proposed to the land use for the site.

Opinions and recommendations in our reports are based on the information available to Landserv at the time of undertaking the works, including the information gained during the project. The information we report relating to the condition of the subject Site for each project is considered to be sufficiently accurate for the purposes stated in the report at the time the document is issued.

No warranty of site conditions is intended.

9 REFERENCES

City of Greater Geelong, Geelong Saleyards Precinct Plan, First Draft May 2020.

Coffey Services Australia, Geelong Saleyards Phase 1 & 2 Environmental Site Assessment, June 2018, Reference 754-GEXEN213035_R01.

Department of Environment, Land Water and Planning, Online resource: Planning schemes, <https://www.planning.vic.gov.au/>.

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Environment Protection Authority Victoria, Noise from Industry in Regional Victoria, Publication 1411, October 2011.

Environment Protection Authority Victoria, Recommended separation distances for industrial residual air emissions, Publication 1518, March 2013.

Environment Protection Authority Victoria, Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues, Publication 1826.1, June 2020.

Government of Victoria, State Environment Protection Policy: Air Quality Management (SEPP-AQM), Victoria Government Gazette No. S 240, December 2001.

Government of Victoria, State Environment Protection Policy (Control of Noise from Commence, Industry and Trade) No. N-1, Victoria Government Gazette No. S 31, June 1989.

Government of Victoria, State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2, Victoria Government Gazette No. S 43 August 1989, As varied Victoria Government Gazette No. G 12 March 1999.

P.J. Yttrup & Associates, Condition Report: Geelong Saleyards Weddell Road North Geelong, July 2016, Reference No. 22504.

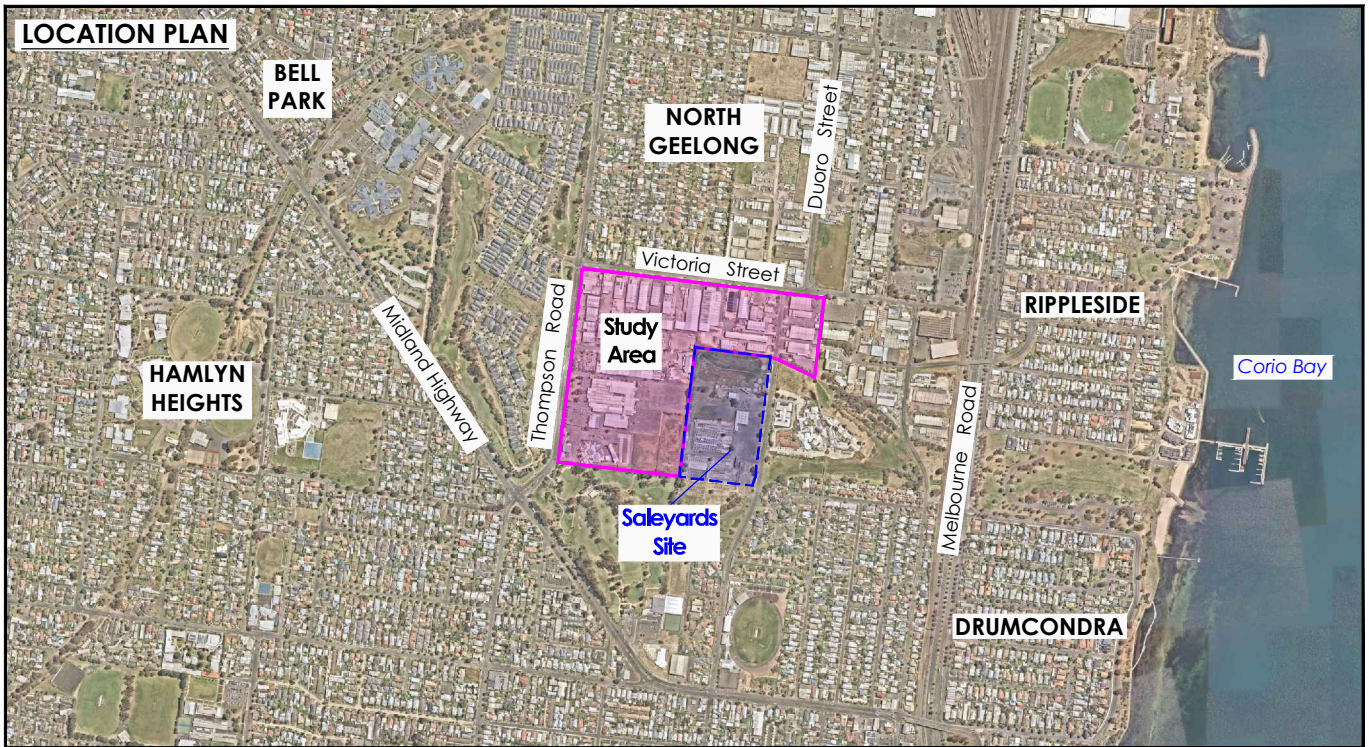
Renzo Tonin & Associates, Geelong Saleyards Precinct Plan Acoustic Report, July 2019, Reference MC944-01F02 Acoustic Report (r0).docx.




Standards Australia, Australia/New Zealand Standard: Acoustics – Recommended design sound levels and reverberation times for building interiors. Reference No. AS/NZS 2107: 2016, October 2016.

WorkSafe Victoria, Information Bulletin: Land Use Planning Near Major Hazard Facilities, March 2010, Reference WSV1331/01/03.10.

Appendix A

Figures



Project Number : G0828	Figure : 1	Date : 16/12/2020	LEGEND :  Study Area  Geelong Saleyards
Drawn By : P.Bazalicki	Revision : A	Vertical Datum : Australian Height Datum	
Checked By : A.Wigley	Horizontal Datum: MGA Zone 55 based on GDA2020 Datum		
Data Sources : - Nearmap Aerial Photography, 28 Aug 2020 - Vicmap Property Boundaries, 10 Nov 2020		Scale : 0 250 500 750 Scale in metres	 Zone 55 MGA



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CLIENT : CITY OF GREATER GEELONG

LOCATION : Geelong Saleyards Precinct

FIGURE TITLE : SITE LOCALITY PLAN



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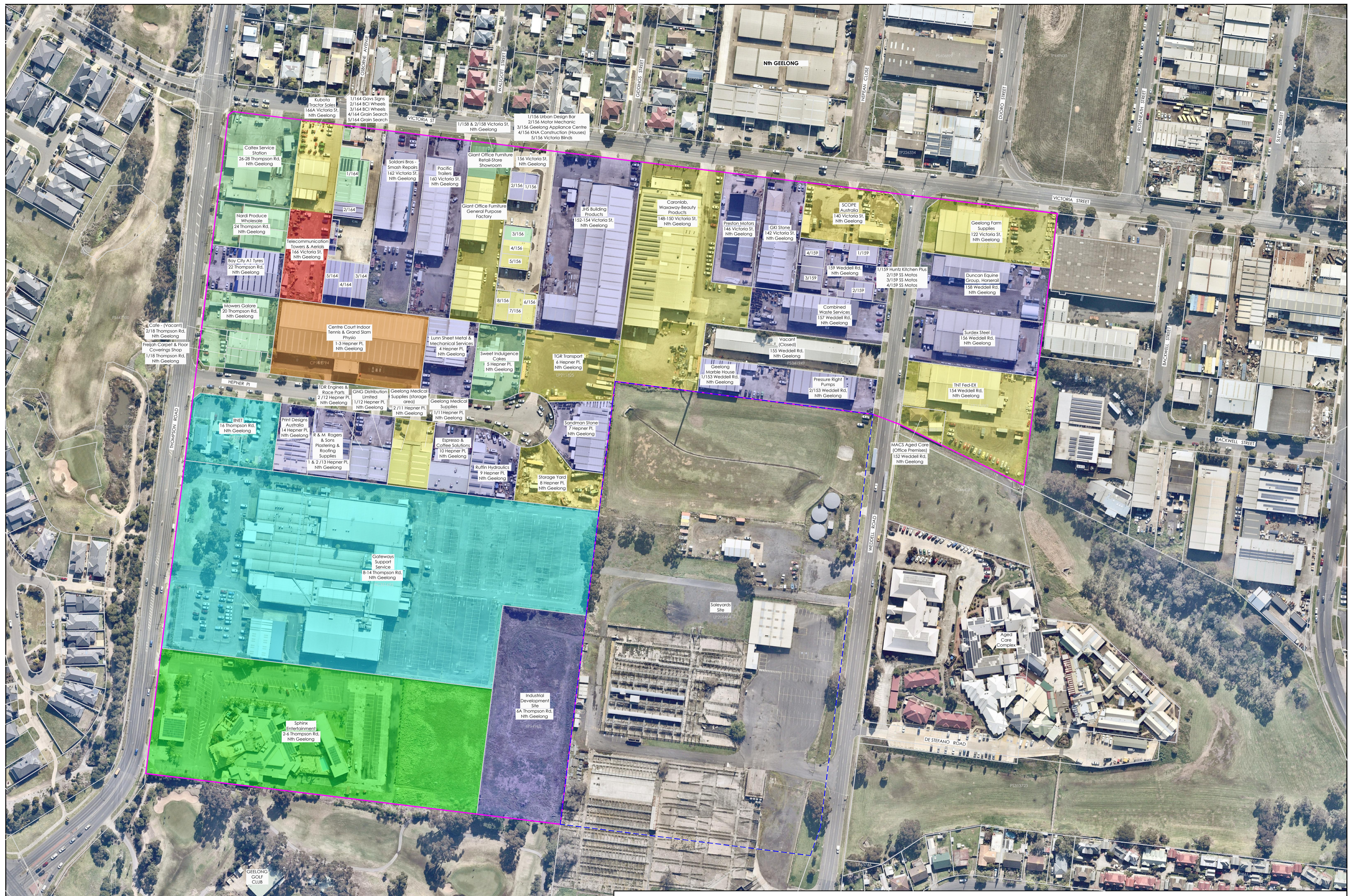
DATA SOURCES:
 - Nearmap Aerial Photography, 28 Aug 2020
 - VICMAP Property Boundaries, 10 Nov 2020
 - COGG Planning Scheme-Map 37, 9 Dec 2016

LEGEND:
 GRZ1 General Residential Zone, Schedule 1
 GRZ2 General Residential Zone, Schedule 2
 PPRZ Public Park and Recreation Zone, Schedule 3
 SUZ3 Special Use Zone, Schedule 3
 RDZ1 Road Zone Category 1
 IN1Z Industrial 1 Zone
 Study Area
 Geelong Saleyards

Project Number: G0828
 Drawn By: P.Bazalicki
 Checked By: A.Wigley
 Scale: 0 10 20 30 40 50
 Scale in metres

Figure: 2
 Revision: A
 Date: 16/12/2020
 Format: A1
 Vertical Datum: Australian Height Datum
 Horizontal Datum: MGA Zone 55 based on GDA2020 Datum

CLIENT: CITY OF GREATER GEELONG
LOCATION: Geelong Saleyards Precinct
FIGURE TITLE: PLANNING SCHEME ZONES





1. ACOUSTIC TREATMENT CATEGORIES 1.5M HEIGHT

KEY

- CATEGORY A $\geq 29\text{dB(A)}$ overall noise reduction to dwelling interior required
- CATEGORY B Approximately 25dB(A) overall noise reduction to dwelling interior required



2.0 ACOUSTIC TREATMENT CATEGORIES 4.5M HEIGHT

KEY

- CATEGORY A $\geq 29\text{dB(A)}$ overall noise reduction to dwelling interior required
- CATEGORY B Approximately 25dB(A) overall noise reduction to dwelling interior required



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Client:	CITY OF GREATER GEELONG	Figure Number:	4	Source: Draft Precinct Plan CoGG 2020 and Geelong Saleyards Precinct Plan Acoustic Report, Renzo Tonin & Associates 2019
Location:	Geelong Saleyards Precinct	Project Number:	G0828	
Figure Title:	ACOUSTIC TREATMENT REQUIREMENTS	Date:	16/12/2020	

Appendix B

Tables

TABLE 1: Existing Industries
CLIENT: City of Greater Geelong
SITE: Geelong Saleyards, Nth Geelong
PROJECT NUMBER: G0828

Address	Company Name / Business	Land Use	Parcel ID
2-6 Thompson Road, NORTH GEELONG VIC 3215	The Sphinx	Hotel Gaming	2\LP87791
6A Thompson Road, NORTH GEELONG VIC 3215	Vacant / Closed	Industrial Development Site	1\TP94968
8-14 Thompson Road, NORTH GEELONG VIC 3215	Gatways Support Services	Office Premises (Single Occupancy)	PC351692
16 Thompson Road, NORTH GEELONG VIC 3215	IINET	Office Premises (Single Occupancy)	21\LP212358
16 Thompson Road, NORTH GEELONG VIC 3215	IINET	Office Premises (Single Occupancy)	22\LP212358
18 Thompson Road, NORTH GEELONG VIC 3215			CM1\PS542844
1/18 Thompson Road, NORTH GEELONG VIC 3215	Freijah Carpet and Floor Coverings shop	Retail Premises (Single Occupancy)	2\PS542844
2/18 Thompson Road, NORTH GEELONG VIC 3215	Café - Bear and Scoobs - Closed, Property Vacant	Retail Premises (Single Occupancy)	1\PS542844
20 Thompson Road, NORTH GEELONG VIC 3215	Mowers Galore	Retail Premises (Single Occupancy)	5\LP211325
22 Thompson Road, NORTH GEELONG VIC 3215	Bay City A1 Tyres	Retail Premises (Single Occupancy)	4\LP208416
24 Thompson Road, NORTH GEELONG VIC 3215	Nardi Produce Wholesale	General Purpose Warehouse / Depot / Storage	1\SP33602
26 Thompson Road, NORTH GEELONG VIC 3215	(26-28) Caltex Service Station	Fuel Outlet/Garage/Service Station	1\LP208416
28 Thompson Road, NORTH GEELONG VIC 3215	(26-28) Caltex Service Station	Fuel Outlet/Garage/Service Station	2\LP208416
1-3 Hepner Place, NORTH GEELONG VIC 3215	Centre Court Indoor Tennis & Grand Slam Physio	Indoor Sports Grounds/ Complex (includes stadiums)	CP169794
4 Hepner Place, NORTH GEELONG VIC 3215	Lunn Sheet metal and Mechanical Services	General Purpose Factory	10\LP211325
5 Hepner Place, NORTH GEELONG VIC 3215	Sweet Indulgence Cakes	Retail Premises (Single Occupancy)	11\LP211325
6 Hepner Place, NORTH GEELONG VIC 3215	TGR Transport - freight and cargo service	Industrial Development Site	12\LP211325
7 Hepner Place, NORTH GEELONG VIC 3215	Sandman Stone	General Purpose Warehouse / Depot / Storage	13\LP211325
8 Hepner Place, NORTH GEELONG VIC 3215	Storage yard	Industrial Development Site	14\LP211325
9 Hepner Place, NORTH GEELONG VIC 3215	Ruffin Hydraulics	General Purpose Factory	15\LP211325
10 Hepner Place, NORTH GEELONG VIC 3215	Espresso and Coffee Solutions - wholesale coffee	General Purpose Factory	16\LP211325
1/11 Hepner Place, NORTH GEELONG VIC 3215	Geelong Medical Supplies	General Purpose Factory -Storage/Depot	17\LP211325
2/11 Hepner Place, NORTH GEELONG VIC 3215	storage area - Geelong Medical Supplies?	General Purpose Factory Storage/Office	17\LP211325
1/12 Hepner Place, NORTH GEELONG VIC 3215	Warehouse - office GNG Distribution Pty Ltd.	Mixed Use Occupation - Workroom GNG Distribution P	18\LP211325
2/12 Hepner Place, NORTH GEELONG VIC 3215	Mechanics	Motor Vehicle Repairs / Garage	18\LP211325
1/13 Hepner Place, NORTH GEELONG VIC 3215	R & M Rogers & Sons Plating and Roofing Supplies	General Purpose Warehouse / Depot / Storage	19\LP211325
2/13 Hepner Place, NORTH GEELONG VIC 3215	R & M Rogers & Sons Plating and Roofing Supplies	General Purpose Warehouse / Depot / Storage	19\LP211325
14 Hepner Place, NORTH GEELONG VIC 3215	Print Design Australia	General Purpose Factory	20\LP212358
122 Victoria Street, NORTH GEELONG VIC 3215	Geelong Farm Supplies	General Purpose Warehouse / Depot / Storage	1\LP115783
140 Victoria Street, NORTH GEELONG VIC 3215	SCOPE Australia	Depot	5\LP210200
142 Victoria Street, NORTH GEELONG VIC 3215	GKI Stone	General Purpose Factory	4\LP210200
146 Victoria Street, NORTH GEELONG VIC 3215	Preston Motors -Parts and re-finish- UNKNOWN	General Purpose Warehouse / Depot / Storage	3\LP210200
148-150 Victoria Street, NORTH GEELONG VIC 3215	Caronlab, Waxaway - Beauty products	General Purpose Warehouse / Depot / Storage	1\PS337239
152-154 Victoria Street, NORTH GEELONG VIC 3215	JHS Building Products - Steeline	General Purpose Factory	1\LP149358
156 Victoria Street, NORTH GEELONG VIC 3215			CM\SP34055
1/156 Victoria Street, NORTH GEELONG VIC 3215	Urban Bar Design	General Purpose Factory Hospitality Clothing	2\SP34055
2/156 Victoria Street, NORTH GEELONG VIC 3215	Motor Mechanic	General Purpose Factory	1\SP34055
3/156 Victoria Street, NORTH GEELONG VIC 3215	Geelong Appliance Spares	General Purpose Warehouse / Depot / Storage	3\SP34055
4/156 Victoria Street, NORTH GEELONG VIC 3215	KNA Constructions (Houses)	General Purpose Warehouse / Depot / Storage Storage	4\SP34055
5/156 Victoria Street, NORTH GEELONG VIC 3215	Victoria Blinds	General Purpose Warehouse / Depot / Storage	5\SP34055
6/156 Victoria Street, NORTH GEELONG VIC 3215	?	General Purpose Warehouse / Depot / Storage	6\SP34055
7/156 Victoria Street, NORTH GEELONG VIC 3215	?	General Purpose Warehouse / Depot / Storage	7\SP34055
8/156 Victoria Street, NORTH GEELONG VIC 3215	?	General Purpose Warehouse / Depot / Storage	8\SP34055
1/158 Victoria Street, NORTH GEELONG VIC 3215	Giant Office Furniture	Retail - Store/Showroom	3\LP149360
2/158 Victoria Street, NORTH GEELONG VIC 3215	Giant Office Furniture	General Purpose Factory	3\LP149360
160 Victoria Street, NORTH GEELONG VIC 3215	Pacific Trailers	General Purpose Factory	4\LP200397
162 Victoria Street, NORTH GEELONG VIC 3215	Soldani Bros - Smash Repairs	Retail Premises (Single Occupancy)	5\LP200398
164 Victoria Street, NORTH GEELONG VIC 3215			CM1\PS711179
1/164 Victoria Street, NORTH GEELONG VIC 3215	Gavs Signs	Retail Premises (Single Occupancy)	1\PS711179
2/164 Victoria Street, NORTH GEELONG VIC 3215	BCI Wheels	General Purpose Factory Automotive Wheels	2\PS711179
3/164 Victoria Street, NORTH GEELONG VIC 3215	BCI Wheels	General Purpose Factory Automotive Wheels	3\PS711179
4/164 Victoria Street, NORTH GEELONG VIC 3215	Grain Search	General Purpose FactoryAgriculture/offices	4\PS711179
5/164 Victoria Street, NORTH GEELONG VIC 3215	Grain Search	General Purpose FactoryAgriculture/offices	5\PS711179
166 Victoria Street, NORTH GEELONG VIC 3215	Kubota Tractor Sales	General Purpose Warehouse / Depot / Storage	7\LP200400
166A Victoria Street, NORTH GEELONG VIC 3215	Tractor Sales	Telecommunication Towers and Aerials	7\LP200400
152-154 Weddell Road, NORTH GEELONG VIC 3215	TNT Fed-EX Distribution Centre	General Purpose Factory	1\PS328825

TABLE 1: Existing Industries
CLIENT: City of Greater Geelong
SITE: Geelong Saleyards, Nth Geelong
PROJECT NUMBER: G0828

Address	Company Name / Business	Land Use	Parcel ID
156 Weddell Road, NORTH GEELONG VIC 3215	Surdex Steel	General Purpose Factory	3\LP115783
158 Weddell Road, NORTH GEELONG VIC 3215	Duncan Equine Group, Horserail	General Purpose FactoryFencing Store & Supply	2\LP115783
1/153 Weddell Road, NORTH GEELONG VIC 3215	Pressure Right Pumps	General Purpose Factory	2\PS341949
2/153 Weddell Road, NORTH GEELONG VIC 3215	Geelong Marble House	General Purpose Warehouse / Depot / Storage	2\PS341949
155 Weddell Road, NORTH GEELONG VIC 3215	Vacant / Closed	General Purpose Warehouse / Depot / Storage	1\PS341949
157 Weddell Road, NORTH GEELONG VIC 3215	Combined Waste Services	General Purpose Warehouse / Depot / Storage	7\LP210200
159 Weddell Road, NORTH GEELONG VIC 3215			CM\PS344239
1/159 Weddell Road, NORTH GEELONG VIC 3215	Huntz Kitchen Plus (1 Parcel)	General Purpose Factory	2\PS344239
2/159 Weddell Road, NORTH GEELONG VIC 3215	SS Motos	General Purpose Factory	3\PS344239
3/159 Weddell Road, NORTH GEELONG VIC 3215	SS Motos	General Purpose Factory	4\PS344239
4/159 Weddell Road, NORTH GEELONG VIC 3215	SS Motos	General Purpose Factory	5\PS344239

Land Use Subcategories

General Purpose Factory (incl. Automotive)
General Purpose Warehouse / Depot / Storage
Office Premises
Retail Premises
Hotel Gaming
Indoor Sports Grounds/ Complex
Telecommunication Towers and Aerials

TABLE 2: Council Complaints Register
CLIENT: City of Greater Geelong
SITE: Geelong Saleyards, Nth Geelong
PROJECT NUMBER: G0828

Date	Address (Source Site)	Type	Complaint
Jan-06	125 Weddell Road North Geelong	Noise	Commercial Noise complaints emanating from this property all regarding truck operations outside of residential tenancies noise regulations.
May-07	131-139 Victoria Street North	Odour	Odour complaint emanating from this property due to broken amenity block.
Oct-09	125 Weddell Road North Geelong	Noise	Commercial Noise complaints emanating from this property all regarding truck operations outside of residential tenancies noise regulations.
Feb-10	175 Victoria Street North Geelong	Other	Pests, rats entering the property from an unknown location.
Apr-11	165 Victoria Street North Geelong	Other	Pests, rats entering the property from an unknown location.
Jun-11	125 Weddell Road North Geelong	Noise	Commercial Noise complaints emanating from this property all regarding truck operations outside of residential tenancies noise regulations.
May-13	125 Weddell Road North Geelong	Noise	Commercial Noise complaints emanating from this property all regarding truck operations outside of residential tenancies noise regulations.
Feb-14	1/12 Hepner Place North Geelong	Odour	Commercial Pollution, odour and fumes emanating from this property affecting the adjoining property 2/12 Hepner Place North Geelong.
Apr-15	125 Weddell Road North Geelong	Noise	Commercial Noise complaints emanating from this property all regarding truck operations outside of residential tenancies noise regulations.
Aug-15	125 Weddell Road North Geelong	Noise	Commercial Noise complaints emanating from this property all regarding truck operations outside of residential tenancies noise regulations.
Sep-15	22 Thompson Road North Geelong	Noise	Commercial Noise Complaint, delivery of goods at 3am.
Mar-19	26-28 Thompson Road North Geelong	Odour	Odour Complaint emanating from the property and affecting other industrial sites.
Dec-13	125 Weddell Road North Geelong	Noise	Commercial Noise complaints emanating from this property all regarding truck operations outside of residential tenancies noise regulations.

Source: City of Greater Geelong, 2006-2020



TABLE 3: Planning Applications
CLIENT: City of Greater Geelong
SITE: Geelong Saleyards, Nth Geelong
PROJECT NUMBER: G0828

Prop Key Address	Appn No	Year	Class	Type	Description	Status	Decn Lodged	Decn Date	Prim Prop	Decn Type	Decn Desc	VIEW_PFI
298878 2/11 Hepner Place, NORTH GEELONG VIC 3215	773	2000	P	Planning Permit	TICKETING PRODUCTION COMPUTER WORKSTATIONS AND STAFF MEETING ROOMS.	Completed	22 Jun 2000	26 Jun 2000	Yes	API	Grant a Planning Permit	3914649
218929 160 Victoria Street, NORTH GEELONG VIC 3215	1585	1992	P	Planning Permit	EXTENSION OF AN EXISTING WORKSHOP AND ADVERT SIGNAGE	Completed	11 Aug 1992	13 Oct 1992	Yes	API	Grant a Planning Permit	3914697
218929 160 Victoria Street, NORTH GEELONG VIC 3215	317	2003	P	Development Buildings & Works	Extension to factory and office	Permit Issued	26 Mar 2003	02 May 2003	Yes	API	Grant a Planning Permit	3914697
218929 160 Victoria Street, NORTH GEELONG VIC 3215	567	1984	P	Subdivision Planning Permits	10 LOT SUBDIVISION	Completed	06 Jun 1984	26 Jun 1984	Yes	API	Grant a Planning Permit	3914697
218929 160 Victoria Street, NORTH GEELONG VIC 3215	93	1987	P	Planning Permit	CONST. FACTORY and SHOWROOM WITH ANCILLARY OFFICES FOR SALES OF HYDRAULIC MACHINERY/COMPON	Completed	12 Jun 1987	17 Nov 1987	Yes	API	Grant a Planning Permit	3914697
325546 18 Thompson Road, NORTH GEELONG VIC 3215	1538	2005	P	Subdivision/Building or 2 Lots	2 Lot Subdivision	Permit Issued	02 Dec 2005	09 Jan 2006	Yes	API	Grant a Planning Permit	206512323
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	104	1976	P	Planning Permit	ERECT TWO TWO BED UNITS ON SOUTH SIDE OF HOTEL	Completed	15 Mar 1976	07 Apr 1976	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	107	1982	P	Planning Permit	ADDITIONS TO HOTEL/MOTEL	Completed	15 Apr 1982	29 Apr 1982	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	1097	2001	P	Planning Permit	ELECTRICAL SUB STATION	Completed	21 Aug 2001	12 Sep 2001	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	1114	1996	P	Planning Permit	EXTENSION TO HOTEL (14M HIGH SPHINX)	Completed	29 Aug 1999	08 Jan 1997	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	1153	1991	P	Planning Permit	ERECT POLE SIGN AND TWO FASCIA SIGNS.	Completed	03 Sep 1991	31 Oct 1991	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	1175	2012	P	Development Buildings & Works	Replacement of Existing Internally Illuminated Pole Sign and Display an Electronic Signage Panel	Permit Issued	05 Oct 2012	28 Nov 2012	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	136	1993	P	Planning Permit	ALTERATIONS TO ENTRY FOYER	Completed	23 Aug 1993	01 Sep 1993	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	1494	2012	P	Development Buildings & Works	Buildings and Works Associated with an Extension to the Bar Terrace and Variation of Liquor Licence to Increase the Area	Secondary Consent Completed	14 Dec 2012	19 Mar 2013	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	1805	1992	P	Planning Permit	DEVELOP AND USE PART OF SITE AS EXTENSION TO BEER GARDEN.	Completed	14 Dec 1992	18 Dec 1992	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	191	2002	P	Planning Permit	BUILDINGS and WORKS and EXTENSIONS TO LICENSED AREA	Permit Issued	21 Feb 2002	09 May 2002	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	207	2006	PG	Liquor Licensing Consent	Variation of Licensed Area	No Objection	21 Mar 2006	21 Mar 2006	Yes	QLLQNO	Liquor Licensing - No Objection	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	219	2001	P	Planning Permit	REDEVELOPE FOYERS IN EXISTING FUNCTION ROOM. ALTERATIONS TO EXISTING TOILETS IN BISTRO/BAR	Completed	06 Mar 2001	05 Apr 2001	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	3	1987	P	Planning Permit	ESTABLISHMENT OF A CHINESE RESTAURANT.	Completed	09 Jan 1987	27 Jan 1987	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	3	2007	PG	Liquor Licensing Consent	Variation of Licensed Hours & Area	Liq Lic Request Issued	03 Jan 2007	03 Jan 2007	Yes	QLLOAI	Liquor Licensing - Permit Already Issued	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	328	2006	PG	Request for Information	Request For Information	PINFO Issued	08 May 2006	08 May 2006	Yes	RFI	Request for Information Issued	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	363	1997	P	Planning Permit	UPGRADE OF EXISTING SIGNAGE	Completed	30 Apr 1997	03 May 1997	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	371	1989	P	Planning Permit	ALTERATIONS and ADDITIONS TO HOTEL MOTEL COMPLEX SEE MEMO .	Completed	28 Sep 1989	23 Oct 1989	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	375	1994	P	Planning Permit	ERECTOR AND DISPLAY OF 3 INTERNALLY ILLUMINATED SIGNS .	Completed	04 Mar 1994	15 Mar 1994	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	444	1983	P	Planning Permit	USE PORTION OF EXISTING HOTEL FOR CABARET PURPOSES*	Completed	10 Oct 1983	25 Oct 1983	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	448	1994	P	Planning Permit	ERECTOR AF A TATTERSALLS BALLOON.	Completed	13 May 1994	20 May 1994	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	481	2006	P	Advertising Signage	Business Identification Signage (Including Internally Illuminated Signage)	Completed	05 May 2006	11 May 2006	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	493	1993	P	Planning Permit	ERECTOR AND DISPLAY OF INTERNALLY ILLUM. SIGNS.	Completed	07 Dec 1993	08 Dec 1993	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	703	2006	P	Amendment	Change of Use to Allow for Extension of Licensed Hours (7am until 5am)	Amended Permit Issued	29 Mar 2007	08 May 2007	Yes	API/A	Grant a Amended Planning Permit/Plans	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	703	2006	P	Change of Use	Change of Use to Allow for Extension of Licensed Hours (7am until 5am)	Permit Issued	20 Jun 2006	02 Oct 2006	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	744	2012	PG	Request for Information	Request for Information	PINFO Issued	20 Jun 2012	29 Aug 2012	Yes	RFI	Request for Information Issued	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	752	1996	P	Planning Permit	EXTENSION TO GAMING and DINING AREAS	Withdrawn	12 Aug 1996	18 Sep 1996	Yes	W	Withdrawn	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	779	2005	P	Amendment	Buildings and Works to Hotel, Including Increase in Floor Area, and Alterations to Car Parking Areas	Amended Permit Issued	05 Apr 2006	20 Apr 2006	Yes	API/A	Grant a Amended Planning Permit/Plans	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	779	2005	P	Amendment	Buildings and Works to Hotel, Including Increase in Floor Area, and Alterations to Car Parking Areas	Permit Issued	08 Dec 2006	15 Feb 2007	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	793	2005	P	Change of Use & Development	Buildings and Works to Hotel, Including Increase in Floor Area, and Alterations to Car Parking Areas	Permit Issued	27 Jun 2005	05 Aug 2005	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	792	1980	P	Planning Permit	ALTERATION and ADDITIONS TO HOTEL.	Completed	11 Jan 1980	01 Feb 1980	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	83	1996	P	Planning Permit	EXTENSION TO EXISTING HOTEL.	Withdrawn	02 Feb 1996	09 Jan 1997	Yes	W	Withdrawn	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	865	2007	P	Advertising Signage	Advertising Signs	Permit Issued	03 Aug 2007	24 Sep 2007	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	884	2012	PG	Request for Information	RFI - Copies of Permits	PINFO Issued	18 Sep 2012	28 Sep 2012	Yes	RFI	Request for Information Issued	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	889	1996	P	Planning Permit	EXTENSION TO OUTDOOR DINING AREA	Completed	19 Sep 1996	01 Oct 1996	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	893	2012	PG	Request for Information	RFI - Response re: Gaming Machines	PINFO Issued	20 Sep 2012	25 Sep 2012	Yes	RFI	Request for Information Issued	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	904	1980	P	Planning Permit	ERECTOR OF TWO STOREY ALTS. and ADDNS. TO HOTEL	Completed	31 Jul 1980	29 Aug 1980	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	944	1980	P	Planning Permit	ERECTOR OF 18 MOTEL UNITS	Completed	14 Oct 1980	30 Oct 1980	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	975	1980	P	Planning Permit	CONSTRUCT FIVE DOUBLE FACED INT. ILL. SIGNS	Completed	01 Dec 1980	24 Dec 1980	Yes	API	Grant a Planning Permit	3914202
218609 2-6 Thompson Road, NORTH GEELONG VIC 3215	99	2000	PG	Gaming & Prostitution Auth Ref	Increase in No of Gaming Machines	No Permit Required	13 Jun 2000	14 May 2002	Yes	PGRPNR	Gaming & Prostitution - No Permit Required	3914202
218617 24 Thompson Road, NORTH GEELONG VIC 3215	1021	1981	P	Planning Permit	USE OF SITE AS MOTOR VEHICLE WRECKING YARD	Completed	17 Mar 1981	03 Apr 1981	Yes	XPPRR	Permit Refused	207928827
218617 24 Thompson Road, NORTH GEELONG VIC 3215	262	1988	P	Planning Permit	USE OF PREMISES FOR ESTABLISHMENT OF A SERVICE PREMISES - FRUIT MARKET	Completed	04 Aug 1988	01 Sep 1988	Yes	API	Grant a Planning Permit	207928827
218617 24 Thompson Road, NORTH GEELONG VIC 3215	290	1976	P	Subdivision Planning Permits	5 LOT SUBDIVISION	Completed	23 Dec 1976	28 Jan 1977	Yes	API	Grant a Planning Permit	207928827
218617 24 Thompson Road, NORTH GEELONG VIC 3215	485	1989	P	Planning Permit	ERECTOR OF A NON-ILLUMINATED SIGN	Completed	11 Dec 1989	13 Dec 1989	Yes	API	Grant a Planning Permit	207928827
218617 24 Thompson Road, NORTH GEELONG VIC 3215	53	1989	P	Subdivision Planning Permits	2 LOT SUBDIVISION	Completed	13 Feb 1989	15 Jun 1989	Yes	API	Grant a Planning Permit	207928827
218617 24 Thompson Road, NORTH GEELONG VIC 3215	567	1984	P	Subdivision Planning Permits	10 LOT SUBDIVISION	Completed	06 Jun 1984	26 Jun 1984	Yes	API	Grant a Planning Permit	207928827
218617 24 Thompson Road, NORTH GEELONG VIC 3215	623	1979	P	Subdivision Planning Permits	3 LOT SUBDIVISION	Completed	15 Feb 1979	05 Mar 1979	Yes	API	Grant a Planning Permit	207928827
218617 24 Thompson Road, NORTH GEELONG VIC 3215	68	1988	P	Planning Permit	CONSTRUCTION OF TWO INDUSTRIAL UNITS	Completed	07 Apr 1988	30 May 1988	Yes	API	Grant a Planning Permit	207928827
218617 24 Thompson Road, NORTH GEELONG VIC 3215	710	1990	P	Planning Permit	NON-ILLUMINATED ADVERTISING SIGN	Completed	02 Jul 1990	24 Jul 1990	Yes	API	Grant a Planning Permit	207928827
211373 154 Weddell Road, NORTH GEELONG VIC 3215	1063	1986	P	Planning Permit	EXTENSION OF EXISTING WAREHOUSE and TRANSPORT DEPOT	Completed	11 Jun 1986	27 Jun 1986	Yes	API	Grant a Planning Permit	3915932
211373 154 Weddell Road, NORTH GEELONG VIC 3215	1280	2008	P	Development Buildings & Works	Buildings and Works in Association with an Existing Transport Depot	Permit Issued	28 Oct 2008	28 Nov 2008	Yes	API	Grant a Planning Permit	3915932
211373 154 Weddell Road, NORTH GEELONG VIC 3215	282	1976	P	Planning Permit	ERECTOR OF A FACTORY and OFFICE BUILDING	Completed	08 Dec 1976	23 Dec 1976	Yes	API	Grant a Planning Permit	3915932
211373 154 Weddell Road, NORTH GEELONG VIC 3215	33	1981	P	Planning Permit	DEVELOP AND USE EXISTING BUILDING AS A TRANSPORT DEPOT and ERECT A RADIO MAST	Completed	09 Dec 1981	23 Dec 1981	Yes	API	Grant a Planning Permit	3915932
211373 154 Weddell Road, NORTH GEELONG VIC 3215	430	1977	P	Planning Permit	PERMIT A TIMBER YARD and EQUIPMENT SALES	Completed	16 Dec 1977	06 Feb 1978	Yes	API	Grant a Planning Permit	3915932
359819 Factory No 2/164 Victoria Street, NORTH GEELONG VIC 3215	1178	2018	PG	Planning Certificate	Planning Certificate	Plan Cert Issued	01 Jun 2018	01 Jun 2018	Yes	PCI	Planning Certificate Issued	220376277
359819 Factory No 2/164 Victoria Street, NORTH GEELONG VIC 3215	542	2012	P	Subdivide land more than 2 Lots	Five (5) Lot Subdivision	Permit Issued	22 May 2012	05 Jul 2012	No	API	Grant a Planning Permit	220376277
218930 162 Victoria Street, NORTH GEELONG VIC 3215	1020	2000	P	Planning Permit	PANEL BEATING/SPRAY PAINTER	Permit Extended	17 Aug 2000	14 Nov 2000	Yes	API	Grant a Planning Permit	3914607
218930 162 Victoria Street, NORTH GEELONG VIC 3215	331	1998	P	Planning Permit	CONSTRUCT WAREHOUSE AND OFFICE	Completed	07 Apr 1998	06 May 1998	Yes	API	Grant a Planning Permit	3914607
218930 162 Victoria Street, NORTH GEELONG VIC 3215	567	1984	P	Subdivision Planning Permits	10 LOT SUBDIVISION	Completed	06 Jun 1984	26 Jun 1984	Yes	API	Grant a Planning Permit	3914607
299867 Factory No 1/153 Weddell Road, NORTH GEELONG VIC 3215	226	1996	P	Planning Permit	TWO FACTORIES	Completed	14 Mar 1996	15 Apr 1996	Yes	API	Grant a Planning Permit	3915431
359822 Factory No 5/164 Victoria Street, NORTH GEELONG VIC 3215	542	2012	P	Subdivide land more than 2 Lots	Five (5) Lot Subdivision	Planning Permit Extended	22 May 2012	05 Jul 2012	No	API	Grant a Planning Permit	220376307
214255 1-3 Hepner Place, NORTH GEELONG VIC 3215	1968	2012	P	Planning Permit	PAINTING OF TWO SIGNS ON WALLS OF EXISTING BUILDING	Completed	05 Jun 1989	15 Dec 1987	Yes	API	Grant a Planning Permit	3914406
214255 1-3 Hepner Place, NORTH GEELONG VIC 3215	224	1987	P	Planning Permit	USE and DEVELOPMENT OF AN INDOOR TENNIS COMPLEX	Completed	20 Jun 1987	15 Dec 1987	Yes	API	Grant a Planning Permit	3914406
214255 1-3 Hepner Place, NORTH GEELONG VIC 3215	563	1996	P	Planning Permit	AIRLOCK EXTENSION TO INDOOR TENNIS CENTRE	Completed	20 Jun 1996	10 Jul 1996	Yes	API	Grant a Planning Permit	3914406
214255 1-3 Hepner Place, NORTH GEELONG VIC 3215	567	1984	P	Subdivision Planning Permits	10 LOT SUBDIVISION	Completed	06 Jun 1984	26 Jun 1984	Yes	API	Grant a Planning Permit	3914406
214255 1-3 Hepner Place, NORTH GEELONG VIC 3215	6	1996	P	Planning Permit	EXTERNAL STAIR	Completed	03 Jan 1996	08 Jan 1996	Yes	API	Grant a Planning Permit	3914406
214255 1-3 Hepner Place, NORTH GEELONG VIC 3215	612	2005	PG	Liquor Licensing Consent	Renewable Limited Licence	Liq Lic Request Issued	13 Sep 2005	14 Sep 2005	Yes	QLLQNO	Liquor Licensing - No Objection	3914406
214255 1-3 Hepner Place, NORTH GEELONG VIC 3215	868	2005	PG	Liquor Licensing Consent	Renewable Limited Licence	No Permit Required	13 Dec 2005	03 Sep 2007	Yes	QLLQNR	Liquor Licensing - Permit Not Required	3914406
218922 Factory No 3/156 Victoria Street, NORTH GEELONG VIC 3215	1986	1999	P	Planning Permit	CONSTRUCTION OF EIGHT INDUSTRIAL UNITS	Completed	23 May 1999	27 May 1999	Yes	API	Grant a Planning Permit	207929274
218922 Factory No 3/156 Victoria Street, NORTH GEELONG VIC 3215	391	1989	P	Subdivision Planning Permits	8 LOT SUBDIVISION	Completed	12 Oct 1989	31 Oct 1989	Yes	API	Grant a Planning Permit	



TABLE 3: Planning Applications
CLIENT: City of Greater Geelong
SITE: Geelong Saleyards, Nth Geelong
PROJECT NUMBER: G0828

Prop Key Address	Appn No	Year	Class	Type	Description	Status	Decn Lodged	Decn Date	Prim Prop	Decn Type	Decn Desc	VIEW_PFI
218615 20 Thompson Road, NORTH GEELONG VIC 3215	567	1984	P	Subdivision Planning Permits	10 LOT SUBDIVISION	Completed	06 Jun 1984	26 Jun 1984	Yes	API	Grant a Planning Permit	3914283
214261 8 Heprner Place, NORTH GEELONG VIC 3215	623	1979	P	Planning Permits	3 LOT SUBDIVISION	Completed	15 Feb 1979	05 Mar 1979	Yes	API	Grant a Planning Permit	3914283
214261 8 Heprner Place, NORTH GEELONG VIC 3215	1705	1992	P	Planning Permit	STORAGE BUILDING	Completed	27 Oct 1992	23 Mar 1993	Yes	API	Grant a Planning Permit	3914931
214261 8 Heprner Place, NORTH GEELONG VIC 3215	567	1984	P	Subdivision Planning Permits	10 LOT SUBDIVISION	Completed	06 Jun 1984	26 Jun 1984	Yes	API	Grant a Planning Permit	3914931
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	1015	1986	P	Planning Permit	CONSTRUCT VEHICULAR ACCESS AND SITING OF BUILDINGS ON LA ND	Completed	15 Apr 1986	29 Apr 1986	Yes	API	Grant a Planning Permit	3914307
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	1051	1986	P	Planning Permit	CONSTRUCTION OF A CAR WASH WITH ASSOCIATED VEHICLE ACC ESS LANES and LANDSCAPING	Completed	27 May 1986	17 Jun 1986	Yes	API	Grant a Planning Permit	3914307
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	1198	1986	P	Planning Permit	CHANGE OF USE - TAKE AWAY FOOD PREMISES	Completed	17 Nov 1998	11 Jan 1999	Yes	API	Grant a Planning Permit	3914307
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	145	1987	P	Planning Permit	CONSTRUCT TWO VEHICULAR ROAD OPENINGS	Completed	12 Aug 1987	29 Sep 1987	Yes	API	Grant a Planning Permit	3914307
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	147	2002	PG	Request for Information	Copies of all Planning Permits	PINFO Issued	01 May 2002	13 May 2002	Yes	RFI	Request for Information Issued	3914307
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	15	1987	P	Planning Permit	USE and DEVELOPMENT OF LAND FOR PURPOSE OF CAR SALES FU NERAL CHAPEL and DEV. OF SUBDIVISION	Completed	04 Feb 1987	24 Feb 1987	Yes	API	Grant a Planning Permit	3914307
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	161	1987	P	Planning Permit	DEVELOPMENT OF LAND FOR THE PURPOSE OF A SERVICE STATI ON WITH ASSOCIATED CAR WASH	Completed	14 Sep 1987	28 Oct 1987	Yes	API	Grant a Planning Permit	3914307
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	227	1988	P	Planning Permit	INSTALL OF AN LPG AUTOMOTIVE FACILITY	Completed	15 Jul 1988	05 Sep 1988	Yes	API	Grant a Planning Permit	3914307
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	241	2002	PG	Certificate of Compliance	Request for Certificate of Compliance	PINFO Issued	19 Jun 2002	19 Jun 2002	Yes	RFI	Request for Information Issued	3914307
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	279	2001	PG	Request for Information	REQUEST FOR INFORMATION	PINFO Issued	05 Sep 2001	05 Sep 2001	Yes	RFI	Request for Information Issued	3914307
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	290	1976	P	Subdivision Planning Permits	5 LOT SUBDIVISION	Completed	23 Dec 1976	28 Jan 1977	No	API	Grant a Planning Permit	3914307
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	304	1989	P	Planning Permit	SIGNAGE	Withdrawn	11 Aug 1989	11 Aug 1989	Yes	W	Withdrawn	3914307
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	400	1989	P	Planning Permit	INSTALL LPG GAS TANK	Completed	02 Nov 1989	14 Nov 1989	Yes	API	Grant a Planning Permit	3914307
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	409	1986	P	Planning Permit	ALTERATIONS TO WORKSHOP and ERECT ILLUMINATED SIGNAGE	Completed	04 May 1998	18 May 1998	Yes	API	Grant a Planning Permit	3914307
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	472	2003	PG	Request for Information	Request for Planning Permits for Safety - restriction on delivery hours	PINFO Issued	02 Oct 2003	02 Oct 2003	No	RFI	Request for Information Issued	3914307
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	567	1984	P	Subdivision Planning Permits	10 LOT SUBDIVISION	Completed	06 Jun 1984	26 Jun 1984	Yes	API	Grant a Planning Permit	3914307
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	578	2017	PG	Request for Information	Request for Information - Copy of 5 Permits:409-19981198-1998161-1987227-1988400-1989	PINFO Issued	18 Apr 2017	19 Apr 2017	Yes	RFI	Request for Information Issued	3914307
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	75	2002	P	Subdivision Planning Permits	2 LOT SUBDIVISION	Completed	30 Jan 2002	04 Apr 2002	Yes	API	Grant a Planning Permit	3914307
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	1015	1986	P	Planning Permit	CONSTRUCT VEHICULAR ACCESS AND SITING OF BUILDINGS ON LA ND	Completed	15 Apr 1986	29 Apr 1986	Yes	API	Grant a Planning Permit	3914314
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	1051	1986	P	Planning Permit	CONSTRUCTION OF A CAR WASH WITH ASSOCIATED VEHICLE ACC ESS LANES and LANDSCAPING	Completed	27 May 1986	17 Jun 1986	Yes	API	Grant a Planning Permit	3914314
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	1198	1986	P	Planning Permit	CHANGE OF USE - TAKE AWAY FOOD PREMISES	Completed	17 Nov 1998	11 Jan 1999	Yes	API	Grant a Planning Permit	3914314
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	145	1987	P	Planning Permit	CONSTRUCT TWO VEHICULAR ROAD OPENINGS	Completed	12 Aug 1987	29 Sep 1987	Yes	API	Grant a Planning Permit	3914314
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	147	2002	PG	Request for Information	Copies of all Planning Permits	PINFO Issued	01 May 2002	13 May 2002	Yes	RFI	Request for Information Issued	3914314
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	15	1987	P	Planning Permit	USE and DEVELOPMENT OF LAND FOR PURPOSE OF CAR SALES FU NERAL CHAPEL and DEV. OF SUBDIVISION	Completed	04 Feb 1987	24 Feb 1987	Yes	API	Grant a Planning Permit	3914314
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	161	1987	P	Planning Permit	DEVELOPMENT OF LAND FOR THE PURPOSE OF A SERVICE STATI ON WITH ASSOCIATED CAR WASH	Completed	14 Sep 1987	28 Oct 1987	Yes	API	Grant a Planning Permit	3914314
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	227	1988	P	Planning Permit	INSTALL OF AN LPG AUTOMOTIVE FACILITY	Completed	15 Jul 1988	05 Sep 1988	Yes	API	Grant a Planning Permit	3914314
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	241	2002	PG	Certificate of Compliance	Request for Certificate of Compliance	PINFO Issued	19 Jun 2002	19 Jun 2002	Yes	RFI	Request for Information Issued	3914314
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	279	2001	PG	Request for Information	REQUEST FOR INFORMATION	PINFO Issued	05 Sep 2001	05 Sep 2001	Yes	RFI	Request for Information Issued	3914314
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	290	1976	P	Subdivision Planning Permits	5 LOT SUBDIVISION	Completed	23 Dec 1976	28 Jan 1977	No	API	Grant a Planning Permit	3914314
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	304	1989	P	Planning Permit	SIGNAGE	Withdrawn	11 Aug 1989	11 Aug 1989	Yes	W	Withdrawn	3914314
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	400	1989	P	Planning Permit	INSTALL LPG GAS TANK	Completed	02 Nov 1989	14 Nov 1989	Yes	API	Grant a Planning Permit	3914314
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	409	1986	P	Planning Permit	ALTERATIONS TO WORKSHOP and ERECT ILLUMINATED SIGNAGE	Completed	04 May 1998	18 May 1998	Yes	API	Grant a Planning Permit	3914314
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	472	2003	PG	Request for Information	Request for Planning Permits for Safety - restriction on delivery hours	PINFO Issued	02 Oct 2003	02 Oct 2003	No	RFI	Request for Information Issued	3914314
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	567	1984	P	Subdivision Planning Permits	10 LOT SUBDIVISION	Completed	06 Jun 1984	26 Jun 1984	Yes	API	Grant a Planning Permit	3914314
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	578	2017	PG	Request for Information	Request for Information - Copy of 5 Permits:409-19981198-1998161-1987227-1988400-1989	PINFO Issued	18 Apr 2017	19 Apr 2017	Yes	RFI	Request for Information Issued	3914314
218619 26-28 Thompson Road, NORTH GEELONG VIC 3215	75	2002	P	Subdivision Planning Permits	2 LOT SUBDIVISION	Completed	30 Jan 2002	04 Apr 2002	Yes	API	Grant a Planning Permit	3914314
218918 148-150 Victoria Street, NORTH GEELONG VIC 3215	1070	2018	P	Development Buildings & Works	Development of a Telecommunications Facility	Permit Issued	18 Sep 2018	22 Nov 2018	Yes	API	Grant a Planning Permit	3915203
218918 148-150 Victoria Street, NORTH GEELONG VIC 3215	1096	2007	P	Development Buildings & Works	Additions to Warehouse/Factory	Permit Issued	25 Sep 2007	16 Oct 2007	Yes	API	Grant a Planning Permit	3915203
218918 148-150 Victoria Street, NORTH GEELONG VIC 3215	147	1989	P	Planning Permit	USE and DEVELOPMENT AS TEXTILES FACTORY	Completed	03 May 1989	28 Aug 1989	Yes	API	Grant a Planning Permit	3915203
218918 148-150 Victoria Street, NORTH GEELONG VIC 3215	2477	2005	PG	Planning Certificate	Planning Certificate	Plan Cert Issued	07 Jul 2005	07 Jul 2005	Yes	PCI	Planning Certificate Issued	3915203
218918 148-150 Victoria Street, NORTH GEELONG VIC 3215	249	1989	P	Subdivision Planning Permits	SUBDIVISION OF PART OF LOT 9 and CONSOLIDATION WITH LOTS 1 and 2 VICTORIA STREET	Completed	03 Jul 1989	03 Aug 1989	Yes	API	Grant a Planning Permit	3915203
218918 148-150 Victoria Street, NORTH GEELONG VIC 3215	2872	2005	PG	Planning Certificate	Planning Certificate	Plan Cert Issued	11 Aug 2005	11 Aug 2005	Yes	PCI	Planning Certificate Issued	3915203
218918 148-150 Victoria Street, NORTH GEELONG VIC 3215	364	1994	P	Planning Permit	THE EXTENSION OF THE EXISTING FACTORY	Completed	21 Feb 1994	13 Apr 1994	Yes	API	Grant a Planning Permit	3915203
218918 148-150 Victoria Street, NORTH GEELONG VIC 3215	9089	1988	P	Development Buildings & Works	Extension - Slab Production	Permit Issued	23 May 1988	27 Jul 1988	Yes	API	Grant a Planning Permit	3915203
218918 148-150 Victoria Street, NORTH GEELONG VIC 3215	96	1987	P	Subdivision Planning Permits	SUBDIVISION OF LAND DESCRIBED AS LOT 1 L.P. 20646 WEDD ELL ROAD NORTH GEELONG	Completed	15 Jun 1987	28 Jul 1987	Yes	API	Grant a Planning Permit	3915203
214260 7 Heprner Place, NORTH GEELONG VIC 3215	1088	2007	P	Development Buildings & Works	Buildings and Works associated with a Factory/Warehouse	Permit Issued	21 Sep 2007	26 Nov 2007	Yes	API	Grant a Planning Permit	3915014
214260 7 Heprner Place, NORTH GEELONG VIC 3215	1277	1991	P	Planning Permit	STORAGE OF SAND LOAM and GRAVEL ONLY	Completed	27 Nov 1991	25 Mar 1992	Yes	API	Grant a Planning Permit	3915014
214260 7 Heprner Place, NORTH GEELONG VIC 3215	3428	2007	PG	Planning Certificate	Planning Certificate	Plan Cert Issued	26 Sep 2007	28 Sep 2007	Yes	PCI	Planning Certificate Issued	3915014
214260 7 Heprner Place, NORTH GEELONG VIC 3215	419	1988	P	Planning Permit	CONSTRUCT FACTORY UNITS ASSOCIATED CARPARKING and LA NDSCAPING	Completed	08 Dec 1988	09 Mar 1989	Yes	API	Grant a Planning Permit	3915014
214260 7 Heprner Place, NORTH GEELONG VIC 3215	463	2010	P	Development Buildings & Works	Construction of an Extension to the Existing Factory	Withdrawn	12 May 2010	12 May 2011	Yes	W	Withdrawn	3915014
214260 7 Heprner Place, NORTH GEELONG VIC 3215	567	1984	P	Subdivision Planning Permits	10 LOT SUBDIVISION	Completed	06 Jun 1984	26 Jun 1984	Yes	API	Grant a Planning Permit	3915014
218914 122 Victoria Street, NORTH GEELONG VIC 3215	103	1982	P	Planning Permit	INCREASE NUMBER OF AMUSEMENT MACHINES	Completed	06 Apr 1982	29 Apr 1982	Yes	API	Grant a Planning Permit	3915986
218914 122 Victoria Street, NORTH GEELONG VIC 3215	253	1989	P	Planning Permit	SALE OF RURAL MERCHANDISE	Completed	10 Jul 1989	31 Jul 1989	Yes	API	Grant a Planning Permit	3915986
218914 122 Victoria Street, NORTH GEELONG VIC 3215	267	1976	P	Planning Permit	CONSTRUCTION OF A BRICK and STEEL FRAMED FACTORY	Completed	15 Nov 1976	07 Dec 1976	Yes	API	Grant a Planning Permit	3915986
301340 Shop No. 1/118 Thompson Road, NORTH GEELONG VIC 3215	2013	2005	P	Change of Use	Use of the Land for the Sale and Consumption of Liquor associated with a Cafe/Restaurant Licence	Permit Issued	22 Oct 2005	17 Jan 2014	Yes	API	Grant a Planning Permit	206512227
301340 Shop No. 1/118 Thompson Road, NORTH GEELONG VIC 3215	1538	2005	P	Subdivision/Building or 2 Lots	2 Lot Subdivision	Permit Issued	02 Dec 2005	09 Jan 2006	No	API	Grant a Planning Permit	206512227
301340 Shop No. 1/118 Thompson Road, NORTH GEELONG VIC 3215	548	2001	P	Planning Permit	CHANGE OF USE- BAKERY	Completed	18 May 2001	01 Jun 2001	Yes	API	Grant a Planning Permit	206512227
218613 16 Thompson Road, NORTH GEELONG VIC 3215	1448	2001	P	Planning Permit	DEVELOPMENT AND USE OF THE SITE AS OFFICE and WAREHOUSE	Completed	01 Nov 2001	29 Jan 2002	Yes	API	Grant a Planning Permit	3914256
218613 16 Thompson Road, NORTH GEELONG VIC 3215	1449	2001	P	Planning Permit	ALTERATIONS TO BUILDING and SIGNAGE	Completed	01 Nov 2001	29 Jan 2002	Yes	API	Grant a Planning Permit	3914256
218613 16 Thompson Road, NORTH GEELONG VIC 3215	58	1993	P	Planning Permit	INTERNALLY ILLUMINATED POLE SIGN	Completed	02 Jul 1993	26 Jul 1993	Yes	API	Grant a Planning Permit	3914256
214267 14 Heprner Place, NORTH GEELONG VIC 3215	1632	1992	P	Planning Permit	USE OF SITE FOR LIGHT INDUSTRIAL PURPOSES	Completed	14 Sep 1992	24 Dec 1992	Yes	API	Grant a Planning Permit	3914412
214267 14 Heprner Place, NORTH GEELONG VIC 3215	342	2006	P	Development Buildings & Works	Increase net floor area and waiver of four car parking spaces	Completed	31 Mar 2006	03 May 2006	Yes	API	Grant a Planning Permit	3914412
214267 14 Heprner Place, NORTH GEELONG VIC 3215	567	1984	P	Subdivision Planning Permits	10 LOT SUBDIVISION	Completed	06 Jun 1984	26 Jun 1984	Yes	API	Grant a Planning Permit	3914412
214267 14 Heprner Place, NORTH GEELONG VIC 3215	74	1989	P	Planning Permit	TRANSPORT DEPOT AND STORAGE OF BUILDING SUPPLIES	Completed	10 Mar 1989	05 Jul 1989	Yes	API	Grant a Planning Permit	3914412
359818 Factory No 1/164 Victoria Street, NORTH GEELONG VIC 3215	542	2012	P	Subdivide land more than 2 Lots	Five (5) Lot Subdivision	Planning Permit Extended	12 May 2012	05 Jul 2012	Yes	API	Grant a Planning Permit	220376269
359818 Factory No 1/164 Victoria Street, NORTH GEELONG VIC 3215	640	2009	P	Development Buildings & Works	Development of an Externally Illuminated Business Identification Signage	Permit Issued	13 Jul 2009	31 Aug 2009	Yes	API	Grant a Planning Permit	220376269
299868 155 Weddell Road, NORTH GEELONG VIC 3215	1106	2006	P	Development Buildings & Works	Alterations and additions to an existing factory building and advertising signage	Permit Issued	15 Sep 2006	12 Oct 2006	Yes	API	Grant a Planning Permit	3915444
299868 155 Weddell Road, NORTH GEELONG VIC 3215	554	1999	PG	Request for Information	Copies of plans and permits	PINFO Issued	06 Jun 1999	28 Aug 2006	Yes	RFI	Request for Information Issued	3915444
299868 155 Weddell Road, NORTH GEELONG VIC 3215	584	1996	P	Planning Permit	CONSTRUCT TEXTILES FACTORY	Completed	20 Jun 1996	08 Jul 1996	Yes	API	Grant a Planning Permit	3915444
299868 155 Weddell Road, NORTH GEELONG VIC 3215	593	1999	P	Planning Permit	CONSTRUCT EXTENSION TO EXISTING FACTORY	Completed	01 Jun 1999	01 Jul 1999	Yes	API	Grant a Planning Permit	3915444
218926 Factory No 7/156 Victoria Street, NORTH GEELONG VIC 3215	1026											



TABLE 3: Planning Applications
CLIENT: City of Greater Geelong
SITE: Geelong Saleyards, Nth Geelong
PROJECT NUMBER: G0828

Prop Key Address	Appn No	Year	Class	Type	Description	Status	Decn Lodged	Decn Date	Prim Prop	Decn Type	Decn Desc	VIEW_PFI
214266 1/13 Heprer Place, NORTH GEELONG VIC 3215	930	2003	P	Development Buildings & Works	Construction of A Factory / Warehouse / Office and Associated Siteworks	Permit Issued	08 Aug 2003	25 Sep 2003	Yes	API	Grant a Planning Permit	3914480
214266 1/13 Heprer Place, NORTH GEELONG VIC 3215	944	1998	P	Planning Permit	REMOVAL OF COVEINANT	Completed	07 Aug 1995	06 Oct 1995	Yes	API	Grant a Planning Permit	3914480
211376 157 Weddell Road, NORTH GEELONG VIC 3215	1448	1998	P	Planning Permit	CONSTRUCT FACTORY and OFFICE	Completed	26 Feb 1998	23 Mar 1998	Yes	API	Grant a Planning Permit	3915547
211376 157 Weddell Road, NORTH GEELONG VIC 3215	300	2008	P	Development Buildings & Works	Buildings and works associated with the construction of an additional storage warehouse.	Permit Issued	17 Mar 2008	20 Aug 2008	Yes	API	Grant a Planning Permit	3915547
211376 157 Weddell Road, NORTH GEELONG VIC 3215	433	1994	P	Planning Permit	THE DEVELOPMENT OF A BUILDING FOR USE AS A INDUSTRY - JOINERY SHOPFITTINGS	Completed	05 May 1994	21 Jul 1994	Yes	API	Grant a Planning Permit	3915547
211376 157 Weddell Road, NORTH GEELONG VIC 3215	463	2005	P	Development Buildings & Works	Alterations to Existing Warehouse	Permit Issued	21 Apr 2005	11 May 2005	Yes	API	Grant a Planning Permit	3915547
211376 157 Weddell Road, NORTH GEELONG VIC 3215	763	2002	P	Development Buildings & Works	Construct Industrial Building	Completed	26 Jun 2002	23 Aug 2002	Yes	API	Grant a Planning Permit	3915547
211376 157 Weddell Road, NORTH GEELONG VIC 3215	96	1987	P	Subdivision Planning Permits	SUBDIVISION OF LAND DESCRIBED AS LOT 1 L.P. 20646 WEDD ELL ROAD NORTH GEELONG	Completed	15 Jun 1987	28 Jul 1987	Yes	API	Grant a Planning Permit	3915547
218613 16 Thompson Road, NORTH GEELONG VIC 3215	1448	2001	P	Planning Permit	DEVELOPMENT AND USE OF THE SITE AS OFFICE AND WAREHOUSE	Completed	01 Nov 2001	29 Jan 2002	Yes	API	Grant a Planning Permit	3914342
218613 16 Thompson Road, NORTH GEELONG VIC 3215	1449	2001	P	Planning Permit	ALTERATIONS TO BUILDING and SIGNAGE	Completed	01 Nov 2001	29 Jan 2002	Yes	API	Grant a Planning Permit	3914342
218613 16 Thompson Road, NORTH GEELONG VIC 3215	58	1993	P	Planning Permit	INTERNALLY ILLUMINATED POLE SIGN	Completed	02 Jul 1993	26 Jul 1993	Yes	API	Grant a Planning Permit	3914342
218923 Factory No 4/156 Victoria Street, NORTH GEELONG VIC 3215	1026	1986	P	Planning Permit	CONSTRUCTION OF EIGHT INDUSTRIAL UNITS	Completed	05 May 1986	27 May 1986	Yes	API	Grant a Planning Permit	207929282
218923 Factory No 4/156 Victoria Street, NORTH GEELONG VIC 3215	355	1989	P	Planning Permit	USE AS WAREHOUSE	Completed	21 Sep 1989	28 Sep 1989	Yes	API	Grant a Planning Permit	207929282
218923 Factory No 4/156 Victoria Street, NORTH GEELONG VIC 3215	391	1989	P	Subdivision Planning Permits	8 LOT SUBDIVISION	Completed	12 Oct 1989	31 Oct 1989	Yes	API	Grant a Planning Permit	207929282
218923 Factory No 4/156 Victoria Street, NORTH GEELONG VIC 3215	567	1984	P	Subdivision Planning Permits	10 LOT SUBDIVISION	Completed	06 Jun 1984	26 Jun 1984	Yes	API	Grant a Planning Permit	207929282
218616 22 Thompson Road, NORTH GEELONG VIC 3215	1542	2002	P	Development Buildings & Works	Alterations to existing building and use land for manufacturing sales (meat processing)	Permit Issued	02 Dec 2002	26 Feb 2003	Yes	API	Grant a Planning Permit	3914291
218616 22 Thompson Road, NORTH GEELONG VIC 3215	266	2003	PG	Request for Information	Request for Information - Permit Requirement	PINFO Issued	12 Jun 2003	20 Jun 2003	Yes	RFI	Request for Information Issued	3914291
218616 22 Thompson Road, NORTH GEELONG VIC 3215	290	1976	P	Subdivision Planning Permits	5 LOT SUBDIVISION	Completed	23 Dec 1976	28 Jan 1977	No	API	Grant a Planning Permit	3914291
218616 22 Thompson Road, NORTH GEELONG VIC 3215	414	1988	P	Planning Permit	CONSTRUCTION OF WAREHOUSE	Completed	02 Dec 1988	09 Mar 1989	Yes	API	Grant a Planning Permit	3914291
218616 22 Thompson Road, NORTH GEELONG VIC 3215	567	1984	P	Subdivision Planning Permits	10 LOT SUBDIVISION	Completed	06 Jun 1984	26 Jun 1984	Yes	API	Grant a Planning Permit	3914291
218616 22 Thompson Road, NORTH GEELONG VIC 3215	623	1979	P	Subdivision Planning Permits	3 LOT SUBDIVISION	Completed	15 Feb 1979	05 Mar 1979	Yes	API	Grant a Planning Permit	3914291
218616 22 Thompson Road, NORTH GEELONG VIC 3215	968	1991	P	Planning Permit	RETAIL and WHOLESALE OF CERAMIC TILES	Completed	18 Jan 1991	14 Feb 1991	Yes	API	Grant a Planning Permit	3914291
327280 164 Victoria Street, NORTH GEELONG VIC 3215	542	2012	P	Subdivide land more than 2 Lots	Five (5) Lot Subdivision	Planning Permit Extended	22 May 2012	05 Jul 2012	No	API	Grant a Planning Permit	220376315
214262 9 Heprer Place, NORTH GEELONG VIC 3215	1418	1992	P	Planning Permit	DEVELOPMENT AND USE OF THE SITE FOR A HYDRAULIC FACTORY	Completed	19 Mar 1992	25 May 1992	Yes	API	Grant a Planning Permit	3914829
214262 9 Heprer Place, NORTH GEELONG VIC 3215	195	2010	P	Amendment	Buildings and Works in Association with the Double Storey Extension to Existing Building 1 Metre Extension of First Floor Off	Amended Permit Issued	03 May 2010	07 May 2010	Yes	API/A	Grant a Amended Planning Permit/Plans	3914829
214262 9 Heprer Place, NORTH GEELONG VIC 3215	195	2010	P	Development Buildings & Works	Buildings and Works in Association with the Double Storey Extension to Existing Building	Permit Issued	01 Mar 2010	15 Mar 2010	Yes	API	Grant a Planning Permit	3914829
214262 9 Heprer Place, NORTH GEELONG VIC 3215	567	1984	P	Subdivision Planning Permits	10 LOT SUBDIVISION	Completed	06 Jun 1984	26 Jun 1984	Yes	API	Grant a Planning Permit	3914829
2291749 2/159 Weddell Road, NORTH GEELONG VIC 3215	991	2011	P	Change of Use	Change of use to motor vehicle sales	Permit Issued	23 Aug 2011	02 Nov 2011	No	API	Grant a Planning Permit	207929484
218915 140 Victoria Street, NORTH GEELONG VIC 3215	93	1988	P	Planning Permit	CONSTRUCT NURSERY and LANDSCAPE SUPPLY	Completed	22 Apr 1988	06 Jun 1988	Yes	API	Grant a Planning Permit	3915668
218915 140 Victoria Street, NORTH GEELONG VIC 3215	96	1987	P	Subdivision Planning Permits	SUBDIVISION OF LAND DESCRIBED AS LOT 1 L.P. 20646 WEDD ELL ROAD NORTH GEELONG	Completed	15 Jun 1987	28 Jul 1987	Yes	API	Grant a Planning Permit	3915668
301128 125 Weddell Road, NORTH GEELONG VIC 3215	1300	2017	P	Subdivision Planning Permits	Works Associated with the Removal of Fences	Condition 1 Plans Approved	01 Dec 2017	18 Dec 2017	Yes	API	Grant a Planning Permit	3915048
301128 125 Weddell Road, NORTH GEELONG VIC 3215	1318	2017	P	Development Buildings & Works	Partial Demolition (Remove and Store) Parts of the Existing Sale Yards within a Heritage Overlay	Withdrawn	05 Dec 2017	29 Apr 2020	Yes	W	Withdrawn	3915048
301128 125 Weddell Road, NORTH GEELONG VIC 3215	138	2010	P	Development Buildings & Works	Restoration of Local Heritage Sales and Canteen Facility	No Permit Required	16 Feb 2010	10 Mar 2010	Yes	NPR	No Permit Required	3915048
301128 125 Weddell Road, NORTH GEELONG VIC 3215	15	2001	PG	Liquor Licensing Letter	LIMITED LICENCE (CANS MON 10AM-4PM)	Completed	02 Jan 2001	15 Feb 2001	Yes	QLLOND	Liquor Licensing - No Objection	3915048
301128 125 Weddell Road, NORTH GEELONG VIC 3215	591	2013	PG	Demolition Consent	Demolition of Building	Withdrawn	12 Jun 2013	20 Jun 2013	Yes	API	Withdrawn	3915048
301128 125 Weddell Road, NORTH GEELONG VIC 3215	727	2013	P	Development Buildings & Works	Demolition of Saleyards Offices (fire damaged building)	Permit Issued	08 Jul 2013	02 Aug 2013	Yes	API	Grant a Planning Permit	3915048
301128 125 Weddell Road, NORTH GEELONG VIC 3215	730	2007	P	Development Buildings & Works	Construct Warehouse	Permit Issued	02 Jul 2007	28 Aug 2007	Yes	API	Grant a Planning Permit	3915048
301128 125 Weddell Road, NORTH GEELONG VIC 3215	742	2018	P	Development Buildings & Works	Partial Demolition of Existing Fabric of the Geelong Saleyards within a Heritage Overlay	Permit Issued	06 Jul 2018	10 Oct 2018	Yes	API	Grant a Planning Permit	3915048
301128 125 Weddell Road, NORTH GEELONG VIC 3215	768	2013	PG	Demolition Consent	Demolition of Fire Damaged Saleyard Office	Completed	12 Aug 2013	12 Aug 2013	Yes	PDI	Demolition Consent - Issued	3915048
345694 135 Weddell Road, NORTH GEELONG VIC 3215	1318	2017	P	Development Buildings & Works	Partial Demolition (Remove and Store) Parts of the Existing Sale Yards within a Heritage Overlay	Withdrawn	05 Dec 2017	29 Apr 2020	No	W	Withdrawn	3915048
345694 135 Weddell Road, NORTH GEELONG VIC 3215	1395	2016	P	Subdivision Planning Permits	Partial Demolition of Fencing and a Retaining Wall in the Heritage Overlay	Permit Issued	01 Dec 2016	01 Dec 2016	Yes	API	Grant a Planning Permit	3915048
345694 135 Weddell Road, NORTH GEELONG VIC 3215	742	2018	P	Development Buildings & Works	Partial Demolition of Existing Fabric of the Geelong Saleyards within a Heritage Overlay	Permit Issued	06 Jul 2018	10 Oct 2018	No	API	Grant a Planning Permit	3915048
218611 8-14 Thompson Road, NORTH GEELONG VIC 3215	1000	1986	P	Planning Permit	RE-DEVELOPMENT OF SERVICE STATION	Completed	04 Apr 1986	29 Apr 1986	Yes	API	Grant a Planning Permit	3914225
218611 8-14 Thompson Road, NORTH GEELONG VIC 3215	1024	1981	P	Planning Permit	ADDITIONS TO EXISTING OFFICES	Completed	17 Mar 1981	03 Apr 1981	Yes	API	Grant a Planning Permit	3914225
218611 8-14 Thompson Road, NORTH GEELONG VIC 3215	1143	1991	P	Planning Permit	ERECT BUILDING FOR LABORATORY TESTING ETC	Completed	23 Aug 1991	20 Sep 1991	Yes	API	Grant a Planning Permit	3914225
218611 8-14 Thompson Road, NORTH GEELONG VIC 3215	1598	1992	P	Planning Permit	OFFICE EXTENSION	Completed	21 Aug 1992	02 Nov 1992	Yes	API	Grant a Planning Permit	3914225
218611 8-14 Thompson Road, NORTH GEELONG VIC 3215	176	1976	P	Planning Permit	CONSTRUCTION OF A STEEL FRAMED STORE	Completed	07 Jul 1976	04 Aug 1976	Yes	API	Grant a Planning Permit	3914225
218611 8-14 Thompson Road, NORTH GEELONG VIC 3215	2017	2007	PG	Planning Certificate	Planning Certificate	Completed	30 May 2007	30 May 2007	Yes	API	Planning Certificate Issued	3914225
218611 8-14 Thompson Road, NORTH GEELONG VIC 3215	213	2012	P	Development Buildings & Works	Extension and Alterations to Existing Building	Permit Issued	02 Mar 2012	04 May 2012	Yes	API	Grant a Planning Permit	3914225
218611 8-14 Thompson Road, NORTH GEELONG VIC 3215	253	1988	P	Planning Permit	ERECTION and DISPLAY OF SIGNAGE ON SITE	Completed	28 Jul 1988	09 Sep 1988	Yes	API	Grant a Planning Permit	3914225
218611 8-14 Thompson Road, NORTH GEELONG VIC 3215	479	1978	P	Subdivision Planning Permits	SUBDIVISION OF LAND TO PROVIDE TITLE FOR A SERVICE STATION	Completed	16 Mar 1978	04 Apr 1978	Yes	XPPPR	Permit Refused	3914225
218611 8-14 Thompson Road, NORTH GEELONG VIC 3215	481	2013	P	Development Buildings & Works	Display of Internally Illuminated Business Identification Signage	Permit Issued	10 May 2013	29 May 2013	Yes	API	Grant a Planning Permit	3914225
218611 8-14 Thompson Road, NORTH GEELONG VIC 3215	53	1988	P	Planning Permit	CONSTRUCT PLANT ROOM ASSOCIATED WITH A CAR WASH	Completed	22 Mar 1988	18 Apr 1988	Yes	API	Grant a Planning Permit	3914225
218611 8-14 Thompson Road, NORTH GEELONG VIC 3215	538	2020	P	Combined Planning Permit	Buildings and Works, Display of Advertising Signage, Use of land for a Medical Centre, Function centre, Restricted Recreation	Advertising Completed	04 Jun 2020		Yes	API	Grant a Planning Permit	3914225
218611 8-14 Thompson Road, NORTH GEELONG VIC 3215	617	1979	P	Planning Permit	Erect pre-fabricated Storage Building	Completed	12 Feb 1979	05 Mar 1979	Yes	API	Grant a Planning Permit	3914225
218611 8-14 Thompson Road, NORTH GEELONG VIC 3215	633	1990	P	Planning Permit	ERECTION OF ADVERTISING SIGNS	Completed	02 May 1990	13 Jun 1990	Yes	API	Grant a Planning Permit	3914225
218611 8-14 Thompson Road, NORTH GEELONG VIC 3215	839	1985	P	Planning Permit	USE and DEVELOPMENT OF A WAREHOUSE WITH ANCILLARY CAR PARKING	Completed	07 Aug 1985	27 Aug 1985	Yes	API	Grant a Planning Permit	3914225
218611 8-14 Thompson Road, NORTH GEELONG VIC 3215	85	1987	P	Planning Permit	CONSTRUCTION OF CAR WASH BUILDING WITH ASSOCIATED A CCESS LANES	Completed	03 Jun 1987	03 Sep 1987	Yes	API	Grant a Planning Permit	3914225
218611 8-14 Thompson Road, NORTH GEELONG VIC 3215	900	2020	P	Combined Planning Permit	Buildings and Works Associated with the Use of the Land for Industry/Warehouse, Display Internally Illuminated Business Id	Further Information Requested	17 Aug 2020		Yes	API	Grant a Planning Permit	3914225
218611 8-14 Thompson Road, NORTH GEELONG VIC 3215	999	1981	P	Planning Permit	Construct Additions to offices.	Completed	12 Feb 1981	26 Feb 1981	Yes	API	Grant a Planning Permit	3914225
3582823 Factory No 3/164 Victoria Street, NORTH GEELONG VIC 3215	542	2012	P	Subdivide land more than 2 Lots	Five (5) Lot Subdivision	Planning Permit Extended	22 May 2012	05 Jul 2012	No	API	Grant a Planning Permit	220376320
214265 Factory No 1/12 Heprer Place, NORTH GEELONG VIC 3215	389	2010	P	Change of Use	Use of the Land for an Indoor Recreation Centre (Dance Studio)	Permit Issued	27 Apr 2010	02 Jul 2010	Yes	API	Grant a Planning Permit	3914579
214265 Factory No 1/12 Heprer Place, NORTH GEELONG VIC 3215	562	1994	P	Planning Permit	CONSTRUCT FACTORY	Completed	25 Aug 1994		Yes	API	Grant a Planning Permit	3914579
214265 Factory No 1/12 Heprer Place, NORTH GEELONG VIC 3215	567	1984	P	Subdivision Planning Permits	10 LOT SUBDIVISION	Completed	06 Jun 1984	26 Jun 1984	Yes	API	Grant a Planning Permit	3914579
301339 Shop No. 2/18 Thompson Road, NORTH GEELONG VIC 3215	1225	2013	P	Amendment	Use of the Land for the Sale and Consumption of Liquor associated with a Cafe/Restaurant Licence	Amended Permit Issued	14 Feb 2014	27 Mar 2014	Yes	API/A	Grant a Amended Planning Permit/Plans	206512219
301339 Shop No. 2/18 Thompson Road, NORTH GEELONG VIC 3215	131	2004	P	Change of Use	Change of Use	Withdrawn	05 Feb 2004	05 Mar 2004	Yes	W	Withdrawn	206512219
301339 Shop No. 2/18 Thompson Road, NORTH GEELONG VIC 3215	158	2005	P	Subdivision/Building or 2 Lots	3 Lot Subdivision	Permit Issued	09 Dec 2005	09 Jan 2006	No	API	Grant a Planning Permit	206512219
301339 Shop No. 2/18 Thompson Road, NORTH GEELONG VIC 3215	548	2001	P	Planning Permit	CHANGE OF USE - BAKERY	Completed	18 May 2001	01 Jun 2001	Yes	API	Grant a Planning Permit	206512219
301339 Shop No. 2/18 Thompson Road, NORTH GEELONG VIC 3215	66	2004	PG	Request for Information	Request for Information	PINFO Issued	03 Feb 2004	03 Feb 2004	Yes	RFI	Request for Information Issued	206512219
218932 166 Victoria Street, NORTH GEELONG VIC 3215	1160	1986	P	Planning Permit	ESTABLISH AGRICULTURAL MACHINERY SALES and SERVICE CENTRE	Completed	26 Nov 1986	16 Dec 1986	Yes	API	Grant a Planning Permit	3914424
218932 166 Victoria Street, NORTH GEELONG VIC 3215	1216	1997	P	Planning Permit	ILLUMINATED POLE SIGN	Completed	22 Dec 1997	07 Jan 1998	Yes	API	Grant a Planning Permit	3914424
218932 166 Victoria Street, NORTH GEELONG VIC 3215	256	2010	P	Advertising Signage	Internally Illuminated Pole Sign	Permit Issued	19 Mar 2010	06 May 2010	Yes	API	Grant a Planning Permit	3914424
218932 166 Victoria Street, NORTH GEELONG VIC 3215	513	1990	P	Planning Permit	ERECTION OF A 30 METRE HIGH RADIO MAST	Completed	22 Jan 1990	15 Feb 1990	Yes	API	Grant a Planning Permit	3914424
218932 166 Victoria Street, NORTH GEELONG VIC 3215	550	1998	P	Planning Permit	EXTENSION TO EXISTING BUILDING	Completed	05 Jun 1998	17 Jun 1998	Yes	API	Grant a Planning Permit	3914424
218932 166 Victoria Street, NORTH GEELONG VIC 3215	567	1984	P	Subdivision Planning Permits	10 LOT SUBDIVISION							

Prop Key	Address	Appn No	Year	Class	Type	Description	Status	Decn Lodged	Decn Date	Prim Prop	Decn Type	Decn Desc	VIEW_PFI
218924	Factory No 5/156 Victoria Street, NORTH GEELONG VIC 3215	391	1989	P	Subdivision Planning Permits	8 LOT SUBDIVISION	Completed	12 Oct 1989	31 Oct 1989	Yes	API	Grant a Planning Permit	207929290
218924	Factory No 5/156 Victoria Street, NORTH GEELONG VIC 3215	567	1984	P	Subdivision Planning Permits	10 LOT SUBDIVISION	Completed	06 Jun 1984	26 Jun 1984	Yes	API	Grant a Planning Permit	207929290
218920	Factory No 1/156 Victoria Street, NORTH GEELONG VIC 3215	1026	1986	P	Planning Permit	CONSTRUCTION OF EIGHT INDUSTRIAL UNITS	Completed	05 May 1986	27 May 1986	Yes	API	Grant a Planning Permit	207929258
218920	Factory No 1/156 Victoria Street, NORTH GEELONG VIC 3215	1301	2018	PG	Planning Certificate	Planning Certificate	Plan Cert Issued	21 Jun 2018	21 Jun 2018	Yes	PCI	Planning Certificate Issued	207929258
218920	Factory No 1/156 Victoria Street, NORTH GEELONG VIC 3215	391	1989	P	Subdivision Planning Permits	8 LOT SUBDIVISION	Completed	12 Oct 1989	31 Oct 1989	Yes	API	Grant a Planning Permit	207929258
218920	Factory No 1/156 Victoria Street, NORTH GEELONG VIC 3215	567	1984	P	Subdivision Planning Permits	10 LOT SUBDIVISION	Completed	06 Jun 1984	26 Jun 1984	Yes	API	Grant a Planning Permit	207929258
218925	Factory No 6/156 Victoria Street, NORTH GEELONG VIC 3215	1026	1986	P	Planning Permit	CONSTRUCTION OF EIGHT INDUSTRIAL UNITS	Completed	05 May 1986	27 May 1986	Yes	API	Grant a Planning Permit	207929298
218925	Factory No 6/156 Victoria Street, NORTH GEELONG VIC 3215	391	1989	P	Subdivision Planning Permits	8 LOT SUBDIVISION	Completed	12 Oct 1989	31 Oct 1989	Yes	API	Grant a Planning Permit	207929298
218925	Factory No 6/156 Victoria Street, NORTH GEELONG VIC 3215	557	2010	PG	Request for Information	RFI - Permit required for LMCT Licence	PINFO Issued	11 Jun 2010	15 Jun 2010	Yes	RFI	Request for Information Issued	207929298
218925	Factory No 6/156 Victoria Street, NORTH GEELONG VIC 3215	567	1984	P	Subdivision Planning Permits	10 LOT SUBDIVISION	Completed	06 Jun 1984	26 Jun 1984	Yes	API	Grant a Planning Permit	207929298
392995	6A Thompson Road, NORTH GEELONG VIC 3215	900	2020	P	Combined Planning Permit	Buildings and Works Associated with the Use of the Land for Industry/Warehouse, Display Internally Illuminated Business Id	Further Information Requested	17 Aug 2020		No			3914852
218919	152-154 Victoria Street, NORTH GEELONG VIC 3215	1035	1991	P	Planning Permit	EXTENSION TO EXISTING FACTORY	Completed	03 Jun 1991	11 Sep 1991	Yes	API	Grant a Planning Permit	3914980
218919	152-154 Victoria Street, NORTH GEELONG VIC 3215	1075	1996	P	Planning Permit	CARPORT	Completed	07 Nov 1996	27 Nov 1996	Yes	API	Grant a Planning Permit	3914980
218919	152-154 Victoria Street, NORTH GEELONG VIC 3215	238	1988	P	Planning Permit	INSTALLATION OF AN UNDERGROUND FUEL TANK and PUMPS	Completed	19 Jul 1988	09 Sep 1988	Yes	API	Grant a Planning Permit	3914980
218919	152-154 Victoria Street, NORTH GEELONG VIC 3215	288	2004	PG	Enforcement	Truck Movements in INWZRI2	Completed	01 Jun 2004	01 Jun 2004	Yes	EINAD	Enforcement - Dismissed	3914980
218919	152-154 Victoria Street, NORTH GEELONG VIC 3215	381	1997	P	Planning Permit	EXTENSION TO INDUSTRIAL BUILDING	Completed	05 May 1997	21 May 1997	Yes	API	Grant a Planning Permit	3914980
218919	152-154 Victoria Street, NORTH GEELONG VIC 3215	567	1984	P	Subdivision Planning Permits	10 LOT SUBDIVISION	Completed	06 Jun 1984	26 Jun 1984	Yes	API	Grant a Planning Permit	3914980
218919	152-154 Victoria Street, NORTH GEELONG VIC 3215	843	1985	P	Planning Permit	USE and DEVELOPMENT OF AN INDUSTRIAL PREMISES	Completed	08 Aug 1985	27 Aug 1985	Yes	API	Grant a Planning Permit	3914980
211377	158 Weddell Road, NORTH GEELONG VIC 3215	106	1982	P	Planning Permit	ADDITIONS TO INDUSTRIAL BUILDING	Completed	15 Apr 1982	29 Apr 1982	Yes	API	Grant a Planning Permit	3915966
211377	158 Weddell Road, NORTH GEELONG VIC 3215	1227	1991	P	Planning Permit	INSTALLATION OF THREE AMENITY UNITS	Completed	29 Oct 1991	22 Nov 1991	Yes	API	Grant a Planning Permit	3915966
211377	158 Weddell Road, NORTH GEELONG VIC 3215	188	1982	P	Planning Permit	CONSTRUCTION and USE OF A STEAM CLEANING AREA	Completed	16 Jul 1982	21 Jul 1982	Yes	API	Grant a Planning Permit	3915966
211377	158 Weddell Road, NORTH GEELONG VIC 3215	883	1984	P	Planning Permit	CONSTRUCT TWO TEMPORARY TOOL SHEDS	Completed	26 Oct 1984	21 Nov 1984	Yes	API	Grant a Planning Permit	3915966
211377	158 Weddell Road, NORTH GEELONG VIC 3215	70	1982	P	Planning Permit	DEVELOP EXISTING PREMISES FOR THE PURPOSE OF FORKLIFT and PLANT HIRE SALES and SERVICE	Completed	16 Mar 1982	02 Apr 1982	Yes	API	Grant a Planning Permit	3915966
211377	158 Weddell Road, NORTH GEELONG VIC 3215	919	1980	P	Planning Permit	ERECTION OF TWO FACTORIES and SHOWROOMS	Completed	14 Aug 1980	29 Aug 1980	Yes	API	Grant a Planning Permit	3915966
211371	152 Weddell Road, NORTH GEELONG VIC 3215	571	2002	P	Residential	Construct a Garage	Permit Amended	20 May 2002	02 Jun 2002	Yes	API	Grant a Planning Permit	3915923
211371	152 Weddell Road, NORTH GEELONG VIC 3215	998	2002	P	Residential	Construct a Garage	Permit Issued	14 Aug 2002	01 Jan 2002	Yes	API	Grant a Planning Permit	3915923
214263	10 Hepner Place, NORTH GEELONG VIC 3215	1082	1991	P	Planning Permit	CONSTRUCT FACTORY FOR CLOTHING MANUFACTURING	Completed	11 Jul 1991	26 Aug 1991	Yes	API	Grant a Planning Permit	3914740
214263	10 Hepner Place, NORTH GEELONG VIC 3215	1707	2007	PG	Planning Certificate	Planning certificate	Plan Cert Issued	09 May 2007	09 May 2007	Yes	PCI	Planning Certificate Issued	3914740
214263	10 Hepner Place, NORTH GEELONG VIC 3215	567	1984	P	Subdivision Planning Permits	10 LOT SUBDIVISION	Completed	06 Jun 1984	26 Jun 1984	Yes	API	Grant a Planning Permit	3914740
218921	Factory No 2/156 Victoria Street, NORTH GEELONG VIC 3215	1026	1986	P	Planning Permit	CONSTRUCTION OF EIGHT INDUSTRIAL UNITS	Completed	05 May 1986	27 May 1986	Yes	API	Grant a Planning Permit	207929266
218921	Factory No 2/156 Victoria Street, NORTH GEELONG VIC 3215	391	1989	P	Subdivision Planning Permits	8 LOT SUBDIVISION	Completed	12 Oct 1989	31 Oct 1989	Yes	API	Grant a Planning Permit	207929266
218921	Factory No 2/156 Victoria Street, NORTH GEELONG VIC 3215	567	1984	P	Subdivision Planning Permits	10 LOT SUBDIVISION	Completed	06 Jun 1984	26 Jun 1984	Yes	API	Grant a Planning Permit	207929266
218918	142 Victoria Street, NORTH GEELONG VIC 3215	245	2007	P	Change of Use	Change of Use - Materials Recycling (Paper Only), including Paper Shredding	Withdrawn	16 Mar 2007	11 Apr 2007	Yes	W	Withdrawn	3915560
218916	142 Victoria Street, NORTH GEELONG VIC 3215	58	1988	P	Planning Permit	CONSTRUCTION and USE OF INDUSTRIAL PREMISES	Completed	25 Mar 1988	13 May 1988	Yes	API	Grant a Planning Permit	3915560
218916	142 Victoria Street, NORTH GEELONG VIC 3215	96	1987	P	Subdivision Planning Permits	SUBDIVISION OF LAND DESCRIBED AS LOT 1 L.P. 20646 WEDD ELL ROAD NORTH GEELONG	Completed	15 Jun 1987	28 Jul 1987	Yes	API	Grant a Planning Permit	3915560
218916	142 Victoria Street, NORTH GEELONG VIC 3215	977	2007	P	Amendment	Extension to Industrial Building and Waiving of Car Parking	Amended Permit Issued	21 Dec 2007	15 Jan 2008	Yes	API/A	Grant a Amended Planning Permit/Plans	3915560
218916	142 Victoria Street, NORTH GEELONG VIC 3215	977	2007	P	Amendment	Extension to Industrial Building and Waiving of Car Parking	Completed	22 Feb 2008	11 Mar 2008	Yes	API/A	Grant a Amended Planning Permit/Plans	3915560
218916	142 Victoria Street, NORTH GEELONG VIC 3215	977	2007	P	Development Buildings & Works	Extension to Industrial Building and Waiving of Car Parking	Permit Issued	28 Aug 2007	03 Oct 2007	Yes	API	Grant a Planning Permit	3915560
218917	146 Victoria Street, NORTH GEELONG VIC 3215	1033	2019	P	Development Buildings & Works	Buildings and Works Associated with an Extension to an Existing Warehouse	Permit Issued	01 Oct 2019	13 Nov 2019	Yes	API	Grant a Planning Permit	3915469
218917	146 Victoria Street, NORTH GEELONG VIC 3215	127	1988	P	Planning Permit	INDUSTRIAL BUILDING FOR USE AS A MARBLE FACTORY	Completed	13 May 1988	08 Jul 1988	Yes	API	Grant a Planning Permit	3915469
218917	146 Victoria Street, NORTH GEELONG VIC 3215	1514	2009	PG	Planning Certificate	Planning Certificate	Plan Cert Issued	10 Jul 2009	10 Jul 2009	Yes	PCI	Planning Certificate Issued	3915469
218917	146 Victoria Street, NORTH GEELONG VIC 3215	1556	2019	PG	Planning Information Request	Copy of Permit PP-1961-1993, PP-127-1988 and PP-96-1987	PINFO Issued	29 Aug 2019	06 Sep 2019	Yes	RFI	Request for Information Issued	3915469
218917	146 Victoria Street, NORTH GEELONG VIC 3215	1961	1993	P	Planning Permit	MOTOR VEHICLE ACCESSORY SALES and WAREHOUSING	Completed	07 May 1993	04 Jun 1993	Yes	API	Grant a Planning Permit	3915469
218917	146 Victoria Street, NORTH GEELONG VIC 3215	514	2020	P	Development Buildings & Works	Buildings and Works in Association with Alterations to a Warehouse	Permit Issued	29 May 2020	17 Jul 2020	Yes	API	Grant a Planning Permit	3915469
218917	146 Victoria Street, NORTH GEELONG VIC 3215	663	2020	PG	Demolition Consent	Partial Demolition of Building	Completed	15 Apr 2020	17 Apr 2020	Yes	PDI	Demolition Consent - Issued	3915469
218917	146 Victoria Street, NORTH GEELONG VIC 3215	96	1987	P	Subdivision Planning Permits	SUBDIVISION OF LAND DESCRIBED AS LOT 1 L.P. 20646 WEDD ELL ROAD NORTH GEELONG	Completed	15 Jun 1987	28 Jul 1987	Yes	API	Grant a Planning Permit	3915469
218917	146 Victoria Street, NORTH GEELONG VIC 3215	96	1983	P	Planning Permit	THE ERECTION OF NON ILLUMINATED ADVERTISING SIGNS	Completed	03 Aug 1993	19 Aug 1993	Yes	API	Grant a Planning Permit	3915469
299751	4/159 Weddell Road, NORTH GEELONG VIC 3215	1154	2007	PG	Planning Certificate	Planning Certificate	Plan Cert Issued	30 Mar 2007	30 Mar 2007	Yes	PCI	Planning Certificate Issued	207929468
299751	4/159 Weddell Road, NORTH GEELONG VIC 3215	1922	2007	PG	Planning Certificate	Planning Certificate	Plan Cert Issued	23 May 2007	23 May 2007	Yes	PCI	Planning Certificate Issued	207929468
299751	4/159 Weddell Road, NORTH GEELONG VIC 3215	991	2011	P	Change of Use	Change of use to motor vehicle sales	Permit Issued	23 Aug 2011	02 Nov 2011	No	API	Grant a Planning Permit	207929468
218928	Factory No 1/158 Victoria Street, NORTH GEELONG VIC 3215	1074	1998	P	Planning Permit	CONSTRUCT FACTORY/WAREHOUSE	Completed	13 Oct 1998	03 Dec 1998	Yes	API	Grant a Planning Permit	3914789
218928	Factory No 1/158 Victoria Street, NORTH GEELONG VIC 3215	567	1984	P	Subdivision Planning Permits	10 LOT SUBDIVISION	Completed	06 Jun 1984	26 Jun 1984	Yes	API	Grant a Planning Permit	3914789
218928	Factory No 1/158 Victoria Street, NORTH GEELONG VIC 3215	884	2014	P	Combined Planning Permit	Partial Use of the land for Restricted Retail, Display of Business Identification Signage and Reduction of Car Parking Requir	Permit Issued	24 Jul 2014	21 Aug 2014	Yes	API	Grant a Planning Permit	3914789
214259	6 Hepner Place, NORTH GEELONG VIC 3215	567	1984	P	Subdivision Planning Permits	10 LOT SUBDIVISION	Completed	06 Jun 1984	26 Jun 1984	Yes	API	Grant a Planning Permit	3914940