MINUTES

COUNCIL MEETING

Tuesday 23 July 2024
6:30 pm

Off-Site Meeting
Poa Banyul Community Hub, 110 Unity Drive, Mount Duneed

LIVE STREAMED ON THE CITY'S WEBSITE:

www.geelongaustralia.com.au/meetings

COUNCIL:

Cr T Sullivan (Bellarine Ward) - Mayor
Cr A Aitken (Windermere Ward) - Deputy Mayor
Cr J Mason (Bellarine Ward)
Cr E Wilkinson (Bellarine Ward)
Cr M Cadwell (Brownbill Ward)
Cr E Kontelj (Brownbill Ward)
Cr P Murrihy (Brownbill Ward)
Cr B Harwood (Kardinia Ward)
Cr B Moloney (Kardinia Ward)
Cr R Nelson (Kardinia Ward)
Cr S Hathway (Windermere Ward)

CITY OF GREATER GEELONG

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Present: Cr T Sullivan (Mayor), Cr A Aitken (Deputy Mayor), E Wilkinson, S Hathway, B Harwood, E Kontelj, M Cadwell, J Mason, P Murrihy, B Moloney, R Nelson

Also Present: A Wastie (Chief Executive Officer), T Edwards (Executive Director, Corporate Services), T Bradley (Executive Director, Placemaking), J Stirton (Executive Director, City Infrastructure), A Basford (Executive Director City Life), A Martin (Chief Governance and Risk Officer) J Douglas (Acting Manager Governance), E Ryan (Council Business Coordinator)

Opening: The Mayor declared the meeting open at 6.30pm.

1. PROCEDURAL MATTERS

1.1. Acknowledgement of Country

Council acknowledges the Wadawurrung People as the Traditional Owners of the Land, Waterways and Skies. We pay our respects to their Elders, past, present and emerging. We acknowledge all Aboriginal and Torres Strait Islander people who are part of our Greater Geelong community today.

1.2. Apologies

Nil

1.3. Leaves of Absence

Nil

1.4. Presentations

Councillors Harwood, Moloney and Nelson provided a snapshot presentation on the activities and projects in the Kardinia Ward.

1.5. Declarations of Conflicts of Interest

Cr Kontelj declared a Conflict of Interest in Agenda Item 2.1 Amendment C436ggee and Planning Permit PP-573-2021 Balmoral Quay in Rippleside - Consideration of Panel Report in that Cr Kontelj has family members that reside in Balmoral Quay and next to the development.

Cr Kontelj declared a Conflict of Interest in Agenda Item 2.9 T2300112 Hardwaste Collection Services in that one of Tender applicants is a customer of the business of which Cr Kontelj is a Managing Director.

Cr Harwood declared a Conflict of Interest in Agenda Item 2.4 Urban Geelong Long Term Settlement Boundary Review in that Cr Harwood is a shareholder of land considered in the report.

Cr Aitken declared a Conflict of Interest in Agenda Item 2.1 Amendment C436ggee and Planning Permit PP-573-2021 Balmoral Quay in Rippleside - Consideration of Panel Report in that Cr Aitken has a family interest in property ownership in the vicinity of the development.

Cr Aitken declared a Conflict of Interest in Agenda Item 4.1 Geelong Arena – Tender for Management Review (Confidential) in that Cr Aitken received information in relation to the Tender that may give rise to a conflict.

Cr Kontelj declared a Conflict of Interest in Agenda Item 4.1 Geelong Arena – Tender for Management Review (Confidential) in that Cr Kontelj is a member of a syndicate of which the CEO of one the Tender applicants is also a member.

1.6. Confirmation of Minutes

RESOLUTION - Item 1.6.1

Cr Harwood moved, Cr Mason seconded -

That the Minutes of the Council Meeting held on 25 June 2024 be confirmed.

Carried

1.7. Public Question and Submission Time

The following persons submitted questions prior to the Council Meeting and presented them at the Council Meeting, on the following various subjects:

- Dean John Frank Vella – Wurriki Nyal Precinct
- Paul Bugg – Venue Hire
- Ragen Haythrope – Dog bag dispensers and bins
- Jeanne Nel – Trees on Private Land
- Charles Street – Waste Collection
- Liz Bonner (Real Deal for Geelong) - Social Housing
- Daniel Smith – Active Spaces

Additional Questions were received from the floor from three submitters on the following topics:

- Glenn Agnew – Rainbow Crossing Costs & Homelessness
- Steve O'Brien - Chevron U.S Case
- Jennifer Isantow – Heritage Department Names

SUBMITTER. RAGEN HAYTHROPE

Subject: Doeg bag dispensers and bins **Relevant City Department: City Infrastructure**

Question 1:

Sovereign Drive Oval is the only designated area within a 5km radius from Mount Duneed where dogs can be exercised off- lead. It is a multi-use space (ie. not always available for dog use). The park lacks a pet-friendly water fountain, typically provided at off-leash dog parks. The nearest is located approximately a kilometre away inside Bunjils nest children's playground which displays a 'No Dogs' sign. Furthermore, the single dog-waste bag dispenser, located at the Boundary Rd end of the oval is inadequate for requirements and often empty. A second dog poo bag dispenser and bin, located at the Unity Drive end of the oval, would prevent dog owners from leaving dog waste on the oval for the enjoyment of all users. Will the council recognise the need for and invest in additional bags and bins are supplied at designated off-lead areas? I am aware of the dog park Sparrovale Wetlands Restoration Project however, that won't really help the residents of Mount Duneed as the 7km would make it a 3 hr round trip walk to get to and from the park, not accounting for time spent AT the park.

Response:

Thank you for your question,

The Community and Recreation team will investigate the request to install a Drinking Fountain at Sovereign Drive including required budget and the availability of a water supply in a suitable location to facilitate the installation of a drinking fountain.

Dog poo bins are provided across our municipality to assist dog owners to clean up after their pets, however, as per our Dog Controls in Public Places policy, dog owners 'must at all times have a means to pick up and appropriately dispose of dog droppings in a waste bin'. We do not believe an additional dog poo bin in this location is warranted. Concerns regarding dog owners can be reported to our animal management team via customer service.

SUBMITTER. JEANNE NEL

Subject: Trees on Private Land **Relevant City Department: City Infrastructure**

Question 1:

I note the Council's response during the June 2024 meeting to Chrissy Freestone's question about Trees on Private Land. The response stated that "Council officers have been undertaking significant preliminary work in preparation of this engagement and have met with some community members to obtain further background on community concerns as well as ideas for what should be included in the community consultation process." I am aware of one meeting hosted by the Council on 18 June 2024, to discuss tree planting opportunities in Geelong. The Council's agenda did not include the Trees on Private Land Report or the proposed community engagement. The residents used the opportunity to ask about Councill's progress with the promised engagement and policy.
QUESTION: Could the Council please:
a) provide further details, including the number of residents in attendance, of any other meetings held with community members to obtain further background on community concerns; and
b) elaborate on the significant preliminary work undertaken in preparation of the community engagement?

Response:
Thank you for your question Jeanne,

We were pleased you were able to attend the meeting held on 18 June and there were discussions around the topic of trees on private land. Officers continue the preliminary work for Community Engagement.

Community engagement around tree protection on private land and the detailed planning will commence following Council elections in late October. A report back to Council on the findings of the engagement will occur in the first quarter of 2025.

SUBMITTER 5. CHARLES STREET

Subject: Waste Collection **Relevant City Department: City Infrastructure**

Question 1:

We welcome Council's continuation of the hard rubbish collection service. There are some other materials which should not go to landfill. Does Council have, or recommend, services for the collection and proper disposal of hazardous wastes, such as waste motor oils, paint, pesticides, halogenated hydrocarbons, heavy metals and the like?

Response:

Thank you for your question,

The City accept and appropriately dispose of a wide range of materials at our Resource Recovery Centres. Residents can use our *Recycling Guide* to search for individual product types and learn how to safely dispose of these items.

The Geelong Australia website has our Recycling Guide – the link will be available in the written response.
https://www.geelongaustralia.com.au/recycling/guide/default.aspx

SUBMITTER 6. LIZ BONNER (REAL DEAL FOR GEELONG)

Subject: Social Housing **Relevant City Department: Placemaking**

Question 1:

Our community needs 7000 social housing homes in Geelong. There are residents sleeping in tents and couches across the City and paying more than 30% of their income in rent as a result of a lack of affordable housing. Local developers are also appalled by the lack of provision of social housing and its impact on community development and wellbeing. How many NEW social housing dwellings have been approved and completed over the past year within the City of Greater Geelong ? (ie NOT re-developments but additions to the stock)

Question 2:

Its been three months since the Council resolved to act on developing the Purnell Rd site with a Request for Quote to be issued. Can you please provide an update regarding when the Request For Quote for Purnell Rd will be issued and when the other two vacant CoGG sites at Bell Post Hill and Belmont will be progressed. Will the Council mandate Inclusionary Zoning across all new housing developments given the new Housing targets currently being set by the state government to ensure that all residents can be housed into the future?

Response:

Thank you for your question Liz,

Response 1:

Based on City's internal data on existing social housing, there has been an increase of 71 dwellings for 2023-2024 compared to the year before. There will be estimated total 246 dwellings for projects at Marshall St, Ormond Rd and Myers St that achieved planning approval and are waiting for construction to completion in the next 2 – 3 years. These figures will be confirmed in the upcoming updates with Home Victoria.

Response 2:

City officers are close to finalising the Expression of Interest and related processes based on the Council resolution from April 2024.

The City do not have the power to implement a mandatory and broad-based inclusionary zoning through planning scheme under the Planning & Environment Act 1987. This power rests with the State Government.

The City's policies, internal processes and resources are aimed to negotiate for inclusion of social and affordable housing by developers and increase participation on major planning projects and developments across the region.

Cr Hathway asked a follow up question, requesting Council Staff to take the question on notice.

Cr Aitken provided points of clarification to the submitter.

Cr Wilkinson asked a follow up question, requesting Council Staff to take the question on notice.

1.8. Petitions

Lindy Jeffery presented a petition to Council requesting that the Willey Langdon Reserve, Portarlington be rezoned as an off leash area for dogs. The petition included approximately 77 signatures.

Daryl Richards presented a petition to Council requesting that Council investigate and implement adequate traffic safety measures on the section of Kilgour Street between Swanston Street and Fitzroy Street / Garden Street / St Albans Road, Geelong. The petition included approximately 286 signatures.

2. REPORTS

2.1. Amendment C436ggee and Planning Permit PP-573-2021 - Balmoral Quay in Rippleside - Consideration of Panel Report

Source: **Placemaking**
Executive Director: **Tennille Bradley**

Cr Kontelj declared a Conflict of Interest in this item and left the meeting at 7:20pm.

Cr Aitken declared a Conflict of Interest in this item and left the meeting at 7:20pm.

Purpose

1. To present to Councillors for consideration the independent Panel Report with regards to Planning Scheme Amendment C436ggee and permit PP573-2021.

2. To adopt the amendment and recommend the permit be approved.

Background

3. The Amendment is a combined 96A Amendment which includes a permit application for PP573-2021. The Amendment seeks to update Schedule 2 to the Comprehensive Development Zone and associated incorporated documents to allow the planning permit which proposes an apartment development with an increased maximum development height of 27 metres (28.2 metres to the top of services).

4. The amendment applies to land located at 1, 11, 23, 40 and 60 Harbourside Drive, and 1 to 20 Lumb Place, Rippleside.

5. Exhibition of the amendment from 24 August 2023 to the 25 September 2023, resulted in 173 submissions. Six submissions supported the amendment, with 167 objecting to the amendment. Issues included the strategic justification for the amendment, traffic and car parking concerns, the height and scale of the development, overshadowing and view impacts.

6. The submissions were considered by Council on 12 December 2023, which resolved to refer all submissions to an independent Panel appointed by the Minister for Planning.

Key Matters

7. The independent Panel held a hearing from 19 to 22 February 2024 where eight local resident submitters presented at the hearing alongside Council and the developer.

8. The Panel's Report was received on 10 April 2024 and found the amendment to be strategically supported by planning policy and recommended that it be adopted with changes, including those negotiated during the Panel Hearing to the Amendment documentation. Under section 27 of the *Planning and Environment Act 1987*, the Planning Authority must consider the Panel's report before deciding on whether to adopt the amendment.

9. The Panel's recommendations are supported, this report at Attachment 1 provides a background summary of the amendment and permit, including consideration of the recommendations.

10. The City will enter into a Section 173 Agreement with the private landowner to provide an affordable housing contribution.

Recommendation – Item 2.1

Cr Harwood moved, Cr Mason seconded -

That Council:

1. **Adopt Amendment C436ggee – Balmoral Quay in the form outlined in Attachments 3, 4, 5 and 6 of this report.**
2. **Submit the adopted Amendment C436ggee together with the prescribed information to the Minister for Planning requesting approval.**
3. **Recommend to the Minister for Planning that Planning Permit 573-2021 be approved in the form outlined in Attachment 7 of this report; and**
4. **Note that the City will enter into a Section 173 Agreement with the private landowners to provide an affordable housing contribution.**

Lost

RESOLUTION - Item 2.1

Cr Murrihy moved, Cr Cadwell seconded -

That Council:

1. **Abandon Amendment C436ggee due to concerns with the building scale and height and traffic and access issues; and**
2. **Tell the Minister for Planning in writing that the amendment is abandoned; and therefore, in accordance with Section 96G(2) of the Planning and Environment Act 1987, advise that Council cannot recommend to the Minister for Planning that Planning Permit 573-2021 be granted.**

Carried

Financial Sustainability

11. There are no significant financial implications to Council.

Community Engagement

12. Amendment C436ggee was exhibited in accordance with the requirements of the *Planning and Environment Act 1987*.

13. All submitters had an opportunity to be heard before an independent Panel. The Panel considered all submissions referred to it, not just the submissions presented at the hearing.

14. The City has advised submitters of the release of the independent Panel Report. Submitters will be notified of the final decision of Council and the Minister for Planning.

Social Equity and Sustainability

15. The amendment and permit will provide social benefits through the establishment of a new residential development conveniently located in a desirable area in proximity to open space and infrastructure.

16. The developer will be required to provide an affordable housing outcome through a Section 173 Agreement.

Relevant Law/Policy/Legal Implications

17. The amendment is consistent with the Greater Geelong Planning Scheme Policy Framework, in particular those policies relating to urban consolidation, providing for a range of housing types in a well serviced location, and improved urban design outcomes.

Alignment to Community Plan and Vision

18. This report aligns with Our Community Plan 2021-2025 strategic priority:
Sustainable growth and environment.

19. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:
Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

20. No officer involved in the preparation of this report declared a general or material conflict of interest.

Risk Assessment

21. There are no notable risks associated with implementing the recommendation contained in this report.

Environmental Sustainability

22. The development as proposed by the permit has been assessed against the relevant Environmental Sustainable Development Policies contained within the Greater Geelong Planning Scheme and has been deemed to achieve the appropriate targets which will enhance amenity for future residents.

Attachments

1. c436ggee Background Report for Council Adoption [**2.1.1** - 12 pages]
2. C 436 ggee Panel Report - Executive Summary [**2.1.2** - 3 pages]
3. Clause 37.02 Comprehensive Development Zone Schedule 2 - Panel Recommended Changes [**2.1.3** - 8 pages]
4. Schedule to Clause 72.04 Incorporated Documents - Panel Recommended Changes [**2.1.4** - 6 pages]
5. Comprehensive Development Plan - Panel Recommended Changes - June 2024 [**2.1.5** - 1 page]
6. Rippleside Urban Design Guidelines - Panel Recommendations - June 2024 [**2.1.6** - 50 pages]
7. C436ggee Planning Permit with Panel Recommendations PP573 2021 [**2.1.7** - 9 pages]

Attachment 1

Background

1. Amendment C436ggee ("the Amendment") is a combined 96A amendment which includes a permit application for PP573-2021. The amendment seeks to update Schedule 2 to the Comprehensive Development Zone and the associated incorporated documents, specifically:

2. Replace the Rippleside Urban Design Guidelines June 2000 contained within the Schedule to Clause 72.04 of the Greater Geelong Planning Scheme with the Rippleside Urban Design Guidelines March 2023.

3. Replace the Rippleside Comprehensive Development Plan February 2000 contained within the Schedule to Clause 72.04 of the Greater Geelong Planning Scheme with the Rippleside Comprehensive Development Plan March 2023.

4. Currently the Rippleside Comprehensive Development Plan February 2000 has a maximum permitted height of 13.5 metres for 1 Harbourside Drive. The proposed building has a maximum proposed height of 27 metres (28.2 metres to the top of services), and as such an amendment to the incorporated documents to reflect this change is required.

5. The planning permit application seeks approval for the construction of an apartment development with associated office and marina shop and a reduction of car parking requirements.

6. A permit is required pursuant to Clause 37.02-4 of the Comprehensive Development Zone to construct an apartment development, and a further requirement is pursuant to Clause 52.06-3 of the Car Parking particular provision to reduce the number of car parking spaces required.

7. The amendment applies to land located at 1, 11, 23, 40 and 60 Harbourside Drive and 1 to 20 Lumb Place, Rippleside as shown in Figure 1.



Figure 1 - Site context

Discussion

8. Amendment C436ggee was exhibited from 24 August 2023 to the 25 September 2023. 173 submissions were received. Of these submissions:

   - 167 submissions objected to the amendment or permit (including a petition with 419 signatures).
   - 6 submissions supported, did not object or provided comment only.

9. The main issues the panel identified in the submissions were:

   - Traffic, car parking and access

- Character
- Building scale and height
- Overshadowing
- Overdevelopment
- Infrastructure strain
- Views
- Emergency Services accessibility
- Construction impacts

10. The Council delegate report presented at the 12 December 2023 Council meeting both summarised all the submissions and provided a detailed City response to the issues raised.

11. All submissions were considered pursuant to Section 22 (1) and (2) of the *Planning and Environment Act 1987* and were referred to an independent panel appointed by the Minister for Planning.

12. The panel has now presented its report to Council and recommended the Amendment C436ggee be adopted and Planning Permit PP573/2021 be issued subject to changes.

13. A complete copy of the panel's report is available on the Geelong Australia website www.geelonaustralia.com.au/amendments under the C436ggee webpage.

Key Panel Findings and City Responses

14. The panel report provided discussion and a series of findings and recommendations about all the issues with the amendment. A summary and response to the key matters is provided below.

15. Overall, the panel considered that the amendment's intent is consistent with the policies in the Greater Geelong planning scheme.

Strategic Justification

Issues:

16. Whether the Amendment is strategically justified.

Panel Conclusions:

17. Notes that under the existing planning controls the planning scheme amendment isn't necessarily required, but has been pursued for valid and good reasons including:

    - The long passage of time between today and the original approval for the Development Plan and Urban Design Guidelines and consequential need to refresh these provisions.
    - The renewed emphasis at both state and regional levels in Strategic Policy that residential land should be better utilised. This includes the Purpose and Vision of the Planning Policy Framework to support urban consolidation within established areas.

- The Settlement Strategy's strengthened direction for additional housing demand to existing urban or identified growth areas.

18. The Planning Scheme's vision to restrict growth on the Bellarine Peninsula, thereby increasing the need for housing to be accommodated elsewhere.

19. Considers that the land has the ability to "do more" to provide for increased housing within existing urban areas (*page 29*).

20. Finds the Amendment is well rounded and strategically justified and supported by, and implements the State and Local Planning Policy Framework and strategic imperatives.

Panel Recommendations:

21. The Amendment should be adopted, and the Permit should be issued, subject to further recommendations.

City Response:

22. The City is supportive of the Panel recommendations.

Height and Scale

Issues:

23. The issue is whether the height and bulk of the proposed building is appropriate and will result in an acceptable built form outcome.

Panel Conclusions:

24. The proposed building, while larger than what was originally contemplated, is a high-quality architectural response with appropriate building articulation, variation, modulation and setbacks. The overall height of seven storeys is appropriate and can comfortably sit within the surrounding context, particularly given the topography of the subject land.

Panel Recommendations:

25. Erode the south-western corner of the building at Apartment 3.01 and apply similar design solutions to Apartments 1.01 and 2.01 to further reduce bulk and open up views.

26. Change the Comprehensive Development Zone Schedule 2 to refer to all height limits for the subject land as mandatory.

27. Delivery through novation is a critical component to ensure a skilled and well-regarded architect and landscape architect deliver a high-quality architectural outcome.

28. Revised the Urban Design Guidelines to:

- delete the concept sketch extracted in Figure 11 of this Report

29. include any consequential amendments to images, plans, indicative diagrams, or provisions which require updating as a result of the Panel's recommendations to the proposed building envelope and built form layout.

City Response

30. The City is supportive of the intent of the recommendations prepared by the Panel.

Overshadowing

Issues:

31. Whether the overshadowing of Rippleside Park is acceptable

32. Whether the overshadowing of neighbouring residential properties is acceptable

33. Whether the appropriate overshadowing measures have been adopted.

Panel Conclusions:

34. The equinox is the appropriate measure of overshadowing impact given there is no clear direction in the Planning Scheme.

35. The standard hours for measuring overshadowing impacts are between 9am and 3pm.

36. There are limited overshadowing impacts to Rippleside Park when using the equinox and standard hours as the measure.

37. There are no overshadowing impacts to adjacent existing dwellings when using the equinox and standard hours as the measure

Panel Recommendations

38. No changes recommended.

City Response:

39. The City concurs with the views of the Panel for these matters. Whilst the Cities approach to the measuring of overshadowing was more conservative in its assessment by considering the winter solstice, it still deemed the overshadowing impacts acceptable. The City agrees that when the equinox is used as the measure of overshadowing impact, the impacts to Rippleside Park are considered reasonable, and there is no overshadowing impact to neighbouring residential properties.

View Sharing

Issue:

40. Whether the Urban Design Guidelines anticipated protecting views over the subject land

41. Whether views have been appropriately considered and maintained as part of the development proposal.

Panel Conclusions:

42. There is no mechanism in the Planning Scheme to protect views and there is no legal right to a view.

43. The Urban Design Guidelines do not anticipate protecting views over the subject land.

44. The Urban Design Guidelines and their provisions around views are ambiguous and should be updated to avoid confusion.

45. The proposed building envelope has been appropriately shaped to enable views from private and public vantage points.

Panel Recommendations:

46. Amend the Urban Design Guidelines to:

- Delete the concept sketch extracted below in Figure 2 of this Report.
- Delete the view line diagram extracted below in Figure 3 of this Report.
- Move the view line diagram extracted in Figure 4 of this Report from Section F7 to Section G2.

- Replace Guidelines G2.1 and G2.2 with:
    - Provide for framed views of Corio Bay from residential properties opposite the site from the west.

City Response:

47. The City concurs with the Panels Conclusions and Recommendations with relation to the matters of view sharing and has implemented the recommended changes.

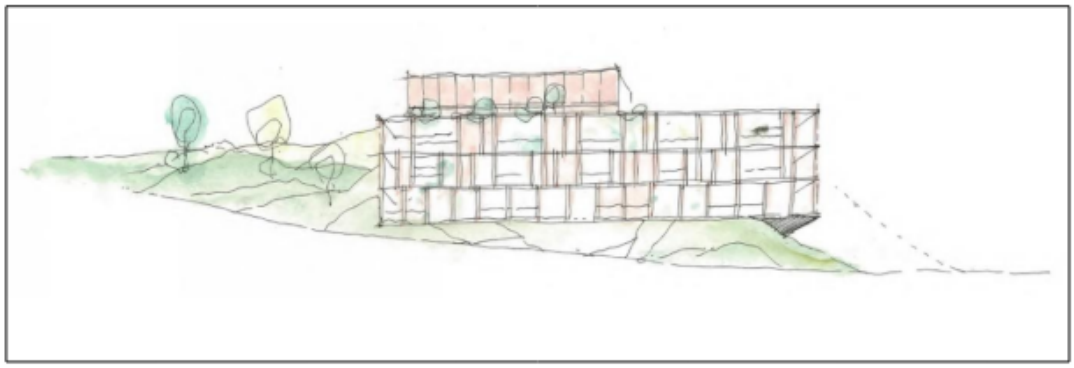


Figure 2 - Concept Sketch from Urban Design Guidelines to be Deleted

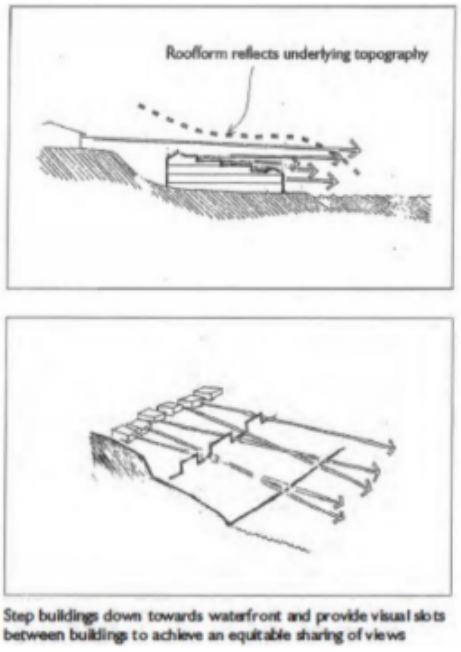


Figure 3 - Extract of View Line Diagram from Urban Design Guidelines to be Deleted

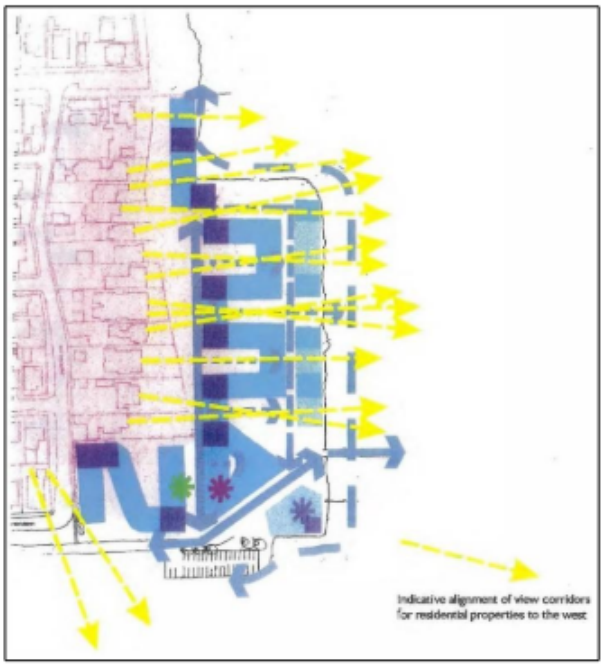


Figure 4 - View Line Diagram from Urban Design Guidelines to be moved to Section G2

Road network operations

Issue:

48. Whether increased traffic on the surrounding road network is acceptable

49. Whether the proposal has appropriately addressed existing and future traffic volumes

50. Whether the traffic survey data should have been updated.

Panel Conclusions:

51. Updated survey data was not critical to determine the development's traffic impacts. The Panel acknowledged that whilst desirable, the Panel's observations supported the experts' findings that there had been little development within the surrounding area that would have led to a significant traffic increase from the 2014 data.

52. The surrounding road network can accommodate the increased traffic, and even if traffic has increased since the original survey data, it is still likely that the environmental capacity of the local street network would not be exceeded.

53. The revised traffic modelling is appropriate.

54. There are no Panel Recommendations relating to this matter.

City Response:

55. The City agrees with the Panels conclusions.

Access

Issues:

56. Whether the proposed driveway from Balmoral Crescent is appropriate and safe.

57. Whether Harbourside Drive car park security gate should be recessed so the a vehicle propped to enter the subject land does not block the footpath.

Panel Conclusions:

58. The revised access arrangements as presented in the Panel from Balmoral Crescent with a widening to 6.2 metres and the security gate set back 7 metres to allow for a vehicle store on site before entry are appropriate. This was deemed a preferential outcome by the panel as it assisted in addressing submission concerns relating to cars blocking the pedestrian path upon entry/exit to the site.

59. The proposed access location along Balmoral Crescent is acceptable, however could be improved by a Road Safety Audit to identify potential safety improvements if required.

60. The Harbourside Drive car park security gate location is acceptable however the driveway should be modified to accommodate a security gate and intercom system for residential and marina visitors.

Panel Recommendations:

61. Maintain proposed condition 1 n) requiring an intercom system and security gate for the Harbourside Drive entry.

62. As a part of the Panel hearing conditions were proposed and discussed around a requirement for a Road Safety Audit for the access location along Balmoral Crescent. Ultimately the wording suggested at the Panel by the City and the Permit applicant was accepted by the Panel. The Panel also recommended an amendment to the RSA audit condition to ensure any recommendations from the audit are endorsed by Council and the following wording for the permit condition be adopted:

> *Road Safety Audit*
>
> *Before the development starts, a Road Safety Audit (RSA) must be undertaken, at the cost of the owner and to the satisfaction of the responsible authority of the proposed access to the development from Balmoral Crescent.*
>
> *Any recommendations arising out of that RSA and agreed by the responsibility authority must be implemented at the cost of the owner and to the satisfaction of the responsible authority prior before to occupation of the development.*
>
> *The road safety audit must be undertaken by a suitably qualified road safety auditor in accordance with Austroads Guide to Road Safety Part 6, and to the satisfaction of the responsible authority.*

City Response:

63. The City is supportive of the changes proposed in the Panel hearing, specifically for the Balmoral Crescent access widening to 6.2 metres and revised security gate setback to 7 metres to allow vehicles to wait on site and avoid blocking the pedestrian path. This aligns with the plans submitted during the hearing which are now referenced as a part of the planning permit.

64. The change to wording of the Road Safety Audit condition to require the recommendations to be supported by Council is supported.

65. Condition 1 n) was proposed by Council's expert witness Mr Walsh and the City included this on the draft permit presented during the hearing. The retention of this condition is viewed favourably.

Car parking

Issues:

66. Whether the proposal provides for sufficient car parking

67. Whether the development adversely impacts on-street parking on the surrounding road network, including public car parks.

Panel Conclusions:

68. The development provides sufficient car parking and should not adversely impact on street parking on the surrounding road network, including public car parks. It noted that a particular concern was the sharing of marina and visitor car spaces for the development, however concluded based on the expert evidence that an empirical demand would be in the order of 16 to 29 spaces (8 visitor spaces, plus marina demand of 8 to 19 spaces) where 32 spaces would be available and therefor a surplus would be present.

69. The challenges facing residents from tradespeople and deliveries as a result of ongoing construction works is a short-term impact and beyond the remit of Panel process. The Panel noted that Council is aware of these difficulties and could consider additional parking management strategies to assist residents.

Panel Recommendations:

70. There are no Panel Recommendations relating to this matter.

City Response:

71. The City agrees with the Panels conclusions.

72. The City investigated prior to the Panel process the complaints raised by residents in relation to parking strain as a result of construction works resulting from Stage 1-4 of the development. In discussions with the City's internal infrastructure and traffic teams, due to the temporary nature of the construction works, it is not supportive of interim parking management solutions. The City's Engineering Department has advised residents that should issues persist after construction is completed it will investigate parking management strategies such as timed parking or permit areas.

Minor Design Modifications

Issue:

73. Whether there were opportunities to improve pedestrian access arrangements.

74. Whether there were opportunities to improve the car parking arrangements.

Panel Conclusions:

75. During the hearing, Traffic Experts agreed that the pedestrian access arrangements at Balmoral Crescent access could be improved. A revised plan was presented to illustrate an alternative pedestrian path that internally avoids vehicles which was supported.

76. Additionally, during the Panel hearing, a number of visitor car spaces were identified that could benefit from wheel stops to ensure parked vehicles did not encroach into adjacent bays.

77. The safety of the car park operation could benefit from convex mirrors located on the approaches to the single lane two-way ramp between ground level and level 1 car parks.

78. There was opportunity to address submitter concerns by replacing the kerb upstands with pram crossings on the Balmoral Crescent footpath at Yacht Approach.

79. Further discussed was the opportunity to improve pedestrian connectivity by introducing a footpath link across Harbourside Drive to connect into the existing footpath on the east of the roadway.

Panel Recommendations:

80. Alter Planning Permit PP573-2021 to require new conditions:

- improved pedestrian access arrangements for pedestrians within the Balmoral Crescent car park
- wheel stops for car spaces where appropriate
- convex mirrors at the top and bottom of the internal car park ramp
- replacement of the kerb upstands with pram crossings on the Balmoral Crescent and Rippleside Park footpaths at Yacht Approach
- a footpath and associated pram crossings across Harbourside Drive at Yacht Approach to join the existing footpath on the east side of Harbourside Drive.

City Response:

81. The City agrees with the Panels conclusions and recommendations and believes this will improve the development outcome for future residentials and existing community members.

82. Conditions have been added to the permit to require changes in accordance with the Panel recommendations under Condition 1, as follows:

s) Improved pedestrian access arrangements so that pedestrians within the Balmoral Crescent car park and pedestrians using the Balmoral Crescent driveway for access do not have to cross the main entry to get to the lift core.

t) Wheel stops on the four visitor car spaces which are perpendicular to the visitor electric vehicle car space and visitor car space (north east of internal security gate – lower ground level).

u) Convex mirrors at the top and bottom of the internal car park ramp to ensure approaching vehicles can see a vehicle using the ramp.

v) The replacement of kerb upstands with pram crossings on the Balmoral Crescent and Rippleside Park footpaths at Yacht Approach.

w) A footpath and associated pram crossings across Harbourside Drive at Yacht Approach to join the existing footpath on the east side of Harbourside Drive.

Comprehensive Development Zone Schedule 2

Issue:

83. Whether there were opportunities to improve the controls.

Panel Conclusions:

84. During the hearing, the proponent presented a Day 1 version of the Schedule which incorporated a decision guidelines requiring any proposal be considered against the Siting and Design Guidelines for Structure Along the Victorian Coast (2020) to address submitter concerns.

85. The Panel was supportive of the increased heights proposed through the plans presented to it, however felt that stronger controls would give more certainty to the community and possibly address some submissions.

Panel Recommendations:

86. Update the height control provision to ensure the height limits which apply to the subject land cannot be exceeded.

City Response:

87. The City agrees with the Panels conclusions and recommendations. Changes to the Comprehensive Development Zone Schedule 2 are supported including the revised decision guidelines. And referencing the maximum heights of 27.0 metres, 19.8 metres and 22.5 metres as mandatory.

Comprehensive Development Plan

Panel Conclusions:

88. The Panel relied upon the exhibited version of the Development Plan as the base for its recommendations.

Panel Recommendations:

89. The panel recommends the Development Plan be adopted as exhibited subject to the 'key' being updated to confirm the height limits that apply to all built form on the subject land are mandatory.

City Response:

90. The City agrees with the Panels conclusions and recommendations and will incorporate the changes.

Urban Design Guidelines

Issue:

91. The inconsistencies and discrepancies present within the Urban Design Guidelines.

92. Whether there is opportunity to further clarify the Urban Design Guidelines for consistency and clarity.

Panel Conclusions:

93. Through the Panel hearing parties contended further refinement and clarity should be provided around development expectations to ensure development of the subject land is appropriate and acceptable.

94. The exhibited Urban Design Guidelines was based on the 2000 Urban Design Guidelines and contained fundamental inconsistencies in light of the guidance it is now seeking to provide some 24 years later for a development that is different in many ways.

95. There was significant discussion at the Hearing about the form of the Urban Design Guidelines and the Panel appreciates the work by the Proponent and other parties during the Hearing process in providing helpful input on the provisions to be included.

Panel Recommendations:

96. The deletion of the concept sketch extracted in Figure 2 because it is inconsistent and misleading in terms of what is proposed.

97. The deletion of the view line diagrams extracted in Figure 3 which contradict other diagrams to be retained.

98. Moving the view line diagram extracted in Figure 4 from Section F7 to Section G2

99. Replacing Guidelines G2.1 and G2.2 with: *Provide for framed views of Corio Bay from residential properties opposite the site from the west.*

100. Consequential amendments to images, plans, indicative diagrams or provisions which require updating as a result of the Panel's recommendations to the proposed building envelope and built form layout, or which are generally inconsistent or contradict the proposal.

City Response:

101. The City agrees with the Panels conclusions and recommendations. Changes have been made to the Urban Design Guidelines in accordance with the recommendations of the Panel.

102. As the Panel was not specific about what consequential amendments it sought to the Urban Design Guidelines, the proponent and the City have removed the images present that referenced the planning permit plans or concept sketches of the design in any capacity.

Other Permit Changes

Panel Recommendations:

103. The Panel made various recommendations to the permit and permit conditions. The majority of changes related to matters previously discussed in this report.

104. The Panel recommended stylistic changes. Specifically changing all conditions that started with 'Prior to the commencement of development…' to alternate wording 'Before the development starts…'.

City Response:

105. The City is accepting of most of the Panel's recommended changes to the permit except for this matter. The wording change is inconsequential as both phases have the same meaning and outcome. All of the City's permits are worded as has been drafted with 'prior to the commencement of the development' and as such for consistency purposes this wording will be retained.

Affordable housing contribution

Issues:

106. There was no dispute raised in the Panel Hearing in relation to the affordable housing contribution.

City Response:

107. A Section 173 Agreement between the proponent and the City has been signed by the proponent which provides for one of the apartments to be provided for the purpose of affordable housing to the Geelong Housing Trust (or other relevant authority).

108. This is considered to be a beneficial outcome where a tangible and usable dwelling has been provided for the purpose of affordable housing which is viewed favourably.

Planning Panels Victoria

Greater Geelong Planning Scheme Amendment C436ggee and Planning Permit Application PP573- 2021

Stage 5, Balmoral Quay, Rippleside

Panel Report

Planning and Environment Act 1987

10 April 2024

VICTORIA State Government

Executive summary

Balmoral Quay is a 2.7-hectare parcel of land in Rippleside, two kilometres north-west of the Geelong city centre. It sits on the water's edge to the east of the existing Rippleside residential neighbourhood. The Balmoral Quay development has sought to regenerate land previously used for ship building and maintenance related activities. The five-stage development has been ongoing since approximately 2006 in accordance with:

- an existing permit issued in 2005
- the Rippleside Comprehensive Development Plan
- the Rippleside Urban Design Guidelines.

Stages one and two have been completed and subdivided. Stages three and four are due to be completed in early 2024. Stage five is subject to this combined amendment and planning permit application.

Greater Geelong Planning Scheme Amendment C436ggee and Planning Permit Application PP573-2021 (Permit Application) represent a combined application lodged pursuant to section 96A of the *Planning and Environment Act* 1987 for land located at 1, 11, 23, 40 and 60 Harbourside Drive, and 1 to 20 Lumb Place, Rippleside.

The Amendment seeks to revise the:

- Rippleside Comprehensive Development Plan and the Rippleside Urban Design Guidelines to:
  - vary the maximum height of development on the stage five land from 13.5 to 27 metres AHD (or 28.2 metres AHD to the top of services)
  - update policy references, maps, and figures
- Comprehensive Development Zone Schedule 2 to refer to a maximum of 194 dwellings before a permit is required to use the land for a dwelling.

The Permit Application seeks permission for buildings and works associated with the construction of a seven-storey mixed-use building (including basement) comprising 84 dwellings and an associated reduction in the statutory car parking requirements.

The Amendment and Permit Application were exhibited from 24 August to 25 September 2023. 173 submissions were received. Key issues raised included:

- height and built form
- off-site amenity impacts including overshadowing
- loss of views
- access, traffic and car parking.

Clause 71.02-3 of the Planning Scheme requires an integrated approach, and to balance competing objectives in favour of net community benefit and sustainable development. In this case, the Panel is satisfied that subject to its recommendations, the proposed development can co-exist within the surrounding established residential area, and that the new housing opportunities will be a positive outcome. The amendments to the Comprehensive Development Zone and the incorporated documents are well founded and reflect the prevailing state and local strategic objectives to provide increased housing opportunities in infill locations such as this.

The Panel finds that subject to its recommended conditions the planning permit should be issued. It represents an acceptable town planning outcome that has sought to balance the competing

policy objectives relating to urban design, view sharing, planning, and traffic and will result in a built form outcome that will sit comfortably within its physical and strategic planning context.

The Amendment is well founded, strategically supported, and should be approved.

Based on the reasons set out in this Report, the Panel recommends:

1. **Adopt Greater Geelong Planning Scheme Amendment C436ggee as exhibited subject to:**
   a) **revising the Comprehensive Development Zone Schedule 2, as shown in Appendix D:1**
   b) **revising the Rippleside Comprehensive Development Plan to update the "Key" to confirm the height limits that apply to all built form on the subject land are mandatory**
   c) **revising the Rippleside Urban Design Guidelines as provided in Document 81 subject to the following additional changes:**
      - **Delete the concept sketch extracted in Figure 11 of this Report.**
      - **Delete the view line diagram extracted in Figure 15 of this Report.**
      - **Move the view line diagram extracted in Figure 14 of this Report from Section F7 to Section G2.**
      - **Replace Guidelines G2.1 and G2.2 with:**

        Provide for framed views of Corio Bay from residential properties opposite the site from the west.
      - **Include any consequential amendments to images, plans, indicative diagrams, or provisions which require updating as a result of the Panel's recommendations to the proposed building envelope and built form layout, or which are generally inconsistent or contradict the proposal.**
2. **Grant Planning Permit PP573-2021 subject to the conditions shown in Appendix D:2.**

GREATER GEELONG PLANNING SCHEME

07/12/2020 --/--/---- C396ggeeProposed C436ggee

SCHEDULE 2 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as **CDZ2**.

RIPPLESIDE COMPREHENSIVE DEVELOPMENT PLAN

Land

This ClauseSchedule applies to land generally bounded by Liverpool Street, Balmoral Crescent, Victoria Street and Corio Bay, Rippleside as defined by the Rippleside Comprehensive Development Plan.

Purpose

To facilitate the use, development and design of an urban environment that complements and enhances the area and provides linkages with the surrounding residential, community and open space networks.

To provide for residential, recreational and boating facilities and activities in conjunction with small-scale commercial and tourism development.

To provide for the integrated subdivision and redevelopment of the Rippleside Shipyards generally in accordance with the Rippleside Comprehensive Development Plan.

To provide for development that is both sympathetic to the surrounding residential and recreational environment, utilising the waterfront location and harbour infrastructure, and also contributes towards residential density and housing diversity.

1.0 Table of uses

01/12/2023 --/--/---- VC217Proposed C436ggee

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Convenience shop	Must be located generally in accordance with the Rippleside Comprehensive Development Plan.
Dwelling **Residential building**	Must be generally in accordance with the Rippleside Comprehensive Development Plan.~~The total number of dwellings cannot exceed 98.~~ . The total number of dwellings must not exceed 194.
Food and drink premises (~~excluding~~other than Hotel)	Must not exceed two in number.- The combined floor area available to patrons ~~is~~must not ~~to~~ exceed 200sqm.~~Must be within the Commercial area as shown on the Rippleside Comprehensive Development Plan.~~ . Must be generally in accordance with the Rippleside Comprehensive Development Plan.
Home based business	

GREATER GEELONG PLANNING SCHEME

Use	Condition
Office	The total floor area must not exceed 1000sqm. ~~Total area must not exceed 1000sqm and must~~Must be generally in accordance with the Rippleside Comprehensive Development Plan.
~~**Convenience shop**~~	~~Must be located generally in accordance with the Rippleside Comprehensive Development Plan.~~
~~**Home based business**~~	
Shop (other than Convenience shop)	Must only be for the sale or hire of marine related goods and services.~~ Gross leasable floor area must not exceed 140 sqm. Must be within the Commercial Zone as shown on the Rippleside Comprehensive Development Plan.~~ . The gross leasable floor area must not exceed 140sqm. Must be generally in accordance with the Rippleside Comprehensive Development Plan.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Any use not listed in Section 1 or Section 3	

Section 3 - Prohibited

Use
Adult sex product shop
Agriculture
Brothel
Hotel
~~**Light industry**~~**Industry (other than directly associated with the construction, repair and maintenance of boats)**~~:~~
Warehouse
Major sports and recreation facility
Place of assembly
Service station
Shop ~~**(other than specified in Section 1)**~~ **- if the Section 1 condition is not met**

2.0 Use of land

07/12/2020
C396ggee

None specified.

3.0 Subdivision

~~07/12/2020~~ ~~--/--/----~~
~~C396ggee~~Proposed C436ggee~~A permit is required to subdivide land.~~ Any subdivision must be generally in accordance with the incorporated Rippleside Comprehensive Development Plan and Rippleside Urban Design Guidelines.

~~A subdivision application must be referred to a referral authority listed in Clause 66.~~

Applications must meet the following requirements:

- Each lot must be provided with a reticulated supply of water and effluent disposal.
- Each lot must be provided with a reticulated supply of electricity located underground unless special and unusual circumstances exist.
- Each lot must have access to a road constructed to the satisfaction of the responsible authority in accordance with its engineering guidelines.

Subdivision may be undertaken in stages to the satisfaction of the responsible authority.

~~Subdivision may be undertaken in stages to the satisfaction of the responsible authority.~~ The subdivision of the land is conditional upon the owner entering into an agreement with the responsible authority and any other relevant statutory authority pursuant to Section 173 of the Act ~~which agreement shall~~. An agreement must contain the following covenants:

That the owner at its own cost shall:

- Provide road, drainage or other infrastructure to the land as may be required by the responsible authority and any other statutory authority.
- Provide a pedestrian link at least 10 metres in width to link Rippleside and St Helens Park.— Such pedestrian link shall be provided either:
  - wholly within the owner's land along the eastern boundary;
  - partly within the owner's land and partly within Corio Bay;
  - wholly within Corio Bay immediately abutting the site; and
  - must be completed to the satisfaction of the responsible authority prior to the issue of a Statement of Compliance for the subdivision or any stage of the subdivision.

Such agreement ~~shall~~must be prepared at the cost of the owner.

Decision Guidelines

The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal is generally consistent with the incorporated Rippleside Comprehensive Development Plan.
- The effect of the proposed subdivision on:
  - The spacing of buildings.
  - Delivery of diverse housing types.
- The effect the subdivision will have on the potential of the precinct to accommodate future uses and redevelopment of the precinct.
- The appropriateness of the location and function of public reserves, road reserves and other public spaces.

- How any proposed public roads integrate with the surrounding road network.
- The effect of the findings of an environmental audit, including whether the staging of development appropriately reflects the ability of the land to be used for the intended purpose.

4.0 Buildings and works

~~07/12/2020~~ ~~-/-/----~~
~~C396ggee~~Proposed C436ggee

Requirements

~~A permit is required to construct a building or to construct or carry out work.~~ All buildings and works must be generally in accordance with the incorporated Rippleside Comprehensive Development Plan and- Rippleside Urban Design Guidelines to the satisfaction of the responsible authority.

The construction or carrying out of buildings and works is conditional upon the owner of the land entering into an agreement with the responsible authority and any other relevant statutory authority pursuant to Section 173 of the Act ~~which agreement shall~~. An agreement must contain the following covenants:

That the owner at its own cost shall:

- Provide road, drainage or other infrastructure to the land as may be required by the responsible authority and other relevant statutory authority;
- Provide a pedestrian link at least 10 metres in width to link Rippleside and St Helens Park to the satisfaction of the responsible authority prior to the issue of Statement of Compliance for any stage of subdivision.- Such pedestrian link be provided either:
  - wholly within the owner's land along the eastern boundary;
  - partly within the owner's land and partly within Corio Bay;
  - wholly within Corio Bay immediately abutting the site.

Such agreement ~~shall~~must be prepared at the cost of the owner.

Works may be undertaken in stages to the satisfaction of the responsible authority.

Site History

Prior to the commencement of any demolition works, a site interpretation proposal must be prepared to the satisfaction of the responsible authority.- This interpretation proposal must make reference to the history of the site as the Geelong Harbour Trust's Rippleside Workshops.

All existing structures and buildings must be recorded through the preparation of an archival quality photographic record together with the collation of original architecture and engineering drawings where available to the satisfaction of the responsible authority.- Such documents must be lodged with the Geelong Historical Records Centre.

The existing entrance gates must be incorporated into the redevelopment of the site.

~~Urban Design Guidelines~~

~~The construction of any building or the carrying out of any works or the subdivision of the land must be undertaken in accordance with the Rippleside Urban Design Guidelines incorporated into this Planning Scheme.~~

Height Control

Except with a permit, the height of any building must not exceed the height above the Australian Height Datum for any particular site as shown on the Rippleside Comprehensive Development Plan incorporated into this Planning Scheme. except for the height limits noted as 27.0 metres, 19.8 metres and 22.5 metres which must not be exceeded.

Pedestrian Waterside Link

A permit accompanied by detailed plans for the design and construction of the pedestrian waterside link satisfactory to the Department of ~~Natural Resources and Environment~~Energy, Environment and Climate Action must be issued by the responsible authority prior to construction of any buildings or works on the site.

The proponent/developer of the land must enter into an agreement with the responsible authority pursuant to Section 173 of the Act in which appropriate covenants for the provision and maintenance of the pedestrian waterside link~~, referred to in Clause 3.0 and Clause 4.0~~ will be contained.~~-~~ The covenants must require the pedestrian ~~foreshore~~waterside link to be designated as a reserve with a minimum width of 10 metres, incorporating a pedestrian and bicycle path.

A staging plan for the detailed design and construction of the pedestrian waterside link must be submitted to and approved by the responsible authority, before the construction of any buildings or works on the site.

All stages of the construction of the pedestrian waterside link must be completed to the satisfaction of the responsible authority in accordance with the approved staging plan.

Environmental and Site Works

Prior to the commencement of the construction of a building or the construction or the carrying out of works, an environmental management plan must be prepared to the satisfaction of the responsible authority.~~-~~ The environment management plan must contain appropriate provisions for the environmental management of the development of the land to the satisfaction of the responsible authority, including:

- Management of land disturbance;
- Storage, minimisation, handling and disposal of waste, dangerous substances and industrial infrastructure on the land;
- Noise and dust management;
- Landscaping and planting proposals; and
- Contingency and emergency response plan.

All buildings and works must be carried out in accordance with the environmental management plan to the satisfaction of the responsible authority.

Prior to the commencement of works to the escarpment on the land, a detailed geological survey must be undertaken to the satisfaction of the responsible authority, which identifies methods of protecting the escarpment or any areas of geological vulnerability.

Any rock revetment must be built to the satisfaction of the responsible authority, and maintenance agreements must be entered into to address the ongoing maintenance of the rock wall, including sea grasses.

The responsible authority must not issue a planning permit for buildings and works unless it is satisfied that:

- Any necessary sub-ground infrastructure works, contamination clean-up works and geological assessments; and
- Any necessary hard stand and building infrastructure removal,

will or has been carried out to its satisfaction.

~~Information to be provided~~Application Requirements

~~An application for a planning~~The following application requirements apply to an application for a permit for the use, to construct a building or to carry out works or subdivide the land ~~must be accompanied by the following information~~under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis and descriptive statement explaining how the proposal responds to the site and its context.
- ~~A plan~~Plans drawn to scale which ~~shows;~~show:
  - the boundaries and dimensions of the site.
  - adjoining roads.
  - the location, height and purpose of buildings and works on adjoining land.
  - relevant ground levels.
  - Setbacks to property boundaries.
  - the layout of existing and proposed uses.
  - all driveway, carparking and loading areas.
  - proposed landscape areas.
  - all external storage and waste treatment areas.
  - ~~areas not required for immediate use~~The location of easements and services.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare.
- Scaled elevation drawings to identify the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, its source, the surfaces to be constructed, site works specification and method of preparing, draining, watering, maintaining and monitoring the landscape areas.
- A written ~~submission detailing how and to what extent the proposed buildings and works meet the requirements of the Siting and Design Guidelines for Structures on the Victorian Coast 1998 and the~~response to the vision, objectives, requirements and guidelines contained in the incorporated Rippleside Comprehensive Development Plan and Rippleside Urban Design Guidelines ~~incorporated into this Planning Scheme~~.
- ~~Evidence that the proposed development complies with Clauses 54 and~~For a residential development of four storeys or less, an assessment against the relevant provisions of Clause 54 and Clause 55.
- For apartment development of five or more storeys, an urban context report and design response, and assessment against the relevant provisions of Clause 58.
- An engineering report assessing the stability of the cliff face and providing evidence or solutions to ensure its ongoing stability. These recommendations must be incorporated into the buildings and works undertaken on the land.
- A detailed traffic plan and accompanying report ~~must be submitted to the satisfaction of the responsible authority~~. The plan must show as appropriate:
- ~~the location and number of spaces to be provided for each respective component of the proposed development;~~

- ~~the proposed traffic management and control works considered necessary in adjoining and nearby roads when the development or any stage is completed.~~
- ~~means of ingress and egress from the site and internal circulation details.~~
- ~~proposed road surfaces and design measures to be employed to ensure that vehicular roads are shared with pedestrians and do not dominate the village environment.~~
  - the location and number of spaces to be provided for each respective component of the proposed development.
  - the proposed traffic management and control works considered necessary in adjoining and nearby roads when the development or any stage is completed.
  - means of ingress and egress from the site and internal circulation details.
  - proposed road surfaces and design measures to be employed to ensure that vehicular roads are shared with pedestrians and do not dominate the village environment.
  - the ability for various uses within the site, eg. office and commercial to be able to share car spaces.
- ~~the ability for various uses within the site, eg. office and commercial to be able to share car spaces.~~

~~Guidelines for consideration~~Decision Guidelines

~~Before deciding on~~The following decision guidelines apply to an application for ~~permit, the responsible authority must consider~~a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme must be considered, as appropriate, by the responsible authority:

- ~~the purposes of the zone;~~
- ~~the~~The views of the Department ~~Of Natural Resources And Environment;~~of Energy, Environment and Climate Action.
- ~~the~~The views on the traffic plan by ~~Vicroads;~~the Department of Transport and Planning.
- ~~the~~The views of Barwon Water~~;~~.
- ~~the~~The ability of the proposal to achieve the outcomes of the incorporated Rippleside Comprehensive Development Plan~~;~~.
- ~~the~~The consistency of the proposal with the incorporated Rippleside Urban Design Guidelines~~;~~.
- ~~the~~The consistency of the proposal with the Siting And Design Guidelines For Structures Along The Victorian Coast~~;~~.
- ~~the~~The stability of the cliff face and whether the development and works being ~~undertaken endanger~~undertakenen danger the ongoing stability of the cliff~~;~~.
- ~~the~~The ability of the proposal to provide satisfactory pedestrian access links to adjoining parks and- foreshore areas~~;~~.
- ~~the~~The provision of acceptable design of public areas including use of street furniture, lighting and- landscaping~~;~~.
- ~~whether~~Whether sufficient information is provided in the traffic plan and accompanying report to adequately deal with all on and off-site traffic related issues including~~;~~:
- ~~the location of any proposed off-street parking area;~~
- ~~points of access to and from the land and whether they are suitably located;~~
- ~~the layout of the car parking areas within the site and access arrangements to them;~~

- ~~the impact of traffic generated by the proposal and whether it is likely to require special management and control works in the neighbourhood; and~~
  - the location of any proposed off-street parking area;
  - points of access to and from the land and whether they are suitably located;
  - the layout of the car parking areas within the site and access arrangements to them;
  - the impact of traffic generated by the proposal and whether it is likely to require special management and control works in the neighbourhood; and
  - the provision of adequate loading facilities.
- ~~the provision of adequate loading facilities;~~
- ~~whether~~Whether satisfactory arrangements for the treatment and disposal of stormwater drainage to a legal point of discharge have been made~~;~~.
- ~~whether~~Whether there are acceptable arrangements to be put in place for the maintenance and upkeep of all public access areas~~;~~.
- ~~whether~~Whether the development is consistent with Clauses 54~~ and 55~~, 55 or 58, as relevant.
- ~~that~~Whether the entering into all necessary agreements with service authorities has been appropriately arranged.

~~**Incorporated Documents**~~

~~The Ripplside Comprehensive Development Plan February 2000 and the Ripplside Urban Design Guidelines June 2000 are documents incorporated into this Planning Scheme.~~

~~**Lapsing of Schedule**~~

~~This schedule shall lapse if the development of the site has not commenced in accordance with any permit issued for such development by 30 January 2013.~~

5.0 Signs

07/12/2020
C396ggee

None specified.

GREATER GEELONG PLANNING SCHEME

15/01/2024
VC249

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0 Incorporated documents

~~18/04/2024~~ ~~--/--/----~~
~~C383ggee~~Proposed C436ggee

Name of document	Introduced by:
3 Bridge Road, Barwon Heads (June 2020)	C415ggee
14 Shepherd Court, North Geelong, Cotton On Office Redevelopment (July 2011)	C257
Adventure Park Comprehensive Development Plan (May 2014)	C288
Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan (May 2016)	C316
Armstrong Creek East Native Vegetation Precinct Plan (May 2010)	C206
Armstrong Creek East Precinct Structure Plan (May 2010, Amended November 2011)	C214
Armstrong Creek East Precinct Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Armstrong Creek Horseshoe Bend Precinct Structure Plan (September 2014)	C259
Armstrong Creek North East Industrial Precinct Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Armstrong Creek North East Industrial Precinct Growling Grass Frog Conservation Management Plan (May 2010)	C207
Armstrong Creek North East Industrial Precinct Native Vegetation Precinct Plan (May 2010)	C207
Armstrong Creek North East Industrial Precinct, Precinct Structure Plan (May 2010)	C207
Armstrong Creek South Precinct Structure Plan (February 2016)	C301
Armstrong Creek Town Centre Precinct Structure Plan (March 2014)	C267
Armstrong Creek Town Centre Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Armstrong Creek Urban Growth Plan Framework Plan (November 2008, updated September 2012 and June 2015)	C301
Armstrong Creek West Precinct Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Armstrong Creek West Precinct Native Vegetation Precinct Plan (November 2012)	C240
Armstrong Creek West Precinct Structure Plan (September 2012)	C240
Australian Standard AS2021-2015 Acoustics - Aircraft Noise Intrusion - Building Siting and Construction (Standards Australia Limited, 2015)	VC244
Barwon Heads Road (Settlement Road, Belmont to Reserve Road, Marshall) Duplication Project Incorporated Document (October 2020)	C413ggee
Batman Park, Indented Head Incorporated Plan (June 2015)	C274
BUPA Aged Care Facility, Bellarine Lakes (May 2016)	C336
Central Road Drysdale Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Chisholm Road Prison Project, Lara, Incorporated Document (June 2019)	C389ggee
City of Greater Geelong Sign Guidelines (City of Greater Geelong, February 2024)	C383ggee

GREATER GEELONG PLANNING SCHEME

Name of document	Introduced by:
"Claremont" 12-16 Kinsmead Street, Waurn Ponds Design Guidelines Incorporated Plan (February 2022)	C422ggee
"Claremont Homestead" 12-16 Kinsmead Street, Waurn Ponds Statement of Significance (February 2022)	C422ggee
Commercial Tenancies at 55, 57 & 59 Kilgour Street, Geelong (July 2017)	C358
Community Care Accommodation Facility, 120 Russells Road, Mount Duneed, Incorporated Document (September 2020)	C401ggee
Drysdale Bypass (November 2017)	C369
Environmental Weeds (City of Greater Geelong, September 2008)	C129 (Part 1)
Fibre Optic Project, Integrated Approval Requirements (December 2002)	VC17
Geelong City Urban Conservation Study Vol. 1 Restoration and Infill Guidelines, Commercial and Civic Buildings (Graeme Butler for the City of Geelong, 1993)	C258
Geelong Convention and Exhibition Centre Strategic Development Site Project (April 2023)	C456ggee
Geelong Library and Heritage Centre Redevelopment (March 2013)	C287
Geelong Ring Road – Section 4C Incorporated Document (June 2010)	C232
Geelong TAC Office Development (October 2006)	C142
Geelong Waterfront Safe Harbour Precinct Project Incorporated Document (July 2019)	C398ggee
Great Western Hotel Heritage Place 177-179 Aberdeen Street, Newtown Incorporated Plan (December 2017)	C365
Heritage and Design Guidelines (City of Greater Geelong, 1997)	NPS1
HO1613 McLeods Waterholes Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1613 McLeods Waterholes Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1617 Rocky Point Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1617 Rocky Point Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1618 Woollen Mills Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1618 Woollen Mills Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1620 Drysdale Commercial Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1620 Drysdale Commercial Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1622 Latrobe Terrace Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1622 Latrobe Terrace Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1623 Newtown Hill Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1623 Newtown Hill Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee

GREATER GEELONG PLANNING SCHEME

Name of document	Introduced by:
HO1624 Latrobe Terrace Shops Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1624 Latrobe Terrace Shops Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1625 Chilwell and Saffron Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1625 Chilwell and Saffron Street Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1626 Aberdeen, George and Skene Streets Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1626 Aberdeen, George and Skene Streets Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1627 Aphrasia Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1627 Aphrasia Street Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1628 Autumn Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1628 Autumn Street Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1630 Drumcondra and Rippleside Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1630 Drumcondra and Rippleside Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1631 The Esplanade Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1631 The Esplanade Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1632 Girton Crescent Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1632 Girton Crescent Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1633 Lawton Avenue Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1633 Lawton Avenue Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1634 Pakington Street Commercial Heritage Area Heritage Design Guidelines (City of Greater Geelong 2022)	C417ggee
HO1634 Pakington Street Commercial Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1635 Villamanta Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1635 Villamanta Street Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1637 Geelong Commercial Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1637 Geelong Commercial Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee

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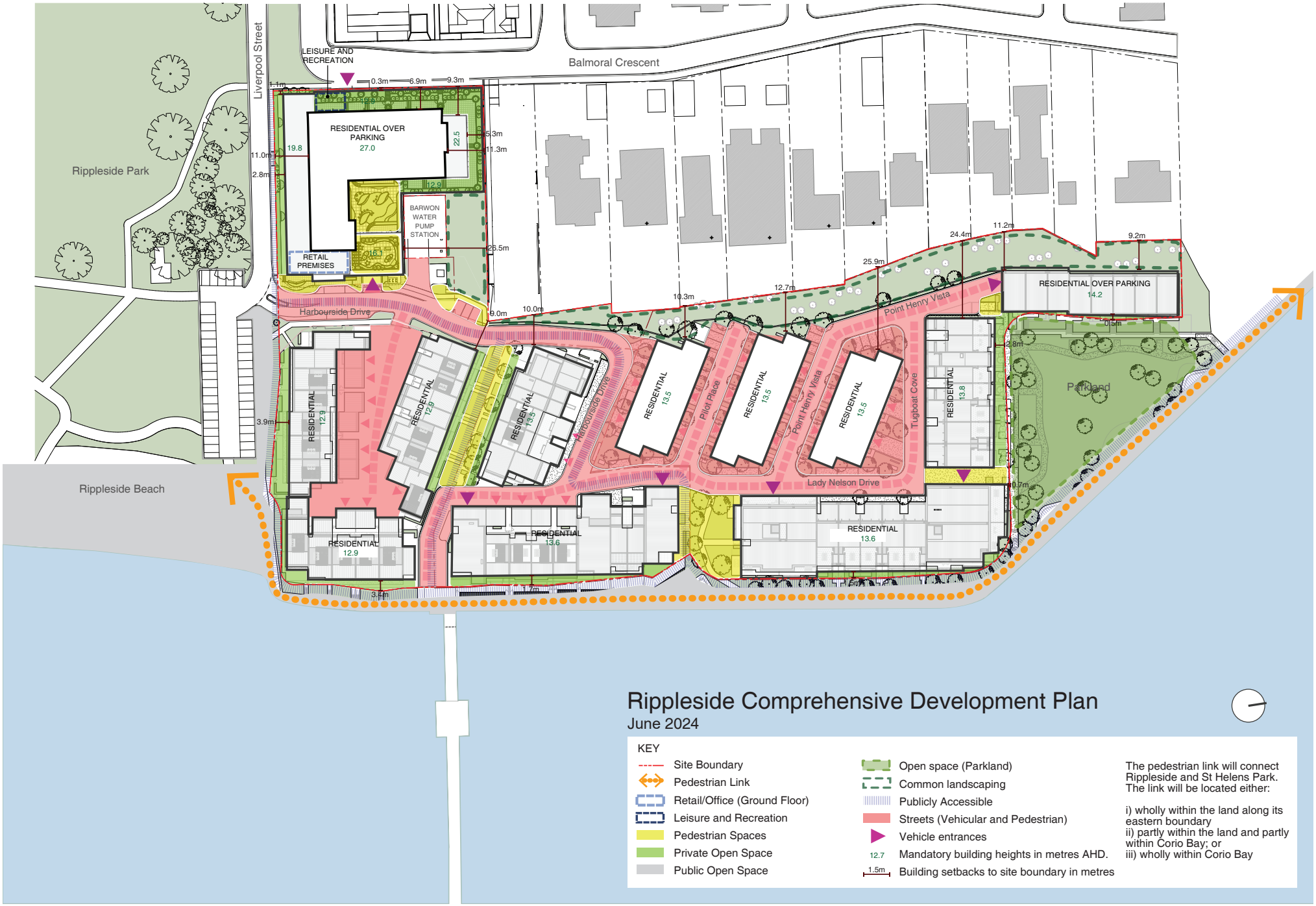
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HO1638 Woolstores Industrial Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1638 Woolstores Industrial Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1639 City East Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1640 Civic Centre Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1640 Civic Centre Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1641 City South Residential Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1641 City South Residential Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1642 Early Twentieth Century Residential Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1642 Early Twentieth Century Residential Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1643 Post World War 1 Residential Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1643 Post World War 1 Residential Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1644 City South-East Residential Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1644 City South-East Residential Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1649 Flinders Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1649 Flinders Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1650 Golf Links Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1650 Golf Links Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1732 Fyans Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1732 Fyans Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1903 Wimmera Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1905 Evans Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1906 Kardinia Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1908 Belmont Heights Estate Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1909 Elderslie Estate Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee

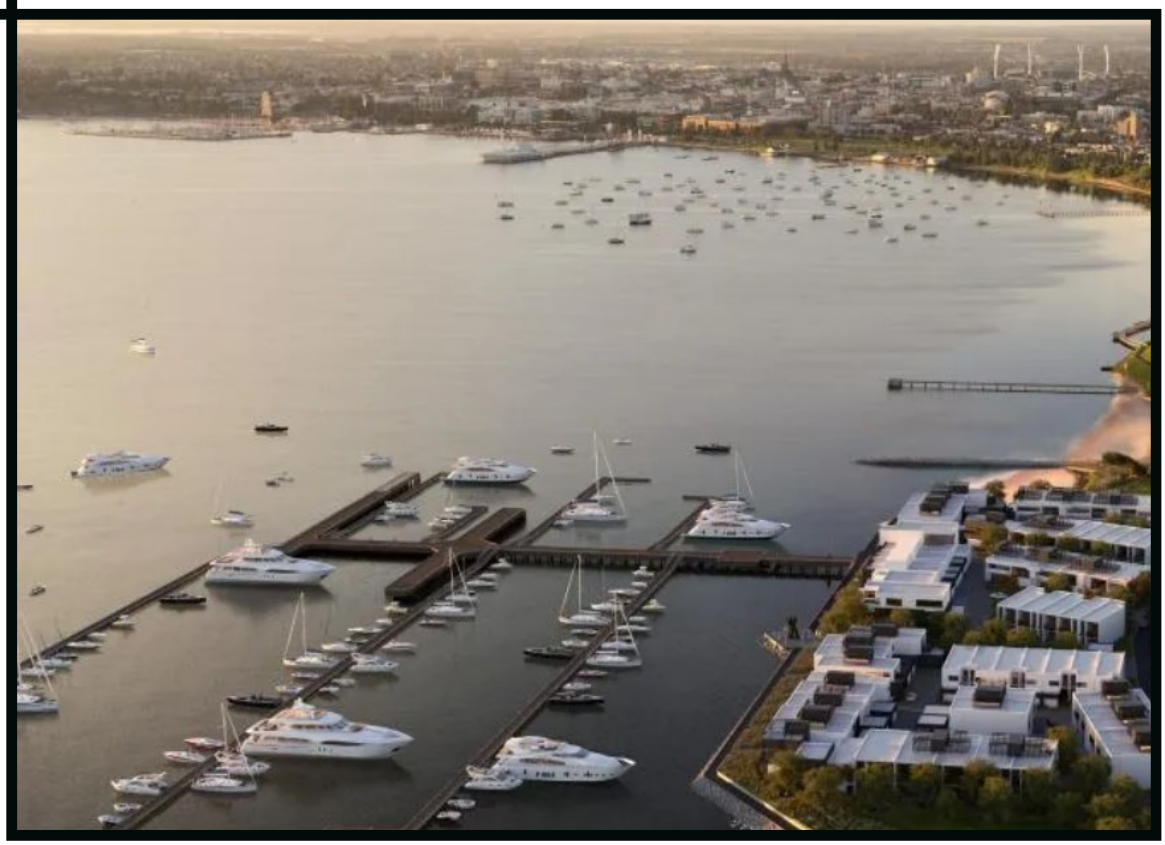
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Name of document	Introduced by:
HO1916 Aberdeen Street (Newtown) Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1917 Eyre Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1918 Hermitage Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1919 William and Margaret Streets Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1920 Shannon Avenue Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1921 Clarkes Hill Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1922 Bareena Estate Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1923 Mercers Hill Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1924 Cairns Avenue Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1925 Fairview Avenue Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1926 Bona Vista Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1958 Ballinasloe Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1959 Great Western Road Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1960 Milton Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1961 Pineville Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1962 Waterloo Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO2005 Upper Skene Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO2006 Newtown West Heritage Area Heritage Design Guidelines (City of Geelong, 2022)	C417ggee
HO2007 West Melbourne Road Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO2016 Austin Park and Environs Heritage Area Heritage Design Guidelines (City of Greater Geelong 2022)	C417ggee
HO2017 Myers Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO2018 Western Beach Road Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
Horseshoe Bend Precinct Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Jetty Road Urban Growth Area Stage 1 Development Contributions Plan (Urban Enterprise, December 2023)	VC249

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Name of document	Introduced by:
Lara West Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Lara West Growth Area, Lara, Native Vegetation Precinct Plan (September 2013)	C246
Lara West Precinct Structure Plan, Revision J (25 September 2013)	C246
Melbourne Geelong Interconnection Project (June 2010)	C229
Manzeene Village, Lara, Native Vegetation Precinct Plan (June 2014)	C285
Mental Health Beds Expansion Program Incorporated Document (November 2020)	GC176
Native Vegetation Precinct Plan: Armstrong Creek Town Centre Precinct (July 2021)	C399ggee
Native Vegetation Precinct Plan, Geelong Ring Road Employment Precinct (March 2013)	C243
Native Vegetation Precinct Plan, Horseshoe Bend Precinct, Armstrong Creek Urban Growth Area (July 2021)	C399ggee
Newtown Heritage Study Review Report, Volume 3 (City of Greater Geelong, 2008)	C191
New Station Estate Restructure Plan (July 2010, Amended December 2017)	C376pt1ggee
Part 1 / 250 Beach Road, Avalon, August 2022	C448ggee
Rail Gauge Standardisation Project, Integrated Approval Requirements (December 2002)	VC17
Regional Fast Rail Project, Integrated Approval Requirements (December 2002)	VC17
Rail Upgrades at Geelong Port Project (May 2010)	C211
Rippleside Comprehensive Development Plan (~~David Lock Associates and James D. Ramsey, February 2000~~June 2024)	~~C2~~C436ggee
Rippleside Urban Design Guidelines (~~David Lock Associates and Andrew Olszewski, June 2000~~June 2024)	~~C2~~C436ggee
Saleyards Comprehensive Development Plan (April 2023)	C434ggee
Small Lot Housing Code (December 2012)	C267
Specialist Training Facility Incorporated Document (June 2019)	C392ggee
Stage 5 GMHBA Stadium Development Kardinia Park Moorabool Street, Geelong South Incorporated Document (March 2021)	C423ggee
Thirteenth Beach Golf Resort, Barwon Heads Comprehensive Development Plan (Land Design Partnership, Anthony Cashmore & Associates and the Planning Group, May 2001 amended September 2006)	C54
Warrnambool Line Upgrade Incorporated Document (December 2019)	GC121
Waterfront Geelong Design and Development Code (Keys Young, July 1996)	NPS1
Waurn Ponds Train Maintenance and Stabling Facility Project Incorporated Document (May 2020)	GC104
West Fyans-Fyans Street Precinct Structure Plan (June 2009)	C205


Liverpool Street
LEISURE AND RECREATION
Balmoral Crescent
Rippleside Park
RESIDENTIAL OVER PARKING
27.0
BARWON WATER PUMP STATION
RETAIL PREMISES
Harbourside Drive
RESIDENTIAL OVER PARKING
14.2
Point Henry Vista
Pilot Place
Tugboat Cove
Lady Nelson Drive
Parkland
Rippleside Beach
RESIDENTIAL
12.9
RESIDENTIAL
13.5
RESIDENTIAL
13.6
RESIDENTIAL
13.8
Rippleside Comprehensive Development Plan
June 2024
KEY
Site Boundary
Pedestrian Link
Retail/Office (Ground Floor)
Leisure and Recreation
Pedestrian Spaces
Private Open Space
Public Open Space
Open space (Parkland)
Common landscaping
Publicly Accessible
Streets (Vehicular and Pedestrian)
Vehicle entrances
12.7 Mandatory building heights in metres AHD.
1.5m Building setbacks to site boundary in metres
The pedestrian link will connect Rippleside and St Helens Park. The link will be located either:
i) wholly within the land along its eastern boundary
ii) partly within the land and partly within Corio Bay; or
iii) wholly within Corio Bay



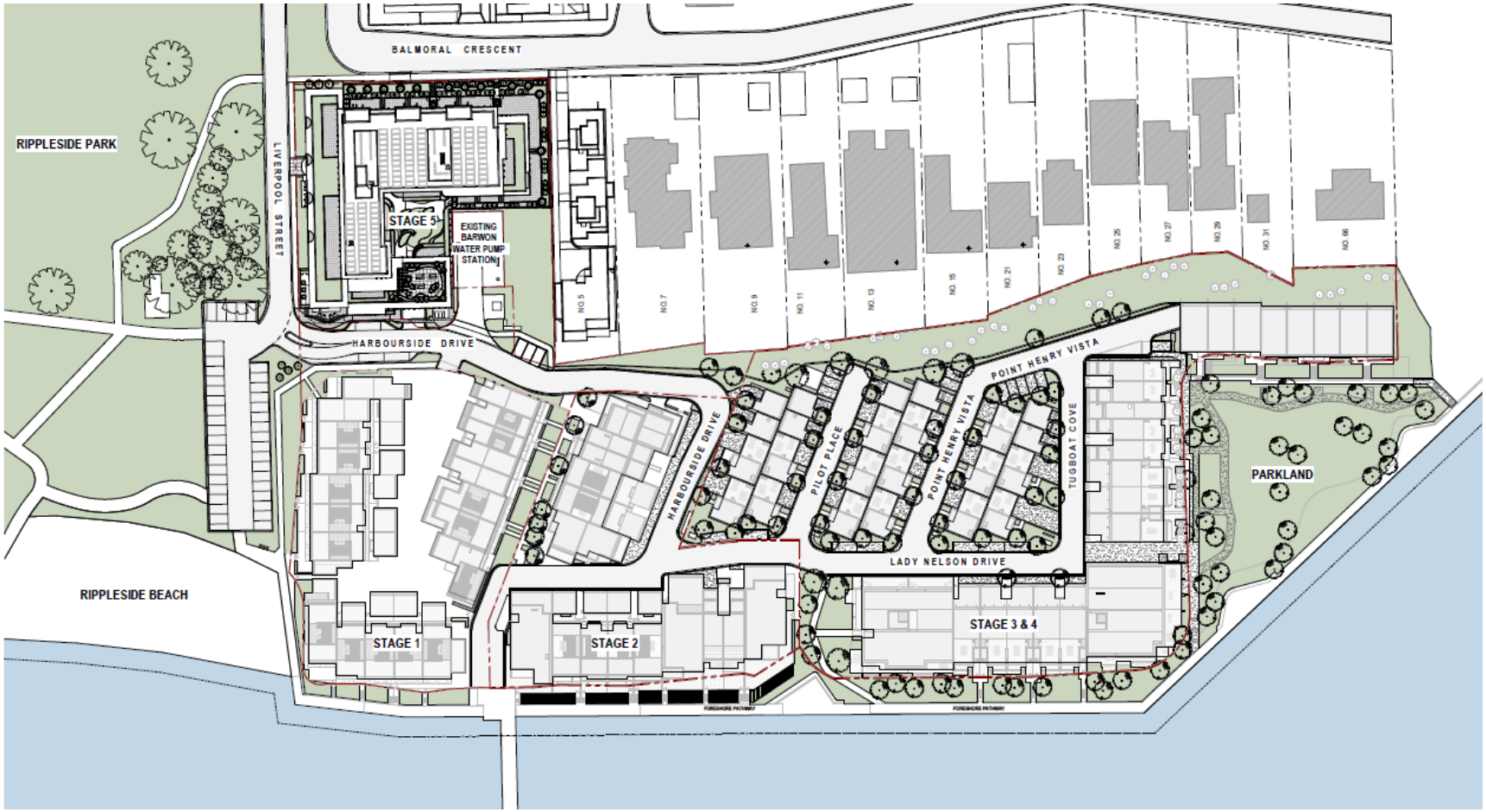
RIPPLESIDE URBAN DESIGN GUIDELINES

June 2024

Prepared for
CITY OF GREATER GEELONG

URBIS

INDICATIVE MASTER PLAN



INTRODUCTION

PURPOSE

- The purpose of these Guidelines is to guide the development of the former Rippleside Shipyard in North Geelong.
- The Rippleside Urban Design Guidelines is an Incorporated Document within the Planning Scheme. It will be used by the Responsible Authority to assist in determining planning applications affecting land shown on the Rippleside Comprehensive Development Plan.

FORMAT

These Guidelines are in three parts, leading from strategic policy to detailed guidelines:

1. The City and Urban Context Analysis identifies relevant planning policy objectives at all levels and indicates how they apply to the site, given its broad natural, urban, cultural and economic context. This results in a series of Urban Design Principles
2. The Urban Design Framework applies the Urban Design Principles to the site to establish the urban structure and a desired urban character for its future development.
3. The Detailed Guidelines address issues of detailed design within the parameters established by the Urban Design Framework. They seek to ensure that any development on the site does not have unreasonable detrimental impacts on the surrounding community, will be functional and safe, is of a high urban and architectural quality and addresses existing site conditions. The design of any development on the site must address and will be assessed against the Urban Design Principles, Urban Design Framework and Detailed Guidelines.



CONTEXT ANALYSIS

The *City and Urban Context Analysis* identifies relevant planning policy objectives at the relevant levels and indicates how they apply to the site, given its broad, natural, urban, cultural and economic context. This allows the development of a series of Urban Design Principles which emerge from the context analysis.

KEY TO POLICY REFERENCES

PPF Planning Policy Framework
PMR Plan Melbourne Refresh 2017-2050
Clause 55 and Clause 58
MCP Marine and Coastal Policy 2020
MPS Municipal Planning Strategy
LPP Local Planning Policies
CCF Greater Geelong: A Clever and Creative Future
GGSS Greater Geelong Settlement Strategy
G21 Regional Growth Plan
GCD Geelong City Deal

A1.1 ECONOMIC DEVELOPMENT

STRATEGIC OBJECTIVES

- To attract more people, new businesses, trade and investment to Geelong.
- To ensure that the built environment makes a positive contribution to existing and potential investors.
- To facilitate the development of diverse residential opportunities in high quality environments in response to the changing lifestyles of the community.
- To improve housing choice.
- To promote the development of activity clusters by integrating land use and transport planning
- To strengthen and diversify the economy.

IMPLICATIONS

- In order to attract more people to Geelong, it needs to offer a greater variety of lifestyle and housing options, particularly in terms of inner urban living.
- "Urban village development, by encouraging other modes of transport (including public transport, cycling and walking) can be expected to reduce the cost of congestion to business" (*Urban Village Report*).

URBAN DESIGN PRINCIPLES

- P1 Provide new inner urban living environments and housing types, in line with the urban village concept.

A1.2 URBAN EFFICIENCY

STRATEGIC OBJECTIVES

- To take advantage of available physical and social infrastructure.
- To consolidate development activity in urban Geelong with medium density housing located within urban Geelong.
- To encourage developments which meet community's needs for retail, entertainment, office and other commercial services and provide net community benefit in relation to accessibility and the efficient use of infrastructure
- To ensure appropriate development on coastal areas for the benefits of residents, tourists and visitors.
- To encourage the development of well-designed medium density housing to improve housing choice.
- To facilitate well-located, integrated and diverse housing that meets community needs.

IMPLICATIONS

- In order to take greater advantage of existing infrastructure, the density of development needs to be increased.

URBAN DESIGN PRINCIPLES

- P2 Optimise development density within other built form constraints.



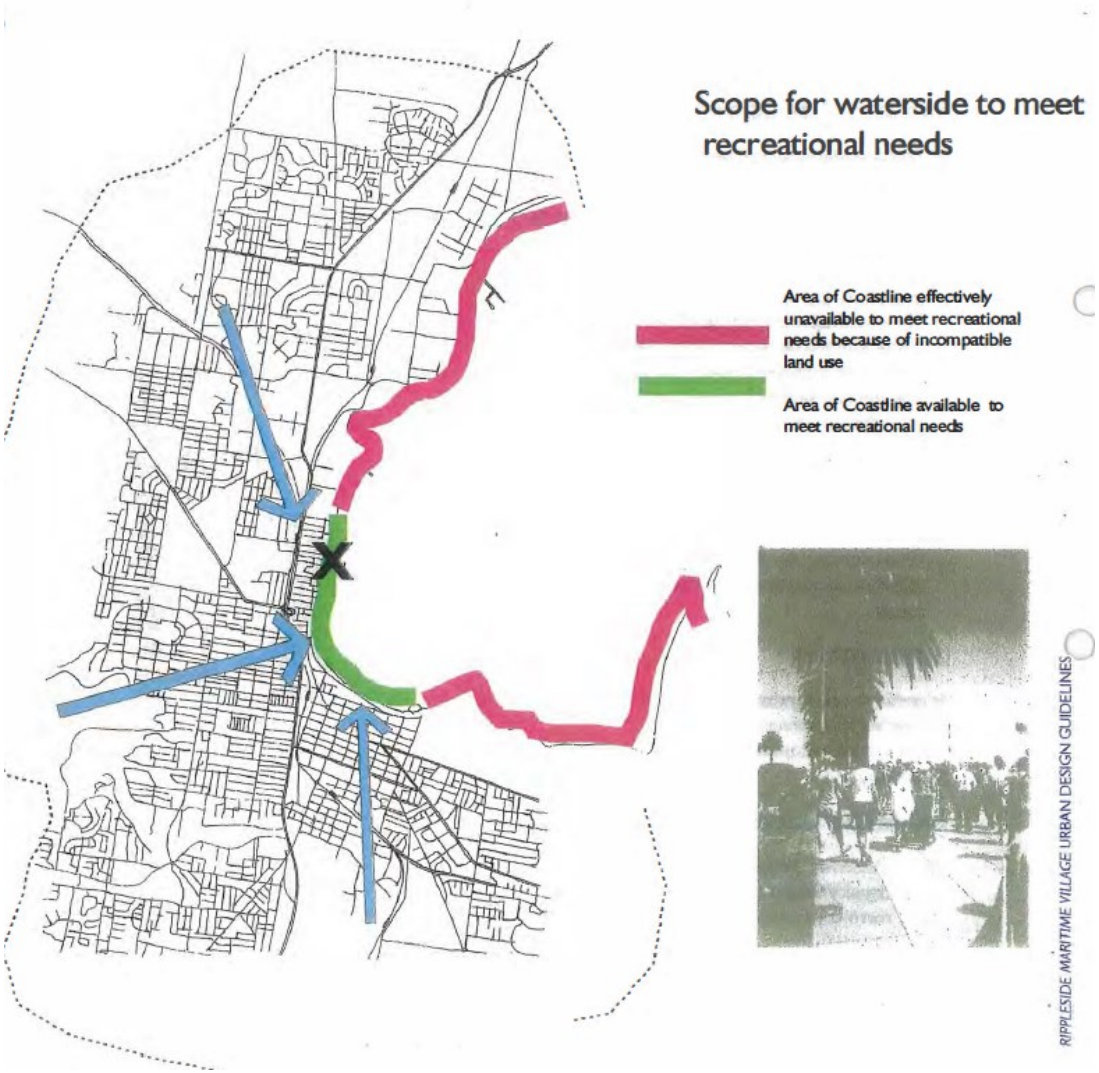
A1.3 RECREATIONAL NEEDS

STRATEGIC OBJECTIVES

- To enhance recreational use of the foreshore.
- To provide appropriate recreational and tourist opportunities along the Corio Bay foreshore.
- To create a diverse and integrated network of public open space commensurate with the needs of the urban community.
- To improve coastal facilities for public use and benefit.
- To encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination.
- To encourage a diverse range of strategically located and well-designed coastal and maritime tourism and recreational opportunities that strengthen people's connection with the marine and coastal environment.

IMPLICATIONS

- Public access to Geelong's foreshore is constrained by industrial development to the north and east, leaving a finite section of potential public foreshore. Rippleside Shipyard currently reduces the available foreshore further by preventing public access to it and severing the foreshore promenade.
- There is limited variety of foreshore attractions in Geelong at present and few opportunities to provide new attractions.
- Therefore, the recreational use of Geelong's foreshore could be enhanced by removing the severance of Rippleside Shipyard and providing new foreshore attractions.



URBAN DESIGN PRINCIPLES

- P3 Provide access to the waterside for the broader Geelong community.
- P4 Provide new public attractions on the foreshore.

A1.4 FORESHORE PROTECTION

STRATEGIC OBJECTIVES

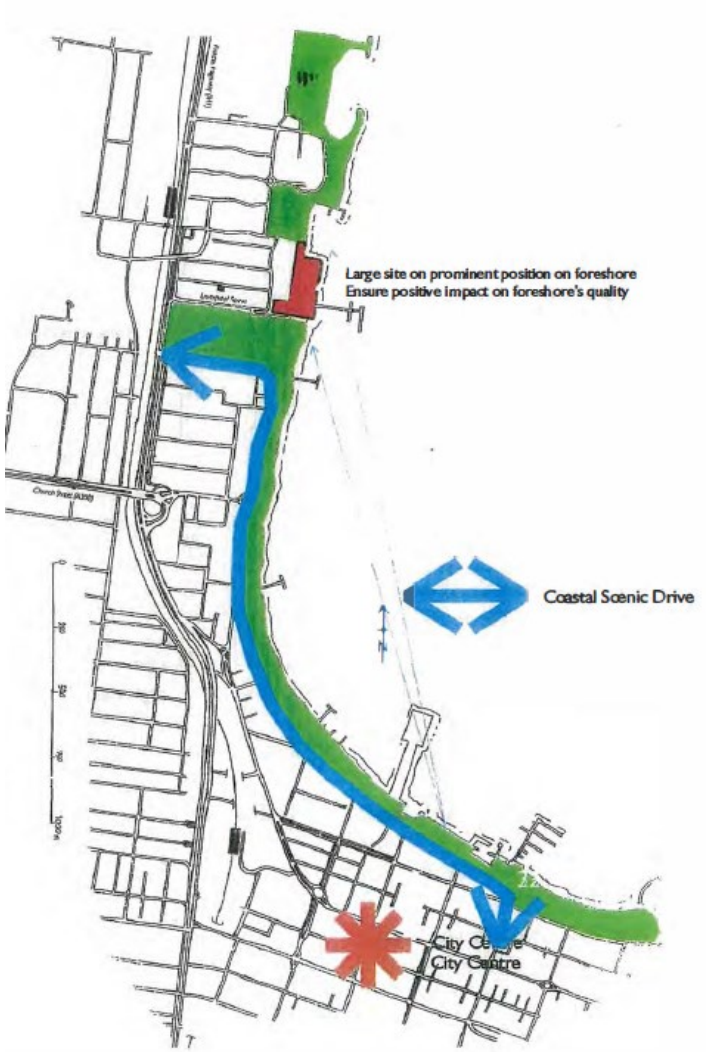
- To protect the natural and cultural features of the coast.
- To visually complement the surrounding foreshore landscape.
- To design in a manner which respects and enhances the coastal environment and experience.
- To avoid detrimental effects to the natural coastal processes.
- To protect and enhance the marine and coastal environment.

IMPLICATIONS

- In order to protect the natural values of the Port Phillip foreshore, new development must take care not to have adverse impacts on them.
- Geelong's accessible foreshore primarily consists of the city centre at the south-eastern end, the scenic drive in the middle and Rippleside and St Helen's Parks either side of the site at the north-western end. The character along this foreshore is defined by city centre-scale buildings at the south-eastern end and domestic scale buildings behind substantial trees along the Esplanade. The site sits at a lower level than the Esplanade, at the foot of an escarpment. It thus provides the opportunity to emphasise the beginning of the Scenic Drive and end of the foreshore promenade with a 'bookend' to complement that of the city.
- The *Siting and Design Guidelines for Structures on the Victorian Coast* state that urban infill development may be located near or in certain cases over the water provided free public access Is assured along the foreshore *I* water edge interface.

URBAN DESIGN PRINCIPLES

- P5 Avoid negative environmental impacts on the foreshore
- P6 Create a built form that marks the provision of public facilities and the beginning of the Scenic Drive



A2.1 INTEGRATION

STRATEGIC OBJECTIVES

- To provide continuous public pedestrian/cycle links along the Corio Bay foreshore by linking existing areas of open space and foreshore.
- To improve local movement connections.
- To connect otherwise disjointed neighbourhoods through mixed use development.

IMPLICATIONS

- Rippleside Shipyard currently severs movement along the foreshore promenade and between Rippleside and St Helen's Parks and prevents public access to the pier.
- In order to improve local movement connections, therefore, new routes should be provided linking across the site in both a north-south and east-west direction

URBAN DESIGN PRINCIPLES

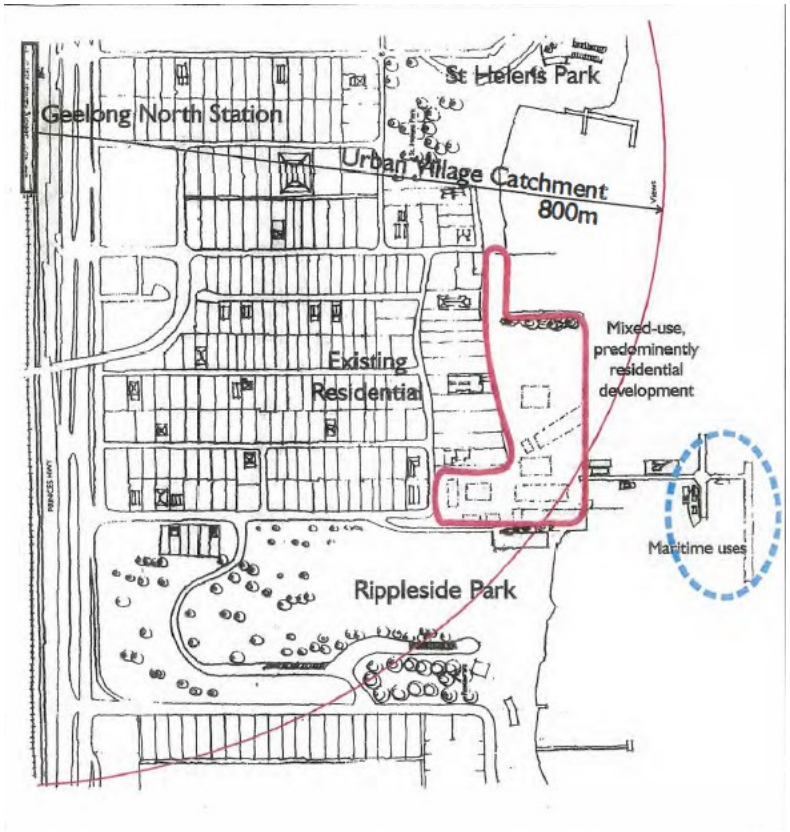
- P7 Provide a continuous waterside link for pedestrians and cyclists between Rippleside and St Helen's Parks.
- P8 Provide direct public access from the Liverpool Street extension to Rippleside Pier.
- P9 Support public use of the waterside link with complementary recreational activities and residential uses.



A2.2 LAND USE

STRATEGIC OBJECTIVES

- To take advantage of / utilise public transport.
- To minimise the effects of private transport on the environment.
- To integrate developments with the abutting use.
- To provide new economic opportunities.
- To provide a range of services to residents within a reasonable walking distance.
- To reduce inefficiencies caused by unnecessary separation of different activities and maximise the use of infrastructure by mixing together different but compatible land uses.
- To encourage urban consolidation.
- To facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.
- Support improved transit and access within Geelong and the wider region.



IMPLICATIONS

- The Site Is within comfortable walking distance of North Geelong railway station.
- Therefore, residential development on the site would encourage greater use of public transport and less use of private transport.
- 'Other problems of the site include ... low population which undermines the viability of service provision and the prohibition of residential and other uses on land currently used for industrial buffer zones... (Urban) rejuvenation ... can be achieved by urban village development which fosters focal employment, training and shopping opportunities for those working in the new service economy, and minimises their travel costs and time.' (Urban Villages Project).
- Employment uses on the site would allow local residents to walk, cycle or travel a short distance to work, and accommodate the existing tugboat operation on the site.
- A convenience shop would allow new and nearby residents to obtain daily needs, minimising private car use.
- A mixed-use development would enhance the vitality of the environment, supporting the creation of an inner urban lifestyle choice to attract new, enterprising people to Geelong.

URBAN DESIGN PRINCIPLES

- P10 Extend the current residential and recreational uses onto the site and provide supportive local, employment, office and retail space.

A2.3 WATERSIDE RECREATION

STRATEGIC OBJECTIVES

- To increase the range of recreational activities.
- To improve facilities· along the foreshore for public use and benefit.
- To plan for sustainable coastal development.

IMPLICATIONS

- There is a broad range of recreational spaces at present. However, currently the site is an exception and precludes public use, the redevelopment of the site offers opportunities to expand the range of opportunities available and enhance access to the waterside.

URBAN DESIGN PRINCIPLES

- P11 Enhance and provide a diverse range of waterside recreational spaces in the development.
- P12 Incorporate uses that enhance and support the recreational use of the foreshore and adjacent Parks.
- P13 Ensure safe and attractive public space along foreshore

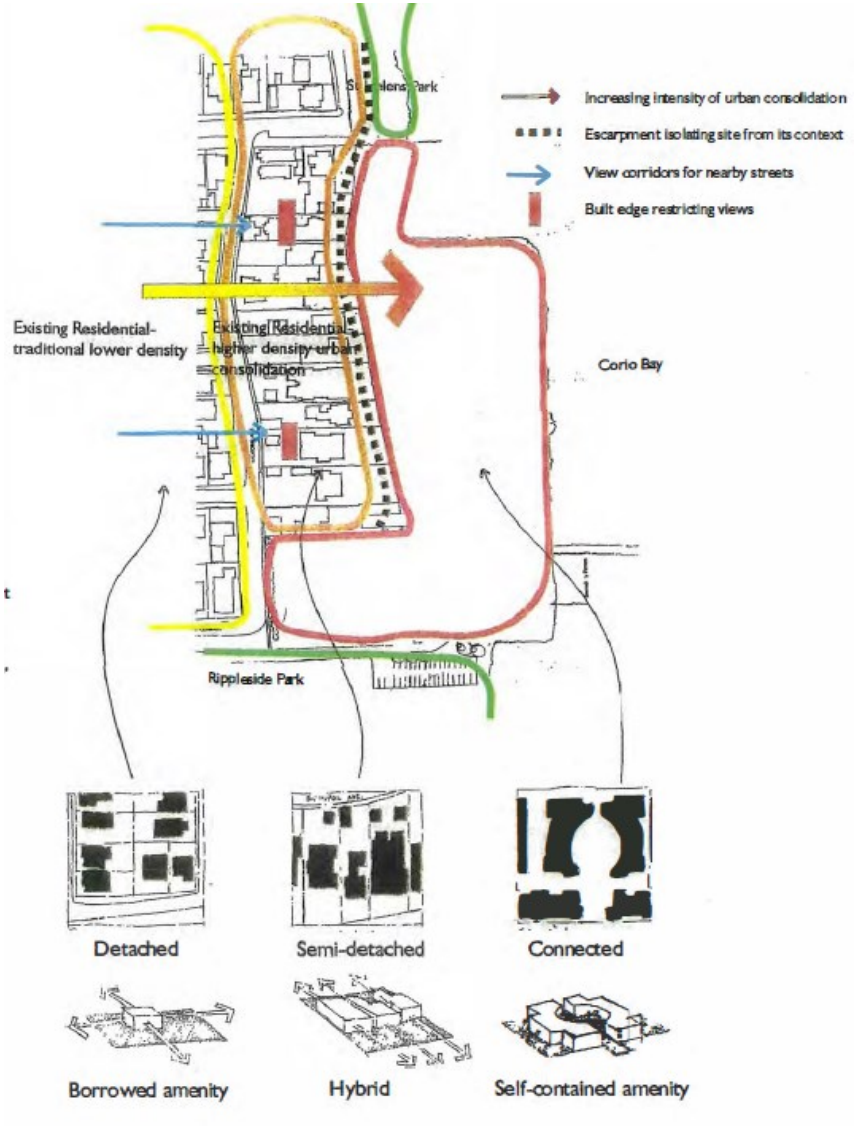
A2.4 Urban Character

STRATEGIC OBJECTIVES

- To contribute to the complexity and diversity of the built environment.
- To increase the diversity of housing to meet future community needs.
- To encourage innovative contemporary designs while respecting and contributing positively to neighbourhood character.
- To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- To achieve development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.

IMPLICATIONS

- The neighbourhood in the immediate context of the site, to its west, has two character areas illustrating a progression towards urban consolidation. Those dwellings to the west of Balmoral Crescent are traditional detached houses, while the later dwellings to the east of Balmoral Crescent are of a semi-detached model, establishing a strong urban edge at the clifftop with narrow slots along the boundaries. This progression can be completed by more urban, fully attached dwelling forms on the site, in the southwest comer of the site, along Balmoral Crescent, should complete the character of Balmoral Crescent.
- The neighbourhood to the west of Balmoral Crescent has a traditional rectangular street grid. As opposed to the development to the east of Balmoral Crescent, which blocks the connections and views to the foreshore afforded by such a grid, development on the site should incorporate a grid for public accessibility and visual connection.
- The site is isolated physically and visually from Its built context, thus offering an opportunity to create a different urban model, such as one with greater complexity and diversity, without any adverse effect on local character. The Siting and Design Guidelines for Structures on the Victorian Coast note that innovative proposals which complement the landscape character, and the existing form of surrounding structures will be considered on their merits.



URBAN DESIGN PRINCIPLES

- P14 Develop buildings in a terraced form.
- P15 Encourage innovative, contemporary architecture.
- P16 Incorporate a permeable grid of streets that reflects the shape of the site and adjacent subdivision.
- P17 Establish a fine grain of subdivision to ensure a diverse built form.

A2.5 BUILT FORM

STRATEGIC OBJECTIVES

- To minimise the detrimental impact of development on neighbouring properties.
- To achieve high quality urban design and architecture that enhances the public realm and promotes the attractiveness of the town.
- New development to be sensitively designed so that it visually complements the surrounding coastal landscape.
- New development should contribute to the complexity and diversity of the built environment.
- To ensure the design and layout of new or expanding centres minimise amenity impacts on surrounding uses and contribute positively to the streetscape and surrounding area.

IMPLICATIONS

- The clifftop Is generally at 15m AHD with the site generally 12.5m below, reducing the potential for amenity Impact on adjoining properties In Balmoral Crescent. Care should be taken to ensure a reasonable sharing of views of Corio Bay Is produced by the development.
- The natural escarpment form dearly dominates the surrounding environment and contributes significantly to the areas character. In responding to this setting new development should not overwhelm or obscure the characteristic row of houses at the top of the cliff.
- Varied building heights with landmark features should be incorporated to ensure a legible built form.

  Step the building form down towards the foreshore and Incorporate slots, to ensure a reasonable sharing of views, reflect the natural landform, limit overshadowing at the foreshore and create a diverse and attractive built form.

URBAN DESIGN PRINCIPLES

- P18 Step the built form down towards the foreshore and incorporate variations in height to provide view corridors towards the water.
- P19 Incorporate landmark features to enhance legibility

A2.6 PUBLIC REALM AMENITY

STRATEGIC OBJECTIVES

- To enhance the liveability, diversity, amenity and safety of the public realm.
- To protect and enhance the public realm.
- To enhance the visual and social experience of the observer through the design of the relationship between buildings and pedestrian spaces.
- To enhance the enjoyment of the public realm through a desirable balance of sunlight and shade.

IMPLICATIONS

- The site is in a high-profile location, on the Geelong foreshore, and adjacent to Rippleside park. It therefore demands a high-quality public realm.
- The opening up of the site to public access will significantly enhance the existing public realm in the vicinity.

URBAN DESIGN PRINCIPLES

- P20 Design the built edges of public space to enhance the personal safety and attractiveness of the public realm and support social interaction.
- P21 Provide a variety of distinctive public spaces.
- P22 Reflect the history of the site in the design of the public realm.

URBAN DESIGN FRAMEWORK

Redevelopment of the Rippleside Shipyard site will create a new urban precinct. To ensure that it is properly integrated with its context and creates an urban structure to guide the broad layout of development, a structuring mechanism is required to guide the broad layout and character of the development.

The Urban Design Framework applies the Urban Design Principles to the site to establish an urban structure and a desired urban character for its future development.

A development in accordance with the Urban Design Framework should result in substantial net community benefits. Not least of these should be the availability of and access to a diverse range of waterside experiences, not currently available.

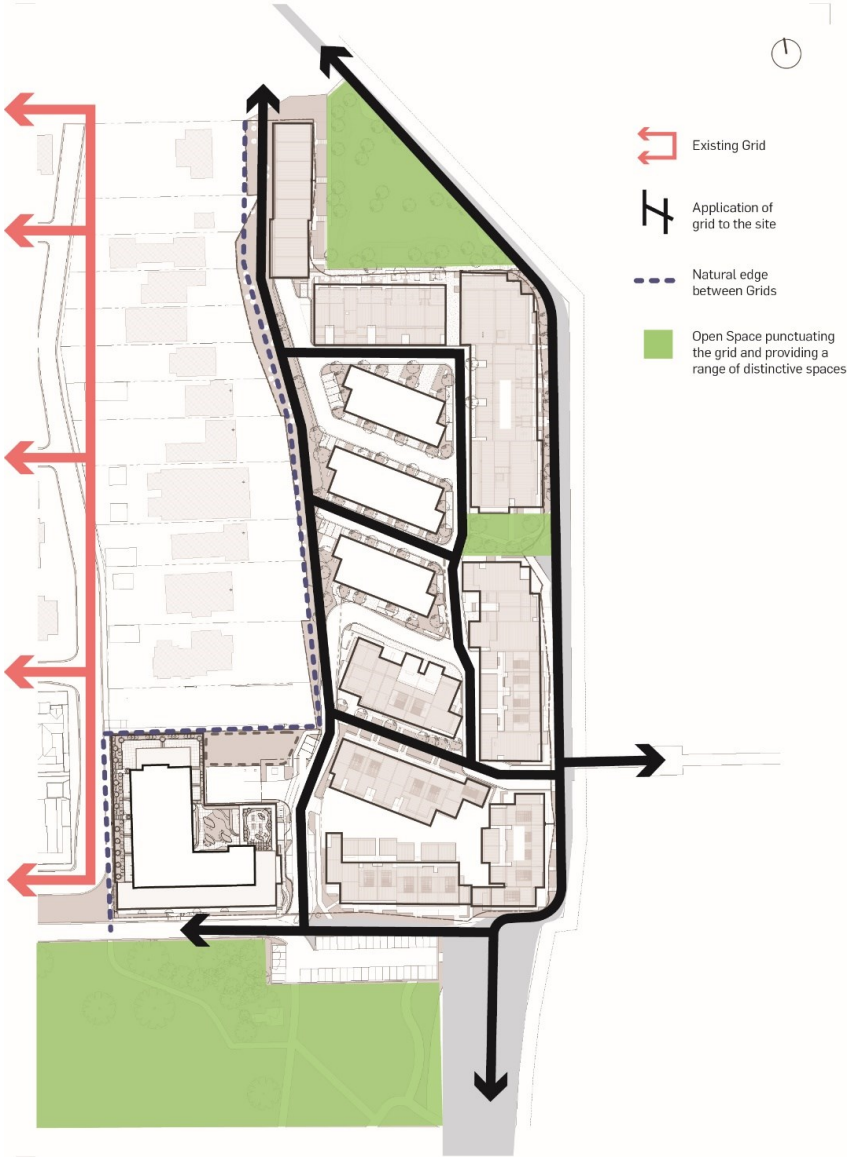
F1 THE GRID

URBAN DESIGN PRINCIPLES

- P3 Provide access to the broader Geelong community.
- P7 Provide a continuous waterside link for pedestrians and cyclists between Rippleside and St Helens Park
- P8 Provide direct public access from Liverpool St to the pier.
- P11 Provide a diverse range of waterside recreational spaces in the development.
- P16 Incorporate a permeable grid of streets that reflect the shape of the site and adjacent sub-division.
- P21 Provide a variety of distinctive public spaces.

FRAMEWORK RESPONSE

- A highly permeable grid, reinterpreting the traditional rectangular street grids to reflect the sites characteristics.
- A system of grid and open spaces establishes a geometry of built edges and provides the foundation for the fine grain, complex and diverse built form.
- Key public destinations; waterside walk and the pier are logically integrated with the rest of the development.
- Open spaces vary in size, shape and orientation to increase visual attractiveness, diversity and legibility of the development.
- Open spaces punctuation the grid and providing a range of distinctive spaces.



F2 MOVEMENT NETWORK

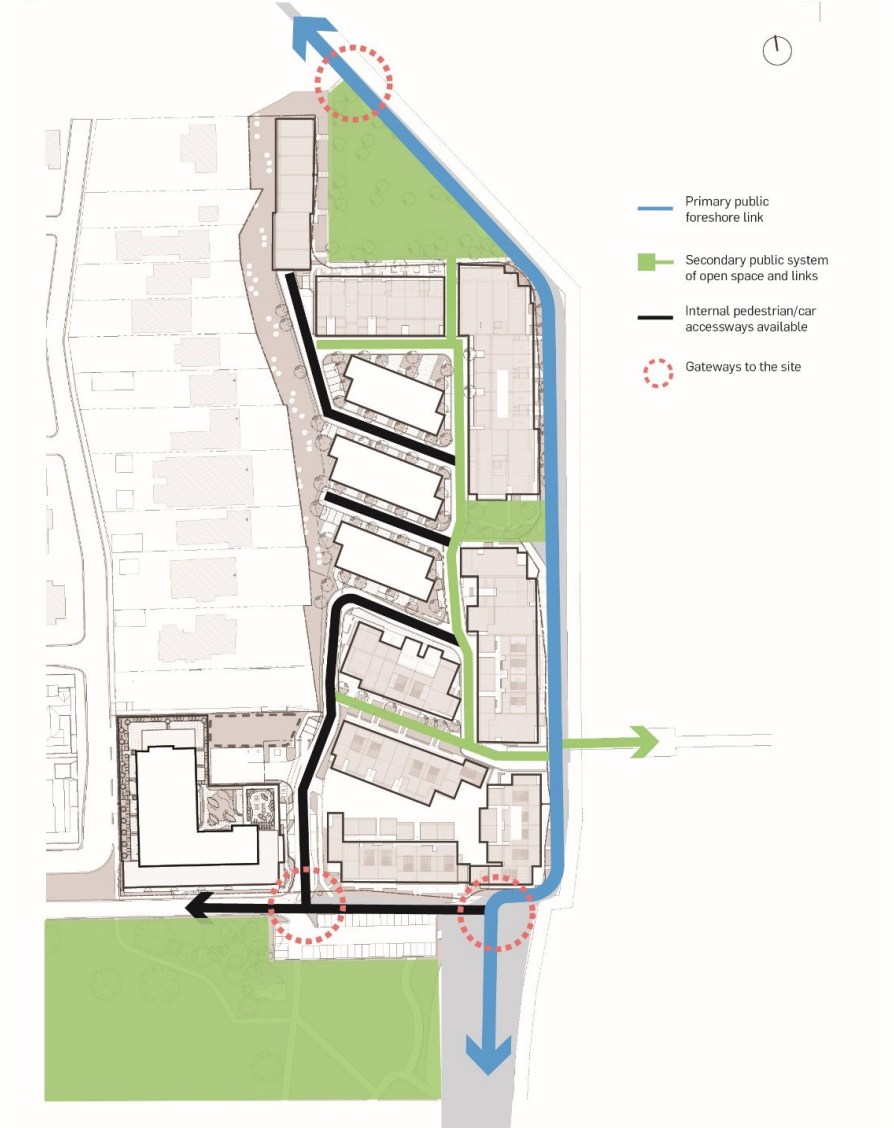
URBAN DESIGN PRINCIPLES

- P3 Provide access to the waterside for the broader Geelong Community.
- P7 Provide a continuous waterside link for pedestrians and cyclists between Rippleside and St Helen's Parks.
- P8 Provide direct public access from the Liverpool Street extension to Rippleside Pier.
- P16 incorporate a permeable grid of streets that reflects the shape of the site and adjacent subdivision.

FRAMEWORK RESPONSE

- Car access and punctuation of the site Is generally limited to the south-western carpark and western feeder road.
- A continuous waterside promenade provides public access to the water's edge and the pier while linking Rippleside and St Helens Park's.
- A secondary system of pedestrian links and spaces shared by public and residents provides an alternative links between the two parks.

  site.



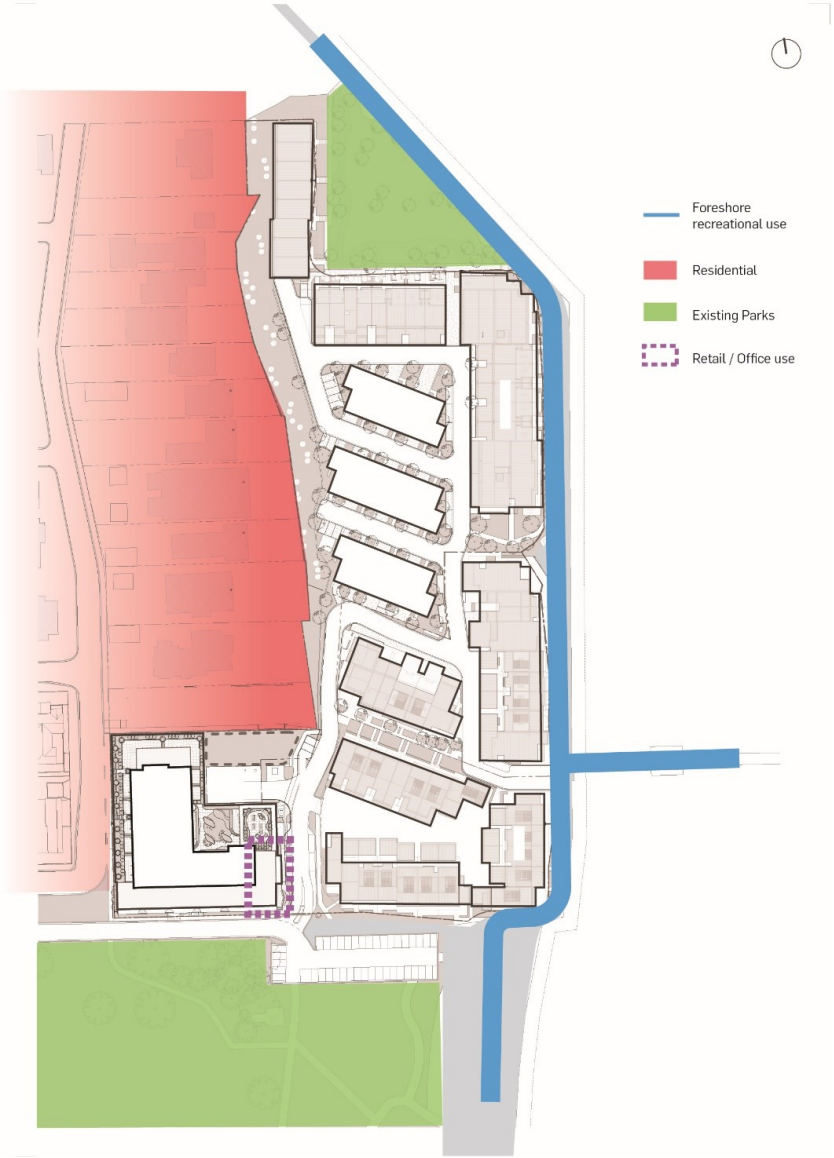
F3 LAND USE PATTERN

URBAN DESIGN PRINCIPLES

- P1 Provide new inner urban living environments and housing types.
- P4 Provide new public attractions on the foreshore.
- P10 Redevelop the site primarily for residential uses, with secondary uses including office and local retail space.
- P12 Incorporate uses that support the recreational use of the foreshore and adjacent parks.
- P14 Develop buildings in a terraced form.

FRAMEWORK RESPONSE

- A retail and office space (non-residential uses), is located in the northeast comer of the site, where it can benefit from its proximity to the:
  - Pier
  - Waterside walk
  - Park
  - Cafe
  - Main site access
  - Views over Corio Bay to the Qty.
- Retail uses form a gateway to the site and are serviced by the associated car-parking.
- Residential areas are aligned with the existing residential neighbourhood.



F4 BUILT FORM

URBAN DESIGN PRNCIPLES

- P1 Provide new inner urban living environments and housing types.
- P2 Maximise development density within other built form constraints.
- P6 Create a built form that marks the provision of public facilities and the beginning of the Scenic Drive.
- P14 Develop buildings in an attached form.
- P15 Encourage innovative contemporary architecture.
- PI7 Establish a fine grain of subdivision to ensure a diverse built form.
- P18 Step the built form down towards the foreshore and incorporate variations in height to provide view corridors towards the water.
- P19 Incorporate landmark features to enhance legibility.
- P20 Design the built edges of public space to enhance the personal safety and attractiveness of the public realm and support social interaction.
- P22 Reflect the history of the site in the design of the public realm.

FRAMEWORK RESPONSE

- A connected "terrace" model of the development is adopted for the site in accordance with the Urban Village approach.
- The built form is carefully modulated to optimise the views of the bay to its residents and those to the west of the site. A combination of building heights stepping down towards the foreshore and view corridors cut into them should provide a combination of longer and closer water views for everyone.
- Small scale subdivisions and variety of heights are intended to further reinforce village character.
- Reference is made to the history of the site in the public spaces within the development.

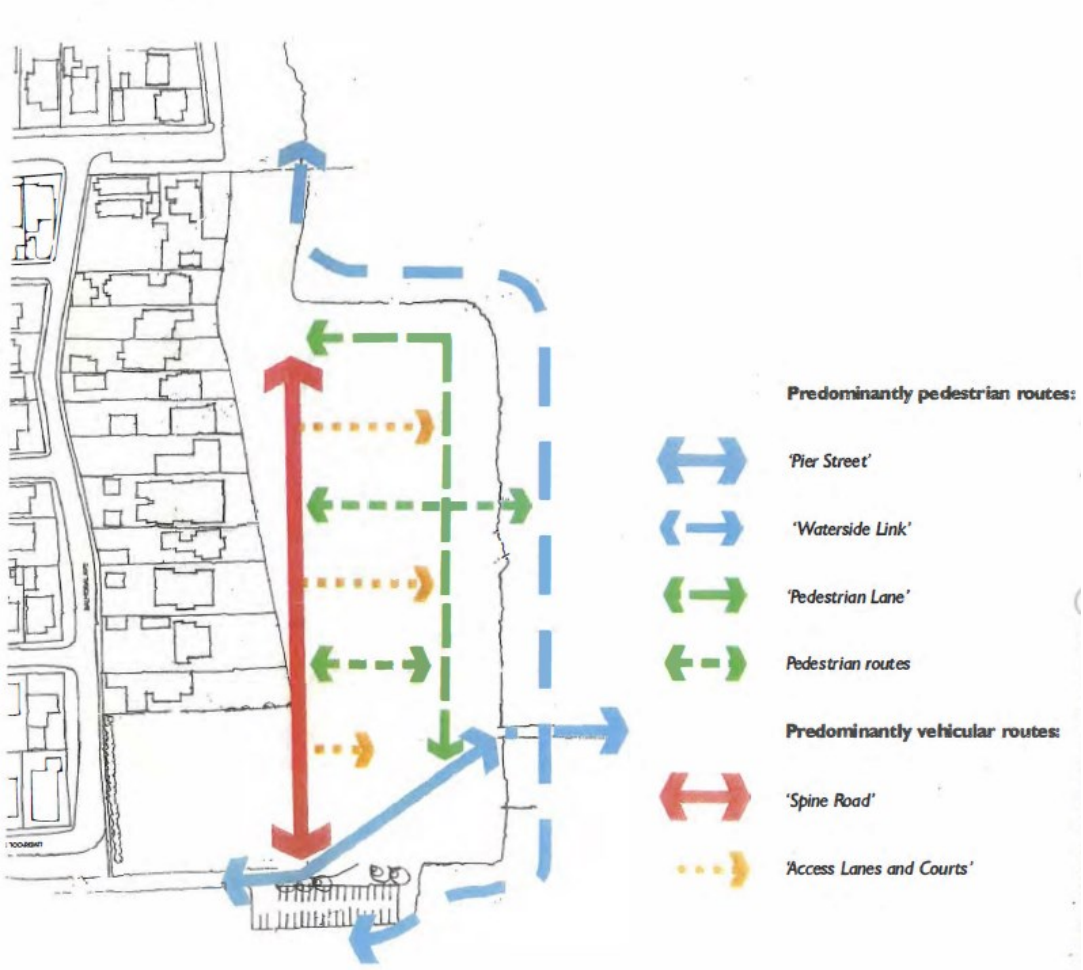


F5 IMPLICATIONS: STREETS & LINKS

- The implications of the Urban Design Framework for streets and other links are that they should:
  - Integrate the development with the surrounding area, by providing, new direct links that connect the Rippleside Pier with the Liverpool Street extension, Rippleside and St Helen's Parks
  - Protect key pedestrian routes from conflicts with vehicle movement as far as possible, given the potential attractiveness of the site for recreational activities
  - Provide north-south routes linking the parks
  - Provide opportunities to both enjoy the waterside experience and be protected from its climatic conditions.

All movement routes should provide for people with limited mobility.

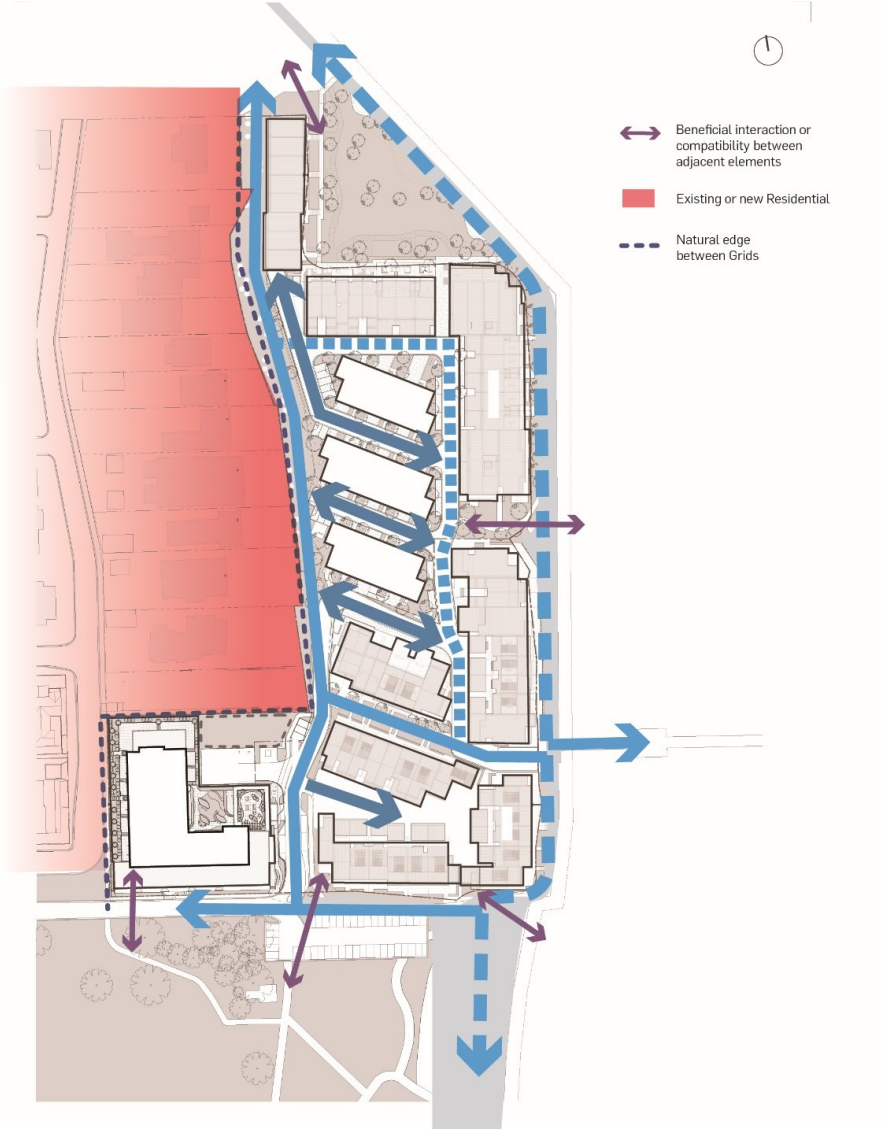
- The objectives described above can be best achieved by the following elements:
  - A predominantly pedestrian street running from the end of the Liverpool Street extension through the to the base of the pier ('Pier Street');
  - A continuous waterside promenade for pedestrians, cyclists and (indecipherable word)
  - An alternative north-south route between Rippleside and St Helen's Parks within the development, primarily for pedestrians, cyclists (pedestrian lane)
  - A road running from the Liverpool Street extension along the base of the escarpment at the west of the site, providing vehicle access into the development ('Spine Road')
  - A series of east-west links across the site alternating between predominantly pedestrian routes serving building 'fronts' and predominantly vehicular routes and courts serving the rear of buildings ('Access lanes and Courts').



- These elements would combine to form a highly permeable grid, reinterpreting traditional rectangular street grids to reflect the site characteristics.
- The predominantly pedestrian routes should be designed to discourage vehicular use except by emergency or service vehicles and as necessary to access the pier or buildings not served by predominantly vehicular routes or courts. The proposed basement car park in the southwest corner of the site should be accessed directly off the Liverpool Street extension, if possible, to minimise the intrusion of vehicles into the site.

F6 IMPLICATIONS: LAND USES

- The implications of the Urban Design Framework for land uses are that they should seek to:
  - Create new inner urban living environments and housing types to assist in attracting more people, businesses, trade and investment to Geelong
  - Support the use of North Geelong Railway Station and local services
  - Provide a more appropriate interface with adjoining residential development than currently exists
  - Support the recreational use of the foreshore and adjacent parks
  - Serve the daily needs of the new and nearby residents
  - Provide the opportunity for people to live close to their workplace, thus minimising private car use
  - Support vitality and therefore safety
  - Support social interaction and a resulting sense of community.
- This can be best achieved by a primarily residential development with secondary compatible uses such as restaurants and cafes, a convenience shop and chandlery and office space.
- The non-residential uses should be located where they:
  - Are most easily accessible to the wider community
  - Are most easily accessible to and thus will support the recreational use of Rippleside Park, the pier and the development's water edge
  - Minimise the intrusion of traffic in new residential development
  - Are buffered from adjoining residential development by new residential development.



- These objectives can be best achieved by grouping the non-residential uses in the southwest of the site. The non-residential uses should be located right at the southwest corner, where they are visible from Rippleside Park and can capitalise on the waterside location, including the retail and office spaces. This location is advantageous as it is linked to basement car parking that takes advantage of the low ground level in relation to adjoining land to minimise its visual impact.

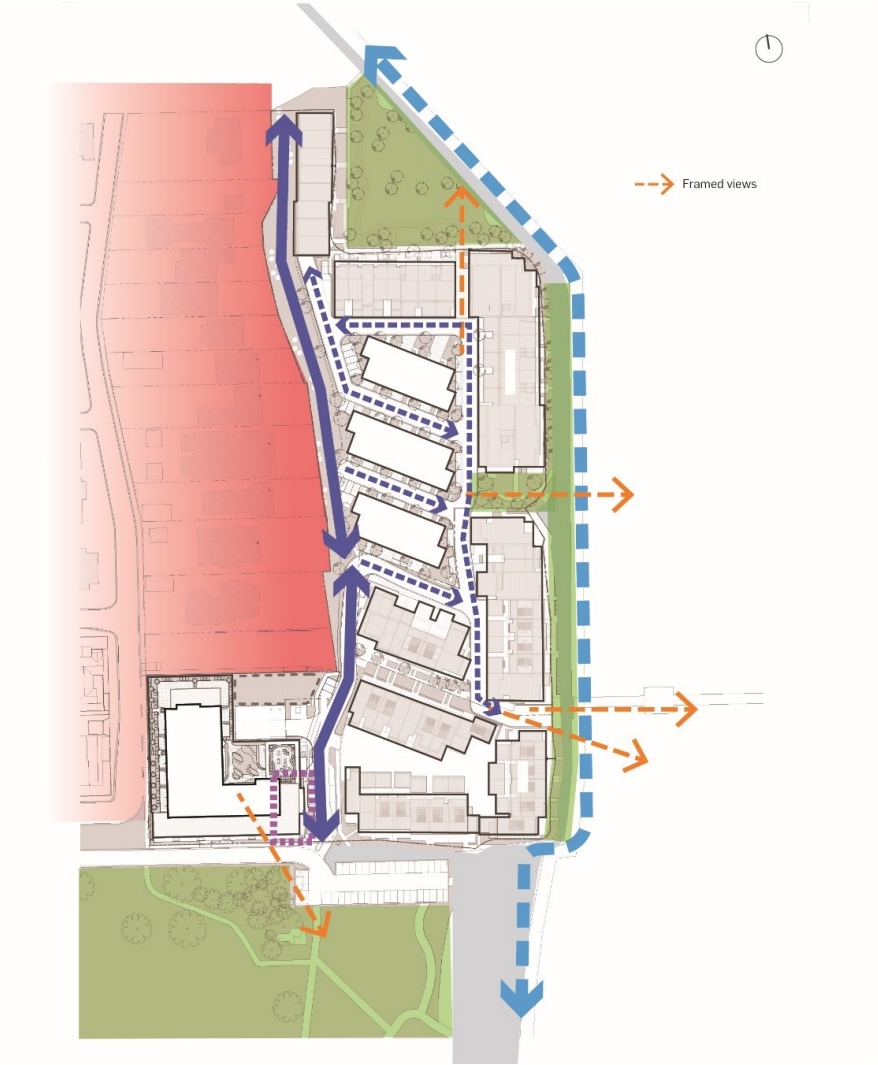
F7 IMPLICATIONS: BUILDINGS

- The implications of the Urban Design Framework for buildings are that they should:
  - Be built in a terraced form at higher densities
  - Provide new inner urban living environments and housing types.
- These implications combine to suggest a model of development founded in the Urban Village approach, foreshadowed by the North Geelong Urban Village project. The Urban Village approach typically incorporates:
  - Inner urban dwelling types such as townhouses and apartments in up to five to seven storey built forms, achieving higher densities and a resulting sense of vitality
  - A fine-grained subdivision pattern and thus variation of building height, facilitating the stepping and framing of building heights and incorporation of landmark features.
- The higher density and contemporary architecture should together achieve a visual marker to the provision of public facilities and the beginning of the Scenic Drive.
- This model offers many benefits, particularly when combined with mixed uses, including:
  - Greater efficiency in use of land and energy resources, with resulting reductions in greenhouse gas emissions
  - Less potential for conflict between adjoining residents
  - The ability to form, safe and attractive public spaces, continuously edged by active and articulated building frontages of a human scale
  - Its reliance on self-created amenity, resulting in effective control of overshadowing, overlooking and so on.
- Specific aspects of this approach applied to a development on the site include:
  - Capitalising on the movement pattern of alternating predominantly pedestrian and predominantly vehicular east-west routes to avoid the imposition of garage doors on the public realm in most of the development, allowing an active and attractive edge to be presented to it instead

- Integrating garages within individual townhouses or apartment buildings, serviced from the vehicular route at the rear
- Providing private outdoor amenity primarily in the form of balconies – which would benefit from views of the Bay – rather than traditional gardens (the market sector that seeks such living environments is not anchored to backyard), supported by substantial outdoor communal spaces and supporting the use and thus attraction and safety of Rippleside and St Helen's Parks
- Carefully modulating the built form based on a combination of building heights stepping down towards the foreshore and view corridors cut into them, optimising the views of the bay to its residents and those to the west of the site by to provide a combination of longer and closer water views for everyone.

F8 IMPLICATIONS: PUBLIC SPACES

- The implications of the Urban Design Framework for public spaces are that there should be a range of distinctive public open spaces with active built edges, facing the water. The Urban Village built form model described earlier lends itself to meeting these objectives. It offers human-scaled and open public building fronts and an attached form which can be shaped to create distinctive spaces. This is further enhanced by the virtual separation of pedestrian and vehicular traffic in much of the site.
- Therefore, the pedestrian movement network already established should be punctuated with a series of public, human-scaled, distinctive, primarily pedestrian public spaces oriented towards the water, at the same time providing an outlook and water views for the buildings around the edge. Narrow streets and openings should be incorporated between these spaces, along with landmark building features, to create dramatic spatial sequences reinforcing the distinctive and maritime character of the development. However, the spaces should be designed to Invite the public in, by being dearly accessible, usable and available to the wider community.
- The public spaces should include:
  - A variety of different spaces on the Waterside Link, offering a diverse range of waterside experiences, including Parkland and an enjoyable pedestrian link.



DETAILED GUIDELINES

- The Detailed Guidelines address issues of detailed design within the parameters established by the Urban Design Framework. They seek to ensure that any development on the site does not have unreasonable detrimental impacts on the surrounding community, will be functional and safe, is of a high urban and architectural quality and addresses existing site conditions.

G1 INTERFACE ISSUES: RESIDENTAIL AMENITY

OBJECTIVES

- To limit views into neighbouring secluded private open spaces and habitable rooms.
- To limit detrimental aural, olfactory or visual impacts on neighbouring dwellings.
- To allow adequate daylight into the habitable rooms of neighbouring dwellings.
- To allow sunlight into the secluded private open spaces and onto the windows of main living rooms of neighbouring dwellings.

GUIDELINES

- G 1.1 Where existing residential properties adjoin the site, ensure the siting, form, orientation and internal layout of new buildings meet the relevant *standards of Clause 55 and Clause 58 of the Greater Geelong Planning Scheme.*
- G1.2 Avoid locating non-residential uses adjacent to existing residential properties adjoining the site.
- G1.3 Avoid locating active recreation areas, accessways, garage doors or unendorsed car parking areas adjacent to existing dwellings adjoining the site.
- G1.4 Ensure building services equipment associated with new development is appropriately acoustically screened.
- G1.5 Avoid significantly reducing the daylight to the habitable rooms of existing dwellings adjoining the site.
- G1.6 Avoid significantly overshadowing the secluded private open spaces and main living room windows of residential properties adjoining the site.
- Refer to G2 for views over and G3 for the visual appearance of the development.

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G2 INTERFACE ISSUES: VIEWS

OBJECTIVES

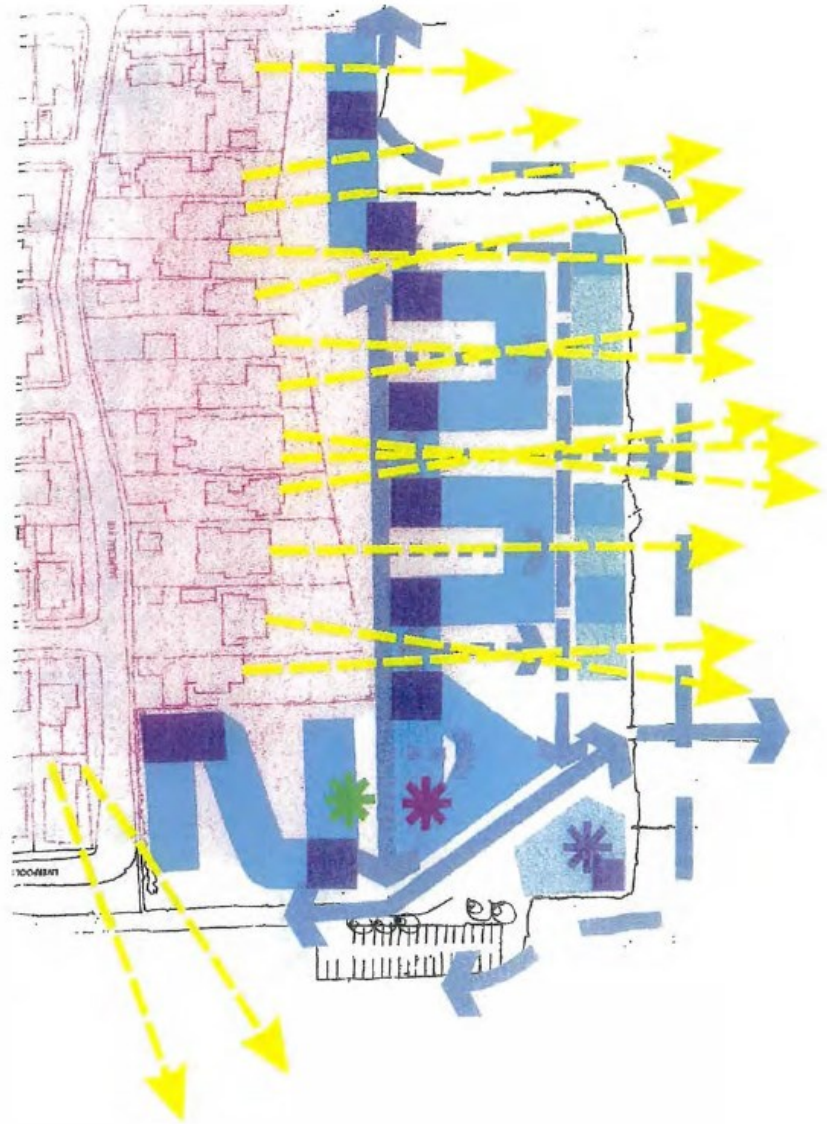
- To ensure a reasonable sharing of views of Corio Bay between existing and new dwellings.

GUIDELINES

- G2.1 Provide for framed views of Corio Bay from residential properties opposite the site to the west.

IMAGES

- Example of typical view composition from adjacent properties.
- Development to provide adequate views in the vertical and horizontal plane.



G3 INTERFACE ISSUES: VISUAL APPEARANCE

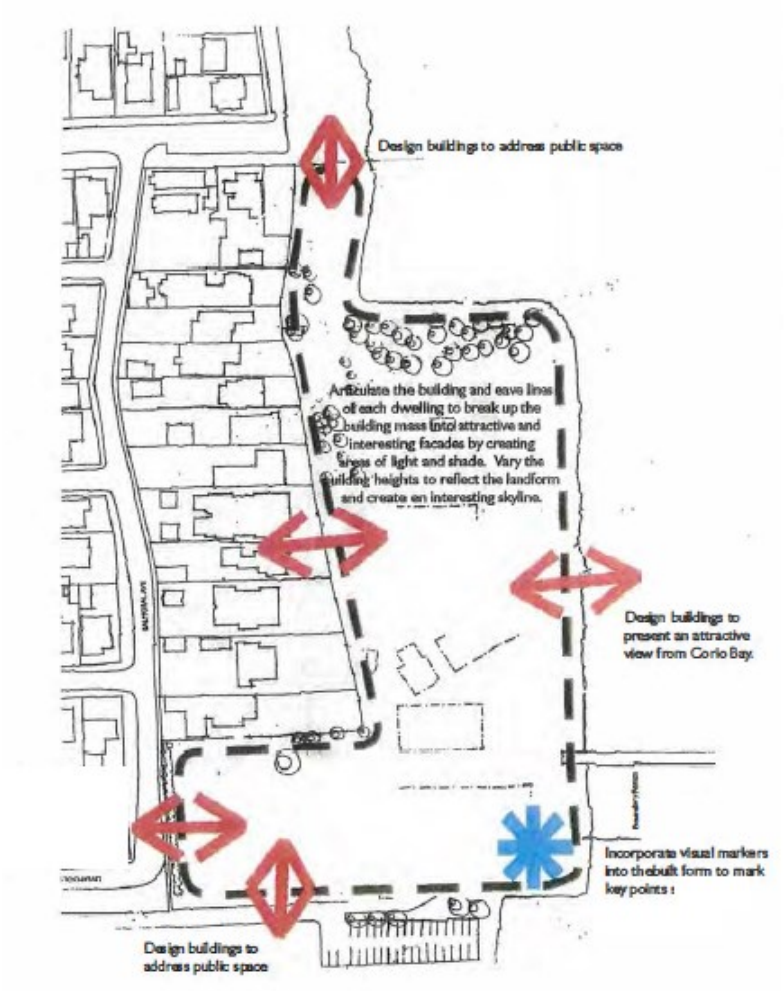
OBJECTIVES

- To ensure an appropriate interface with adjoining public spaces and attract the public into the development.
- To enhance views towards the site.
- To Integrate the development layout with the neighbourhood and abutting development.

GUIDELINES

- G3.1 Articulate the building and eave lines of each dwelling to break up the building mass into attractive and interesting facades by creating areas of light and shade, avoiding uninteresting blank facades.
- G3.2 Vary the building heights to reflect the underlying landform and create an interesting skyline.
- G3.3 Incorporate visual markers such as gateway structures into the built form to mark key points such as the main entry to the development.
- G3.4 Use landscape where appropriate to soften Its visual impact.
- G3.5 Design the buildings adjacent to Balmoral Crescent with regard to the existing built character of the street, maintaining the predominant scale and setbacks of the existing residential dwellings from the street.
- G3.6 Views Into the site from the bay and both Parks should be visually Interesting and enhance the experience of these environments.
- G3.7 To use physical marker clearly visible from surrounding areas to announce public use of the site.

See also G9.6: Quality.



G4 INTERFACE ISSUES: TRAFFIC

OBJECTIVES

- To avoid parking and traffic difficulties in the neighbourhood.
- To minimise potential impacts on existing traffic network.

GUIDELINES

- G4.1 Provide sufficient car parking to meet the needs of the development entirely within the site. (Ref. G6 Car Parking)
- G4.2 Install measures to ensure appropriate use of the surrounding road network , such as traffic calming mechanisms and directional signs, following the development of a shared vision for the area in conjunction with the Council and community.
- G4.3 Design vehicle access arrangements into the site to minimise conflicts with vehicles accessing the Rippleside Park car park and people walking between the park and development.

G5 INTERNAL OPERATION: PEDESTRIAN AND VEHICLE MOVEMENT

OBJECTIVES

- To provide direct, safe, legible and manageable access to and circulation within the development for pedestrians, people with limited mobility, vehicles and cyclists.
- To provide convenient access for vehicles to all buildings while minimising the intrusion of vehicles within the site and particularly in predominantly pedestrian spaces near the water's edge.
- To ensure adequate access to all buildings for emergency and service vehicles.

GUIDELINES

- G5. 1 Ensure all public routes connect with other public routes at each end.
- G5.2 Emphasise the relative priority of pedestrian movement in all public spaces within the development through the use of narrow carriageway widths, preformed paviors and the division of the space into panels by the use of contrasting but complementary paving.
- G5.3 Ensure all public spaces are accessible by people with limited mobility.
- G5.4 Where possible, maintain vehicular access to the, Residential Squares, Pedestrian Lane and Waterside Link for emergency, service and removal vehicles. Discourage other vehicles from using these spaces except where necessary (such as for access to dwellings to the east of the Pedestrian Lane or Residential Squares not served by Access Lanes or Courts), through detailed design measures such as changes of paving material and level, removable bollards and carefully located street furniture and trees. Encourage commercial deliveries to occur in the morning before the majority of visitors arrive.
- G5.4 A Ensure adequate sightlines and manoeuvring space for all types of vehicle that will need to access and circulate within the development, including emergency, service and removal vehicles.
- Discourage vehicles from using predominantly pedestrian spaces through detailed design measures such as changes of paving material and level and carefully located street furniture and trees.
- Emphasise pedestrian priority through the use of narrow carriageway widths, preformed paviors and the division of the space into panels.

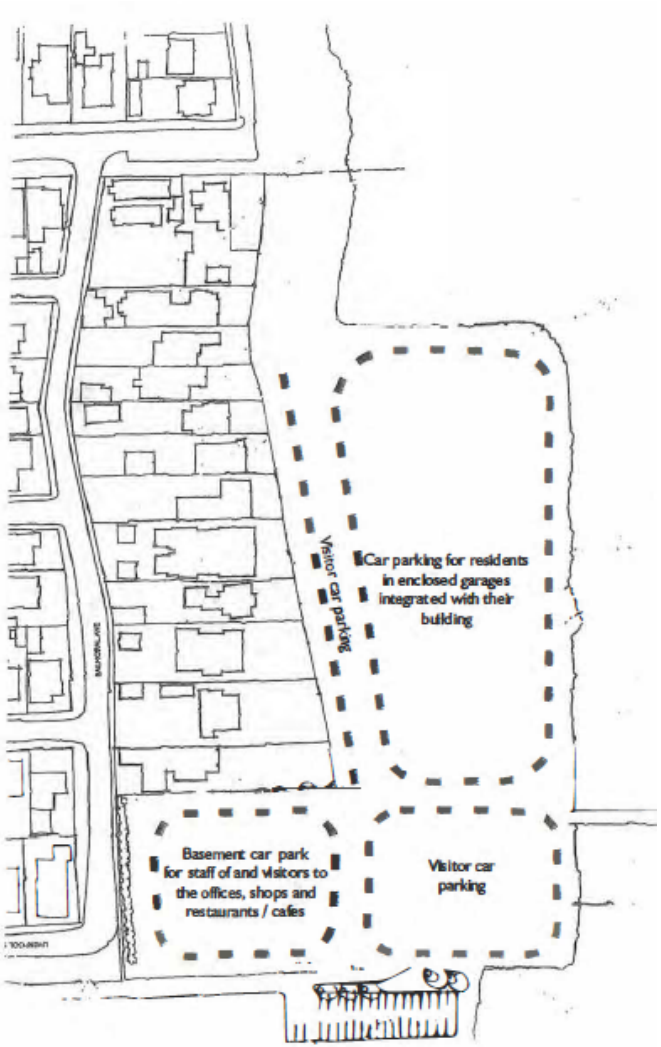
G6 INTERNAL OPERATION: CAR PARKING

OBJECTIVES

- To provide adequate and convenient car parking for resident, visitor and service vehicles.
- To enable efficiencies through the sharing of car parking spaces where appropriate.
- To minimise the intrusion of vehicles within the site.
- To avoid the use of nearby parking areas and streets by visitors to the site.

GUIDELINES

- G6. I Provide car parking for residents in enclosed garages integrated within their building, reached by Access Lanes or Courts or directly off the Liverpool Street Extension, where possible.
- G6.2 Provide car parking for staff of the offices, shops and restaurants/cafes in a basement car park in the southwest corner of the site, accessed directly from the Liverpool Street Extension.
- G6.3 Provide car parking for visitors to dwellings along the Spine Road.
- G6.4 Provide short-term car parking for visitors to the offices, shops and restaurants/cafes in Pier Street and longer-term parking in a basement in the southwest corner of the site, accessed directly from the Liverpool Street Extension. Consider allowing visitor parking in the Village Square at night.



shared

G7 A2.5 INTERNAL OPERATION: RESIDENTIAL AMENITY

OBJECTIVES

- To allow adequate daylight into the habitable rooms of new dwellings.
- To allow sunlight into the secluded private open spaces and onto the windows of main living rooms of new dwellings.
- To limit views into neighbouring secluded private open spaces and habitable rooms.
- To contain noise sources in developments which may affect new dwellings.
- To provide sufficient private open space for the reasonable recreation, service and storage needs of residents.
- To provide secluded private open spaces which receive sunlight and are well integrated with living areas.
- To ensure that communal open space or recreation facilities are well designed, safe and useful, and can be efficiently maintained.

GUIDELINES

- G7.1 Ensure the layout and design of new dwellings and associated private or communal open space meet the relevant *Clause 55 and Clause 58 of the Greater Geelong Planning Scheme*G7.2 Ensure habitable rooms within new residential development receive adequate daylight for carrying out daily tasks.
- G7.3 Ensure sunlight is available to the majority of private open spaces and main living room windows within new residential development during the warmer half of the year.
- G7.4 Ensure private open spaces and habitable rooms within new residential development are not directly overlooked by adjacent dwellings.
- G7.5 Minimise the transmission of noise between dwellings in new residential development.
- G7.6 Locate active recreation areas, accessways, garage doors and car parking areas away from the bedroom windows of adjacent dwellings
- G7.7 Ensure building services equipment in new development is appropriately acoustically screened
- G7.8 Provide a secluded private balcony for each new dwelling, accessed from a main living room and adequate in area and shape for the likely residents.
- G7.8 Locate non-residential land uses ta the south of the site to minimise impacts on adjacent properties.

G8 INTERNAL OPERATION: WESTERN ESCARPMENT

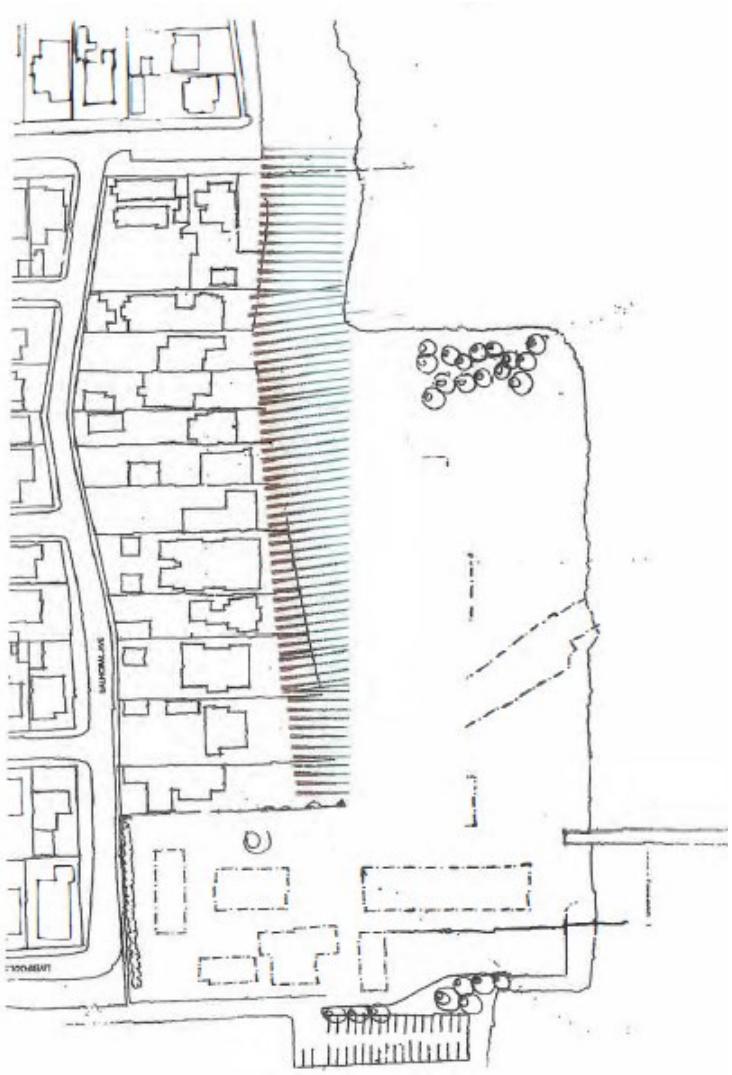
OBJECTIVES

- To ensure a consistent approach to the landscaping of the escarpment.
- To provide an attractive edge to the development.
- To ensure appropriate provision for safety.
- To prevent tipping onto the site.
- To ensure the stability of the escarpment is maintained by the development.

GUIDELINES

- G8.1 Develop a consistent landscaping treatment for the escarpment that meets the above Objectives, in conjunction with Council.
- G.8.2 Design retaining walls to ensure that there is no reduction in the current factor of safety of the slope.
- G8.3 Engage a qualified geotechnical engineer to review the overall design and construction aspects of the development and monitor its construction in accordance with appropriate guidelines.

PLANS



G9 A2.5 QUALITY: BUILDING AND ROOF FORM

OBJECTIVES

- To ensure an attractive, distinctive and cohesive built environment, particularly when viewed from surrounding properties, parks and Corio Bay.
- To ensure a safe and sunny public realm.
- To achieve energy-efficient buildings providing occupant comfort and reduced energy costs.
- To provide for a range of household types.
- To encourage a high standard of innovative, contemporary design.
- To provide visually interesting building form, roof form and streetscape

GUIDELINES

- G9.1 Vary the building heights to reflect the underlying landform and create an interesting skyline, incorporating landmark features to mark key points such as the main entry to the development and encourage the use of roof space for habitable rooms.
- G9.2 Minimise the overshadowing of public routes and spaces, whilst acknowledging the North-South orientation of the site.
- G9.3 Attach buildings into rows, but generally articulate the building and eave lines of each dwelling or business to break up the building mass into attractive and interesting facades by creating areas of light and shade. Maintain a predominantly consistent edge treatment, building and eave lines along Pier Street and around the Village Square, incorporating shading (for example through a regularly spaced colonnade).
- G9.4 Avoid the creation of obscured or concealed spaces in the public realm.
- G9.5 Articulate the roof forms of each dwelling or business and with each change of building line, to break up the building mass into attractive and interesting compositions.
- G9.6 Roof buildings predominantly with simple mono-pitch, duo-pitched (preferably asymmetrical) or curved forms, incorporating eaves.
- G9.7 Orientate and lay out buildings to reduce fossil fuel energy use and make the best use of natural ventilation, daylight and solar energy.
- G9.8 Incorporate a range of dwelling sizes and types.
- G9.9 Engage a qualified architect to design all buildings and incorporate innovative, contemporary design.

G10 QUALITY: BUILDING DETAILS

OBJECTIVES

- To ensure a safe, interesting and human-scaled public realm.
- To ensure an attractive, distinctive and cohesive built environment that reflects its setting.
- To achieve energy-efficient development.
- To ensure each dwelling has its own sense of identity.
- To provide personal security for residents.

GUIDELINES

- G10.1 Ensure the design of dwelling entries and interiors meets the relevant Objectives of Clause 55 and Clause 58 of the Greater Geelong Planning Scheme.
- G10.2 Locate the primary pedestrian entrance to each dwelling or business on and clearly visible from predominantly pedestrian public routes or spaces, at ground level, where possible. Design them to be easily identifiable and to provide shelter, a sense of personal address and a transitional space.
- G10.3 Incorporate habitable room windows in all public facades at ground and first floor levels in residential development, where possible.
- G10.4 Ensure boundary walls adjacent to predominantly pedestrian public spaces or routes do not block sightlines between ground floor windows and the public realm. Raise ground floor levels above the external ground level or incorporate treatments to the space immediately in front of the building to enhance internal privacy if necessary, ensuring that this does not prevent a direct view of people standing outside from most parts of the adjacent room.
- G10.5 Incorporate 'punched' rather than curtain wall openings in dwellings and offices and ensure they do not predominate over solid wall in any building facade.
- G10.6 Incorporate architectural features that unify the development and express a maritime theme, such as working shutters, without denying individual expression.
- G10. 7 Integrate business signs within the detailed design of the building facade.
- G10.8 Design and construct buildings to reduce winter heat loss and make use of solar energy where practicable.
- G10.9 Avoid a solid continuous and uninteresting blank wall facing onto the embankment.

G11 QUALITY: SITE AND BUILDING SERVICES

OBJECTIVES

- To provide site facilities which are adequate and convenient for residents' needs.
- To ensure site facilities are practical, attractive and easily maintained.
- To minimise the visual impact of car parking, site and building services.
- To minimise water consumption.

GUIDELINES

- G11.1 Ensure the design of site facilities meets the relevant Objectives of Clause 55 and Clause 58 of the Greater Geelong Planning Scheme..
- G11.2 Provide adequate garbage and recycling bin enclosures integrated within the building form, screened from public view and from other residential properties both within and outside the development. Locate garbage and recycling bin enclosures for convenient access by collection vehicles from predominantly vehicle routes where possible.
- G11.3 Provide adequate mailboxes as an integrated part of the front elevation, facing predominantly pedestrian routes, where possible.
- G11.4 Provide adequate, accessible and secure external storage for each dwelling.
- G11.5 Avoid garage frontages in any predominantly pedestrian space or route except the Pedestrian Lane. Ensure garage frontages do not visually dominate the Pedestrian Lane through detailed design measures such as tandem parking, narrowed or shared entrances, setbacks, projecting front steps or panelled garage doors.
- G11.6 Locate and design delivery bays in commercial buildings to minimise their visual impact.
- G11.7 Ensure all external and rooftop building services equipment and ancillary structures such as air conditioning units, space and water heaters, rainwater and hot water tanks, television and radio antennae, satellite dishes, pipes, vents, ducts and clothes lines are screened from public view or otherwise treated and from other residential properties both within and outside the development, where possible. Provide for all such equipment as an integral part of the original design of the building.
- G11.8 Locate any solar panels directly on the roof, not supported above it on a frame.
- G11.9 Make provision for water recycling systems.

G12 QUALITY: BUILDING AND ROOF MATERIALS AND COLOURS

OBJECTIVES

- To ensure an attractive, distinctive and cohesive built environment that reflects its maritime setting.
- To ensure the use of appropriate materials and colours for the coastal location.

GUIDELINES

EXTERNAL BUILDING WALLS

- G12.1 Clad the external walls of each house, apartment building or business completely or predominantly In rendered masonry, with the remainder clad in any single material, finished to avoid high reflectivity.
- G12.2 Finish external building walls in muted colours: predominantly off white, pastel or earth tones. Use one colour for all or the majority of the rendered surface of each house, apartment building or business with no more than one additional render colour.
- G12.3 Ensure changes of material or colour only occur where there is a corresponding articulation in the building and/or eaves lines.

BOUNDARY WALLS

- G 12.4 Clad boundary walls in rendered masonry.
- G 12-,5 Finish the boundary wall for each dwelling or apartment building in a single muted colour to match the associated building facade.

ROOVES

- G12.6 Clad rooves In tiles, slate or metal with seams or corrugations finished to avoid high reflectivity
- G12.7 Paint metal rooves in muted colours: predominantly off white, pastel or earth tones.

BUILDING DETAILS

- G12.8 Construct projecting balconies in a lightweight structure with transparent balustrading
- G12.9 Stain timber balconies or paint them in muted colours that differ from, but complement, those of the building. Finish rendered balconies in the same colour as the building.
- G12.10 Avoid the use of reflective glass.

DURABILITY

- G12.1 Ensure durable materials are used that will wear appropriately in the coastal environment.

G13 QUALITY: PUBLIC REALM HIERARCHY

OBJECTIVES

- To provide a diverse range of complementary public open spaces.
- To provide extensive access to the water and maximise the diversity of waterside experiences available.
- To ensure an accessible and legible public realm.

GUIDELINES

- G 13.1 Incorporate a range of major and minor public open spaces within the development, Including the, Residential Squares and a series of minor spaces along the Waterside Link, all oriented towards water.
- G 13.2 Design each public open space to be distinctive through its form, orientation and detailed design, while maintaining a common detailed design theme throughout. Maximise the range of experiences available, particularity in relation to the water.
- G 13.3 Clearly delineate the public and private open spaces in the development through the detailed design of the streetscape and transitions between different types of space.
- G 13.4 Maximise the extent of public open space that is designed, constructed and offered to be vested with Council. Ensure that public spaces are and remain dearly accessible, usable and available to the broader community.

G14 QUALITY: PUBLIC REALM DETAILS

OBJECTIVES

- To ensure a safe, comfortable, functional, attractive, distinctive and legible public realm.
- To emphasise pedestrian priority.
- To express the site's previous use(s).
- To limit the impact of increased stormwater run-off on drainage systems.

GUIDELINES

- G14.1 Design predominantly pedestrian routes and spaces – other than the Waterside Link and Boardwalks – along with the Access Lanes and Courts to support vehicular traffic, finished with preformed paviors such as brick paving in natural, muted colours.
- G14.2 Divide predominantly pedestrian routes and spaces - other than the Waterside Link, including Boardwalks - into panels by the use of contrasting but complementary paving, related to the locations of trees, street furniture, steps and other features such as fountains. Avoid distinguishing vehicle routes except in Pier Street.
- G14.3 Design the Spine Road with a minimum-width roadway to accommodate traffic and parallel car parking on the east side. Incorporate a footpath on the east side, finished with preformed paviors such as brick paving in natural, muted colours.
- G14.4 Face retaining walls with stone in natural muted colours that complement the street paving or rendered surfaces.
- G14.5 Install a coordinated suite of street furniture across the public spaces within the site, incorporating seats, litter bins, street signs and lighting, tree grilles and so on, designed to express the site's maritime location and history. Coordinate street furniture and public art and fix signs and lights to buildings where possible to reduce the visual clutter in the public realm. Locate street furniture to slow traffic speeds.
- G14.6 Ensure all public routes and spaces are adequately lit to ensure safety at night.
- G14.7 Set interpretative plaques in the paving of predominantly pedestrian routes and spaces where permanent structures such as buildings and the slipway have been demolished to make way for the development, describing their history.
- G14.8 Install a sculptural feature expressing the site's history within the Village Square.
- G14.9 Ensure the development does not increase the degree of impermeable surface area on the site.

G15 QUALITY: SOFT LANDSCAPING – GENERAL

OBJECTIVES

- To ensure a safe, attractive, distinctive, cohesive and legible public realm.
- To provide adequate shade and shelter from climatic conditions to support a variety of passive recreational activities while maintaining adequate solar penetration to both public space and buildings.
- To provide an attractive outlook and enhance the amenity of building occupants.
- To assist in maintaining the stability of the escarpment.
- To ensure vegetation Is tolerant of coastal conditions, expresses the coastal and landscape setting of the site and reinforces the existing neighbourhood character.

GUIDELINES

- G15.1 Develop a series of landscape character themes to distinguish different parts of the development and support the function of their spaces.
- G15.2 Avoid planting that creates obscured or concealed spaces in the public realm, other than to screen basement car parking adjacent to the Liverpool Street Extension or part way up the embankment at the west of the site.
- G15.3 Install semi-advanced trees where appropriate.
- G15.4 Select vegetation species that are tolerant of coastal conditions and with regard to locally characteristic species.
- G15.5 Install trees that are clear stemmed to 3m in height when mature.
- G15.6 Select and site trees to provide a mixture of sun and shade in the public realm over the course of the day without precluding reasonable solar access to adjacent buildings.

G16 QUALITY: SOFT LANDSCAPING – CHARACTER AREAS

OBJECTIVES

- To ensure an attractive, distinctive, cohesive, legible and comfortable public realm.
- To provide an attractive edge to the development when viewed from surrounding properties, park s and Corio Bay.

GUIDELINES

PIER ST REET

- G16.1 Install a formal avenue of trees along Pier Street, using a single, distinctive species that matures to a height and canopy width of 6-10m.

WATERSIDE LINK

- Ref G 17 Waterside Link.

PEDESTRIAN LANE

- G16.3 Install an informal series of trees in the Pedestrian Lane, using a single, distinctive, ornamental columnar species (such as *Archontopheonix Cunningamiana*, Bangalow Palm or *Lagunaria Patersonii*, Norfolk Island Habiscus). Allow for the installation of raised planting beds in front of dwellings.

RESIDENTIAL SQUARES

- G16.4 Install groups of trees in the Residential Squares, using single, distinctive species that matures to a height and canopy width of 6-10m (such as Fraxinus Excelsior “Aurea", Golden Ash)

ACCESS LANES & COURTS

- G16.5 Install trees in Access Lanes and Courts, using a single, distinctive tree species that matures to a height and canopy width of 6-I0m

SPINE ROAD



- G16.6 Install tree planting along the eastern side of the Spine Road, using a single, distinctive species and install shrubs of up to 3m in height between groups of car parking spaces.

ESCARPMENT

- G16.7 Install planting along the western escarpment selected to assist in maintaining its stability, as part of a boundary treatment developed in conjunction with Council.

WATERSIDE PRIVATE OPEN SPACE

- G16.8 Allow for the provision of a small hardy tree or shrub in each area of private open space.

G17 QUALITY: WATERSIDE LINK

OBJECTIVES

- To ensure the provision of an attractive, comfortable and accessible waterside link between Rippleside and St Helen's Parks.
- To maximise the diversity of waterside experiences available.
- To avoid negative environmental effects on the foreshore.
- To design waterfront link in conjunction with Council and DEECA

GUIDELINES

- G17.1 Connect the Waterside Link to each waterside Square within the development, where appropriate.
- G17.2 Design the Waterside Link, including Boardwalks, to incorporate sufficient width and an appropriate surface for promenading and cycling
- G17.3 Provide a range of different spaces for passive recreational activity along the Waterside Link, including outdoor eating adjacent to the restaurants/cafes and sitting at different levels above the water, with varying prospects.
- G17.4 If the Waterside Link is onshore, install a formal avenue of trees, using a single, distinctive species that matures to a height and canopy width of at least 10m.
- G17.5 If the Waterside Link is offshore, design it to appear as a natural feature or a series of natural features linked by bridges, incorporating varying levels and widths, appropriate coastal landscape species and edges that could support marine habitats. Provide spaces for passive recreational activity with differing levels of protection from the coastal climatic conditions and facing towards both the development and the Bay.
- G17.6 Waterside link to provide a range of spaces for passive recreation which maximise the time when a sunny space can be found.



CONDITIONS: CONTAMINATION

OBJECTIVES

- To ensure any site contamination is appropriately addressed as part of the development of the site.
- To minimise pollution caused by surface run-off.

GUIDELINES

- G18.1 Engage a qualified environmental engineer to review the overall design and construction aspects of the development and monitor its construction in accordance with appropriate guidelines.
- G18.2 Ensure surface water run-off only leaves the site through a pollution screening process

COASTAL PROCESSES

OBJECTIVES

- To ensure coastal processes and conditions are adequately addressed in the design of the development.

GUIDELINES

- G19.1 Design the water edge of the development to minimise the impact of waves and spray.
- G19 .2 Ensure buildings directly exposed to the coastal climatic conditions are designed appropriately.
- G19 .3 Incorporate sheltering features over windows and doors exposed to coastal climatic effects.
- G19.4 Ensure the adequate flushing of any contained water bodies created by offshore structures as part of the development

Planning and Environment Regulations 2015 - Form 9. Section 96J

PLANNING PERMIT

GRANTED UNDER SECTION 96I OF THE PLANNING AND ENVIRONMENT ACT 1987

Permit No.: PP-573-2021

Planning scheme: Greater Geelong

Responsible authority: Greater Geelong City Council

ADDRESS OF THE LAND: 1 AND 11 HARBOURSIDE DRIVE, RIPPLESIDE

THE PERMIT ALLOWS: BUILDINGS AND WORKS ASSOCIATED WITH THE CONSTRUCTION OF AN APARTMENT DEVELOPMENT AND REDUCTION IN CAR PARKING REQUIREMENTS

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Plans

1. Prior to the commencement of the development, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the planprepared by SJB Architecture Pty Ltd, dated 13 February 204 (Revision 14), but modified to show:

    a) Inclusion of all existing assets within the Balmoral Crescent road reserve where it abuts the subject site, including accurate locations of the two at-grade concrete splitter islands in Liverpool Street and Balmoral Crescent (i.e. each side of the 90 degree curve).

    b) Provision of a carpark allocation plan nominating the required carparking for each dwelling and any proposed management strategy for tandem parking.

    c) Articulation of the east facing blank wall adjacent to the Barwon Water pump station.

    d) The south and west elevations without the cross sections or previous building envelopes.

    e) A revised landscape plan that updates the Compliance Summary table on page 12 of the Landscape Concept Plan to reflect three Type B canopy trees.

    f) The species of the canopy trees to be identified to ensure compliance with Standard D4, Clause 58.02-4 of the Greater Geelong Planning Scheme, which requires 8 metres minimum canopy diameter and height at maturity.

    g) The recommendations outlined in Figures 3, 4, 5, 6 and 7 of the Pedestrian Wind Environment Statement prepared by Windtech, dated 7 July 2022, incorporated on the plans in accordance with condition 19 of this permit.

    h) Maintenance access for Level 4 southern landscaped roof and Level 5 northern landscaped roof.

    i) Locations of mechanical services and plant equipment.

    j) Removal of the pump station boundary re-alignment as shown on the floor plans SD02_02.

Date issued:	**Date permit comes into operation:** (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	**Signature for the responsible authority:**

k) Details of storage areas in the kitchen/bathroom and bedrooms in accordance with Standard D21, Clause 58.05-4.

l) Details of the stormwater catchment plan, such as raingarden, detailed at condition 3(a).

m) A minimum footpath width along Harbourside Drive of 1.4 metres and designed to ensure accessibility.

n) An intercom/card reader system or the like to allow residential visitors and marina berth visitor access, located in a central median from the Harbourside Drive access.

o) Details of balcony screens off habitable rooms to ensure Standard D15 is met.

p) A notation showing corridor windows are operable to ensure compliance with Standard D19

q) Dimensioned cross sections ensuring a minimum 2.7m floor to ceiling height in habitable rooms, except where services are located within a kitchen.

r) The setback of Apartments 1.01 and 2.01 by 4.4 metres from the western property boundary to replicate Apartment 3.01 above, with the balcony's setback by 1.38 metres from the western property boundary, ensuring the built form on the south-western corner is replaced with a balcony which allows for views through the built form in a south-easterly direction.

s) Improved pedestrian access arrangements so that pedestrians within the Balmoral Crescent car park and pedestrians using the Balmoral Crescent driveway for access do not have to cross the main entry to get to the lift core.

t) Wheel stops on the four visitor car spaces which are perpendicular to the visitor electric vehicle car space and visitor car space (north east of internal security gate – lower ground level).

u) Convex mirrors at the top and bottom of the internal car park ramp to ensure approaching vehicles can see a vehicle using the ramp.

v) The replacement of kerb upstands with pram crossings on the Balmoral Crescent and Rippleside Park footpaths at Yacht Approach.

w) A footpath and associated pram crossings across Harbourside Drive at Yacht Approach to join the existing footpath on the east side of Harbourside Drive.

Altering of Plans

2. The development as shown on the endorsed plan(s) must not be altered without the written consent of the responsible authority.

Ongoing architect involvement

3. As part of the ongoing consultant team, SJB Architecture Pty Ltd, or other suitably qualified architectural firm to the satisfaction of the responsible authority must be engaged to:
a) Oversee design and construction of the development; and
b) Ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the responsible authority.

ESD

4. Prior to the endorsement of plans, a Sustainability Management Plan (SMP) must be submitted to and approved to the satisfaction by the responsible authority. The SMP must demonstrate a best practice standard of environmentally sustainable design and be generally in accordance with the report by Acor dated 15/07/2022 and received by Council on 16/07/2022, but modified to include:

Date issued:	**Date permit comes into operation:** **(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)**	**Signature for the responsible authority:**

a) The stormwater catchment plan highlighted based on the treatment method such as raingarden.

5. Where alternative ESD initiatives are proposed to those specified in conditions above, the responsible authority may vary the requirements of these conditions at its discretion, subject to the development achieving equivalent (or greater) ESD outcomes in association with the development.

6. All works must be undertaken in accordance with the endorsed SMP and stormwater management plan to the satisfaction of the responsible authority. No alterations to these plans may occur without the written consent of the responsible authority.

7. Prior to the commencement of occupation of any part of the development, a report from the author of the endorsed SMP, or similarly qualified person or company, must be submitted to the responsible authority. The report must be to the satisfaction of the responsible authority and must confirm through supporting evidence that all measures specified in the endorsed SMP have been implemented in accordance with the approved plan, including but limited to:

a) Commitment for Gas-free development (except café).

General Amenity

8. The amenity of the area must not be detrimentally affected by the use or development through the:

a) Transport of materials, goods or commodities to or from the land;

b) Appearance of any building, works or materials;

c) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;

d) Presence of vermin;

to the satisfaction of the responsible authority.

Waste

9. All solid waste stored on site must be regularly disposed of so as not to cause nuisance to any persons on adjoining properties to the satisfaction of the responsible authority.

Concealing of Equipment

10. Except for solar panels, guttering, rainheads and downpipes, all pipes, fixtures, fittings, vents, plant and equipment servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the responsible authority.

Walls on Boundary

11. All external walls on or facing property boundaries must be cleaned and finished to the satisfaction of the responsible authority.

Screening

12. Prior to the occupation of the development, all visual screening measures shown on the endorsed plans must be installed to the satisfaction of the responsible authority. All visual screening and measures to prevent overlooking must be maintained to the satisfaction of the responsible authority. Any screening

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measure that is removed or unsatisfactorily maintained must be replaced to the satisfaction of the responsible authority.

Outdoor Lighting

13. Any outdoor and/or security lighting provided must be designed to prevent adverse light spill on adjoining land or road reserve to the satisfaction of the responsible authority.

Site Stormwater Management Strategy

14. Unless otherwise approved in writing by the responsible authority, prior to the commencement of works, a Site Stormwater Management Strategy (SSMS) for the overall development must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The SSMS must contain (but not be limited to) the following:

    a) Details of the management of internal and external flows during and after the construction period.

    b) How the site stormwater runoff is to be discharged for rainfall events up to and including connection into the early stages of the development downstream drainage network prior to discharge into Corio Bay.

    All to the satisfaction of the responsible authority.

Drainage & Vehicular Access

15. Prior to the occupation of the dwellings, the developer must to the satisfaction of the responsible authority:

    a) Construct the site stormwater system including connection for the development into the existing drainage for the development, or other nominated point/s as approved by the responsible authority. The stormwater connection must be in accordance with City of Greater Geelong Standard Drawings.

    b) Construct vehicular crossings in accordance with the requirements and standards of the City of Greater Geelong.

    c) Remove any redundant vehicular crossings with kerb and channel and the footpath/nature strip area reinstated to match existing construction in the street.

Car Parking

16. Prior to the occupation of the dwellings, the car park including accessways must be constructed, surfaced with an all-weather sealed coat and line marked in accordance with the endorsed plans to the satisfaction of the responsible authority.

Road Safety Audit

17. Prior to the commencement of development, a Road Safety Audit (RSA) must be undertaken at the cost of the owner and to the satisfaction of the responsible authority of the proposed access to the development from Balmoral Crescent.

18. Any recommendations arising out of that Road Safety Audit and as agreed by the responsible authority must be implemented at the cost of the owner and to the satisfaction of the responsible authority prior to occupation o the development.

Date issued:	**Date permit comes into operation:** **(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)**	**Signature for the responsible authority:**

19. The Road Safety Audit must be undertaken by a suitably qualified road safety auditor in accordance with Austroads Guide to Road Safety Part 6, and to the satisfaction of the responsible authority.

Development in Accordance with Acoustic Report

20. The recommendations and actions contained in the Acoustic Report prepared by Renzo Tonin & Associates, dated 29 July 2020, must be implemented to the satisfaction of the responsible authority.

21. After occupancy, the permit holder must submit a report prepared by a suitably qualified acoustic engineer which addresses the recommendations in the Acoustic Report prepared by Renzo Tonin & Associates, dated 29 July 2020, and provide any necessary recommendations to achieve compliance where noncompliance is identified or address any other issues as appropriate. Any recommendations of the assessment deemed must be implemented within a timeframe specified by the responsible authority and to the satisfaction of the responsible authority.

Waste Management

22. Waste storage and disposal areas must be constructed in accordance with the Waste Management Plan provided by Leigh Design, dated 29 June 2022, to the satisfaction of the responsible authority.

Development in Accordance with the Pedestrian Wind Environment Statement

23. The recommendations and actions contained in the Pedestrian Wind Environment Statement prepared by Windtech, dated 7 July 2022, must be implemented to the satisfaction of the responsible authority. Should a subsequent wind assessment be undertaken, and alternative recommendations made, the updated Wind Assessment must be submitted to the responsible authority for approval, and the relevant recommendations and actions must be implemented to the satisfaction of the responsible authority.

Detailed Landscape Plans

24. Prior to the commencement of works, a detailed Landscape Plan must be submitted to and approved by the responsible authority. The Landscape Plan must be prepared by a person suitably qualified in landscape design and must adhere to the City of Greater Geelong Landscape Standards Manual. Any plan must include the following:

    a) The name of project and the Planning Permit Number.

    b) Scale and dimensions.

    c) Removal of Myoporum parvifolium from the planting palette.

    d) Removal of Eucalyptus sideroxylon & Eucalyptus ovata from the indicative planting schedule.

    e) Remove notation of new trees to be planted within public park

    f) The layout of proposed new planting (where applicable) in all road reserves and traffic management devices (e.g. medians, islands, and roundabouts).

    g) Details of all other infrastructure within the reserve (e.g. underground services, street lights, stormwater pits, fire plugs etc.).

    h) Pedestrian linkages inclusive of proposed landscape treatments.

    i) Proposed treatments within street closures.

    j) Buffer zones (i.e. rural interfaces and main roads).

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k) A detailed planting schedule of all proposed trees and plants including botanical names, common names, pot sizes, sizes at maturity and quantities for each species.

l) All proposed groundcover and shrub planting with a minimum container size of 150mm and not exceeding 400mm in height at maturity.

m) The maintenance schedule for all proposed planting.

25. As part of the ongoing consultant team, Tract Consultants, or other suitably qualified landscape architectural firm to the satisfaction of the responsible authority must be engaged to:
a) Oversee design and delivery of the landscaping works; and

b) Ensure the design quality and appearance of the landscaping works is realised as shown in the endorsed Landscape Plan or otherwise to the satisfaction of the responsible authority.

Completion of Landscaping Works

26. Unless otherwise agreed in writing, prior to the occupation of the dwellings, the landscaping as shown on the endorsed Detailed Landscape Plans must be completed to the satisfaction of the Responsible Authority.

Completion of Streetscape Works

27. Unless otherwise agreed in writing, prior to occupation of the development, the streetscape works shown on the endorsed Detailed Streetscape Plans must be completed to the satisfaction of the responsible authority.

28. Where streetscape works shown on the endorsed Detailed Streetscape Plans are not completed prior to occupation of the development, the applicant must submit a cost estimate for all outstanding works for approval by the responsible authority. Once the cost estimates have been approved, a bond or bank guarantees to the value of 125 per cent of the cost of works must be submitted to the responsible authority.

29. Where a bond or bank guarantee has been accepted for incomplete streetscape works, the outstanding works must be completed to the satisfaction of the responsible authority within 1 year of occupation of the development, unless otherwise agreed by the responsible authority.

30. A practical completion inspection is required to satisfy this condition and must be organised by the permit holder with two weeks' notice given. The incomplete works bond will be returned once practical completion has been awarded.

Maintenance of Streetscape Works

31. All streetscape works must be maintained to the satisfaction of the responsible authority for a period of two (2) years from the date of practical completion. During this period, any dead, diseased or damaged plants must be repaired or replaced as required.

32. Where the streetscape works are bonded, the maintenance period will commence from the date that the works are awarded practical completion by the responsible authority.

33. A maintenance bond to the value of 125 per cent of the cost of works must be submitted to the responsible authority prior to practical completion of landscaping works being awarded and will be retained until such time that the works have been accepted by Council for handover.

Date issued:	**Date permit comes into operation:** **(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)**	**Signature for the responsible authority:**

34. Works that have achieved practical completion will be audited throughout the maintenance period. Works being inappropriately maintained or established will not be accepted and will remain on maintenance until such time that the responsible authority deem it acceptable.

35. A handover inspection is required to satisfy this condition and must be organised by the permit holder with two weeks' notice given. The maintenance bond will be returned on the responsible authority being satisfied on completion of the landscape works.

Social Housing Contribution

36. Before the occupation of any dwelling, the owner of the land must enter into an agreement with the responsible authority under section 173 of the Planning and Environment Act 1987. The agreement must be generally in accordance with the draft Section 173 Agreement exhibited through combined Greater Geelong Planning Scheme Amendment C436ggee and Planning Permit Application PP573- 2021 and provide for or the provision of a social housing contribution. The owner of the land must pay all the responsible authority's reasonable legal costs and expenses of this agreement, including preparation, execution and registration on title.

BARWON WATER

General

37. The developer is to apply to Barwon Water for details relating to servicing requirements and costing for the provision of a potable water supply and sewerage services to the proposal.

Potable Water

38. The provision and installation of a potable water supply to the development.

39. The payment of a standardised New Customer Contribution is required for any new connection or any upsize to an existing connection. The number of standardised charges applied will be determined on the basis of an equivalent lot calculation and is based on potable domestic water meter size or water service size (where a meter is not being fitted). An equivalent lot is a measure of the additional demand a connection will place on the infrastructure in terms of the water consumption and sewage discharge for an average connection utilising a 20mm tapping and/ or meter. If there is more than one meter within a single meter assembly, the size of the largest meter (excluding the fire service meter) will determine the number of equivalent connections. If there is a combined fire and domestic meter assembly proposed (incorporating a low flow meter), whereby the meter size is largely dictated by the fire service requirements, the developer is required to submit to Barwon Water the proposed peak flow (probable simultaneous demand) associated with the domestic supply in accord with AS/NZS 3500. Barwon Water will then assess the equivalent number of connections.

Sewer

40. The provision and installation of a sewerage service to the development.

41. The provision of a new sewer connection(s) point is required. The sewer connection point is to be constructed by a Barwon Water Accredited Contractor and connection is to be via a suitable maintenance structure only. Where an Owners Corporation is not applicable, a separate sewer connection point is required for each allotment.

42. New or re-aligned internal private sewer drains are required. Upon completion of this work a sewer drainage plan is to be submitted to Barwon Water by a licensed plumber that complies with Victorian

Building Authority requirements. Note that if any common drain or drain from another allotment crosses under a proposed dwelling, a modification to consent" is to be obtained from the Victorian Building Authority and presented to Barwon Water with the required drainage plan. Where an Owners Corporation is not applicable, individual allotment house connection drains are to be provided for and extend into each allotment.

POWERCOR

43. The applicant must provide an electricity supply to the development in accordance with the Distributor's requirements and standards.
Notes: Extension, augmentation or rearrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.

44. The applicant must ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).
Notes: Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works.

Expiry of permit

45. This permit will expire if one of the following circumstances applies:

a) The development is not commenced within two (2) years of the date of this permit.

b) The development is not completed within four (4) years of the date of this permit.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires; or

a) within six (6) months after the permit expires where the use or development has not yet started; or

b) within twelve (12) months after the permit expires, where the development allowed by the permit has lawfully commenced before the permit expiry.

Notes

1. Construction of the site stormwater connection/s is to be inspected by Council Representative prior to any backfilling. An appropriate fee equivalent to 3.25% of total cost of civil works, excluding GST (a minimum fee of $100 applies if the 3.25% amount is less than $100), is to be paid to Council for inspection. Relevant evidential documentation of the cost is to be provided.
2. All internal property drainage must be designed and constructed to satisfy AS/NZS 3500.
3. A Vehicle Crossing Permit must be obtained prior to commencement of works.
4. Bond estimates must be sent to statplanning@geelongcity.vic.gov.au for approval at least two (2) weeks prior to seeking a certificate of occupancy.
5. No handovers will be accepted during the summer period, between 30 November and 1 March.

Date issued:	**Date permit comes into operation:** (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	**Signature for the responsible authority:**

Planning and Environment Regulations 2015 - Form 9. Section 96J

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No. C436ggee to the Greater Geelong Planning Scheme.

WHEN DOES THE PERMIT BEGIN?

The permit operates from a day specified in the permit being a day on or after the day on which the amendment to which the permit applies comes into operation.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if—
   - the development or any stage of it does not start within the time specified in the permit; or
   - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of a permit, unless the permit contains a different provision; or
   - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
   - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
   - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
   - the development or any stage of it does not start within the time specified in the permit; or
   - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
   - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development: or
   - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
   - the use or development of any stage is to be taken to have started when the plan is certified; and
   - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- In accordance with section 96M of the **Planning and Environment Act 1987**, the applicant may not apply to the Victorian Civil and Administrative Tribunal for a review of any condition in this permit.

2.2. Geelong Regional Library Corporation (GRLC) to an alternative enterprise business model (AEBM)

Source: **City Life**
Executive Director: **Anthony Basford**

Cr Kontelj returned to the meeting at 7:39pm.

Cr Aitken returned to the meeting at 7:39pm

Purpose

1. To note the proposal for the Geelong Regional Library Corporation (GRLC) to transition to a new Alternate Enterprise Business Model (AEBM) as required by the *Local Government Act 2020*.

Background

2. Formed in 1997, the GRLC provides library services to the residents of the City of Greater Geelong, Surf Coast Shire, Borough of Queenscliffe, Golden Plains Shire and from 2021 Colac Otway Shire.

3. The *Local Government Act 2020* requires all regional library corporations across Victoria to transition to a new corporate form by 30 June 2031.

4. The GRLC Board, in conjunction with executives from each member council, commissioned a report to provide guidance on alternative business models.

5. The GRLC Board endorsed a preferred AEBM model at its 15 February 2024 meeting, to allow project scoping, planning, and costing in preparation for future member council consideration.

Key Matters

6. The GRLC Board recommended a Not-for-Profit model, being a Company Limited by Guarantee as its preferred future AEBM and to commence planning for a transition to this.

7. Seven library corporations across the state have either transitioned or are in the process of transitioning to a new enterprise model.

8. All library corporations have indicated their preferred model is a Company Limited by Guarantee, under the *Corporations Act 2001*.

9. Member councils will be required, at a future council meeting to formally consider the ongoing governance arrangements of GRLC and the delivery of ongoing library services prior to any transition to a new entity.

RESOLUTION - Item 2.2

Cr Cadwell moved, Cr Moloney seconded -

That Council:

1. **Notes that the *Local Government Act 2020* requires regional library corporations to transition to a new enterprise model by 30 June 2031.**

2. **Notes that the Geelong Regional Library Corporation at its 15 February 2024 board meeting, endorsed a Company Limited by Guarantee as its preferred future enterprise model to enable project scoping, transition planning, and costing in preparation for member Council decisions.**

3. **Requests that Geelong Regional Library Corporation prepare a transition report for formal consideration by Geelong Regional Library Corporation member Councils at a future council meeting that:**

   3.1. **Sets out future governance arrangements and indicative cost impacts for members Councils for delivery of library services under the new enterprise model; and**

   3.2. **Seeks formal approval to transition to the new enterprise model.**

Carried

Financial Sustainability

10. Whilst there is considerable time to transition to a new entity, and for member councils to consider the future delivery of library services prior to 2031, timely planning and decision making will provide opportunity to strategically acquire new members or pursue business opportunities.

11. GRLC has allocated funds to assist with due diligence, next steps, legal and other consulting costs.

12. There is no cost to member councils for this project. All costs are incurred by GRLC.

13. Member councils will need to formally consider future operating financial arrangements for the delivery of Library Services prior to any transition of GRLC to a new entity.

Community Engagement

14. Given the nature of this report, there was no community engagement required at this stage, noting the decision of all member councils to pursue an AEBM.

Social Equity and Sustainability

15. Public libraries provide free and universal access to life-long learning via resources, programmed information, reading and digital literacy activities.

Relevant Law/Policy/Legal Implications

16. *Local Government Act 2020.*

17. *Corporations Act 2001.*

Alignment to Community Plan and Vision

18. This report aligns with Our Community Plan 2021-2025 strategic priority:
Healthy, caring and inclusive community.

19. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:
An inclusive, diverse, healthy and socially connected community.

Conflict of Interest

20. No officer involved in the preparation of this report declared a general or material conflict of interest.

Risk Assessment

21. There are no high risks associated with the nature of the recommendations contained in this report.

Environmental Sustainability

22. There are no environmental implications.

Attachments

Nil

2.3. Greater Geelong Planning Scheme Local Policy Review

Source: **Placemaking**
Executive Director: **Tennille Bradley**

Purpose

1. To adopt the recommendations of the Local Policy Review (2023) and Housing Framework Review (2024) and authorise the preparation of a planning scheme amendment to introduce the proposed changes into the planning scheme.

Background

2. Section 12B of the *Planning and Environment Act 1987* requires a planning authority to regularly review the provisions of the planning scheme.

3. Review of local planning policy (**attachment 1**) and the housing framework **(attachment 2)** has been undertaken by the City and its consultants.

4. The reviews have considered recently adopted Council policies and strategies, state government updates and the views of departments that use the planning scheme.

5. Significant policies and strategies such as the Retail Strategy and Settlement Strategy have already been implemented into the planning scheme in recent years and are not subject to this review. The local policy review also does not respond to the recently released draft housing targets from the State Government which will be subject to the Plan for Victoria process and subsequent reviews and changes to planning policy.

Key Matters

6. Proposed changes to the planning scheme are set out in the attachments and include updating the Municipal Planning Statement (MPS) and Planning Policy Framework (PPF). Summary of changes are:

    6.1. The content location has been updated to make it more logical.

7. Adding new content on the residential housing framework, social housing, climate change and environment sections; and

8. Removing redundant content.

9. A list of proposed changes is found in **attachment 3**.

10. The proposed changes are policy neutral and seek to add local content consistent with existing state and regional objectives based on strategic work already adopted by council and to update housing content in line with Planning Practice Note 90: Planning for housing. No land is being rezoned.

11. A planning scheme amendment is required to introduce the proposed changes.

RESOLUTION - Item 2.3

Cr Mason moved, Cr Cadwell seconded -

That Council:

1. **Adopts the Local Policy Review (2023), Housing Framework Review (2024) and resulting planning scheme changes; and**

2. **Seeks authorisation from the Minister for Planning to prepare a planning scheme amendment to introduce the changes into the Greater Geelong Planning Scheme.**

Carried

Financial Sustainability

12. The City has a recurrent budget for undertaking planning scheme amendments.

13. There are no significant long-term financial implications to Council. The proposed changes will not result in additional planning permit applications or amendments being lodged with the Council.

Community Engagement

14. The planning scheme amendment will include public exhibition and opportunity for feedback/submissions.

15. Consultation was undertaken with relevant Council departments alongside the consideration of planning practice notes and ministerial directions.

16. The Department of Transport and Planning was briefed on the project.

17. The proposed changes are policy neutral and seek to add local content consistent with existing state and regional objectives based on strategic work already adopted by Council. This strategic work, such as the Housing Diversity Strategy, Settlement Strategy, Climate Change Response Plan 2021-2030, Environment Strategy 2020-2030, Social Housing Plan 2020–2041 all underwent community engagement prior to Council adoption.

Social Equity and Sustainability

18. The recommendations include additional local content (objectives and/or strategies) in the planning scheme around social and affordable housing. If approved, these will inform proposals and decision making on future planning permit applications and planning scheme amendments.

Relevant Law/Policy/Legal Implications

19. A planning authority that is a municipal council must review its planning scheme no later than one year after each date by which it is required to approve a council plan under section 90 of the *Local Government Act 2020*, or within such longer period as is determined by the Minister for Planning.

20. The current council plan (2021–25) was prepared in 2021.

21. The state government introduced a new Planning Policy Framework (PPF) based on a 3-tier structure that integrates state, regional and local policy in July 2018.

22. The state government has subsequently been working with councils to translate their planning schemes into the new format.

23. The state government translated Greater Geelong’s PPF into the new format via ministerial amendment C417 in July 2022.

24. Once the scheme had been translated a review of the scheme commenced.

Alignment to Community Plan and Vision

25. This report aligns with Our Community Plan 2021-2025 strategic priority:
    Sustainable growth and environment.

26. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:
    Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

27. No officer involved in the preparation of this report declared a general or material conflict of interest.

Risk Assessment

28. There is a risk the planning scheme will not be up to date if the latest strategic work adopted by Council is not included.

Environmental Sustainability

29. The recommendations include additional local content (objectives and/or strategies) in the planning scheme around climate change, integrated water management, environment, biodiversity and tree planting. If approved, these will inform proposals and decision making on future planning permit applications and planning scheme amendments.

Attachments

1. Attachment 1 Local Policy Review Report 2023 FINAL [**2.3.1** - 23 pages]
2. Attachment 2 Local Policy Review Housing Framework Report July 2024 [**2.3.2** - 84 pages]
3. Attachment 3 Local Policy Review Planning Scheme Changes [**2.3.3** - 3 pages]

Greater Geelong

Local Policy Review Report

Glossop Quality System			
Author	BR	Checked By	EL
Date Issue	July 2023	Revision Number	FINAL

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1. Introduction

Glossop Town Planning has been engaged by the City of Greater Geelong (Council) to undertake a targeted review of the Municipal Planning Strategy (MPS) and the local content within the Planning Policy Framework (PPF) of the Greater Geelong Planning Scheme (the Planning Scheme) and make recommendations for improvement.

Our review has been undertaken in two parts including:

- Part A: The identification of 'gaps' with the existing planning policy context; and
- Part B: The review of existing Council adopted strategic policy documents that have not been implemented into the Planning Scheme.

Our review has been informed by consultation with relevant Council departments, as well as planning practice notes and ministerial directions.

This project follows the translation of the Municipal Strategic Statement formally at Clause 21 and the local policies at Clause 22 into a new PPF by way of Amendment C417ggee, which was gazetted on 7 July 2022. We understand that this was a policy neutral Planning Scheme amendment and that no major issues have arisen regarding 'missing' information. Our review is therefore future focussed; having regard to the translated content and issues specifically brought to our attention through consultation.

Section 2 of this review report is organised around the relevant clauses of the Planning Scheme, each of which includes a discussion of the issues raised as part of our consultation and our recommendations. Our recommendations are then summarised in Section 3.

Our approach to recommendations has been 'implementation focused'. Specifically, we have considered whether there is an adequate, existing strategic basis to justify a Planning Scheme amendment to improve the function of the PPF or whether further work is required.

Appended to this report is a table titled Summary of Strategies and Policies for Review. This table provides a review of the following documents, which have been adopted by Council:

- Arts and Cultural Strategy 2021-2031.
- Climate Change Response Plan 2021-2030.
- Environment Strategy 2020-2030.
- Gambling Harm Minimisation Policy.
- Our Community Plan 2021-25 Update 2022-23.
- Positive Aging Strategy 2021-2047.
- Smart City Strategic Framework.
- Social Equity Framework 2022-25.

- Social Housing Plan 2020 – 2041.
- Social Infrastructure Plan: Generation One 2020-2023.
- Social Infrastructure Planning and Investment Policy.
- Stormwater Services Strategy.
- Strategies for Alleviating Locational Disadvantage in Geelong.
- Sustainability Action Plan.
- Sustainability Framework 2020.
- Sustainability Policy.
- Tree Management Policy.

1.1 Scope

This report does not include a 'root and branch' review of the PPF and is limited to the gaps identified through consultation and a review of the adopted strategic documents provided to us by Council.

Our specific instructions are as follows:

1. *Identify existing gaps in PPF including:*
    a. *A comparison between pre and post C417 – Council to provide a table with where previous LPPF was translated – and any gaps that Council are currently aware of.*
    b. *Results from a Statutory Planner Workshop where planners will identify parts of the PPF that are currently underperforming, inconsistent, missing, poorly drafted etc and any possible 'fixes'.*
    c. *Recommendations regarding any future PSA to address gaps.*
    d. *This stage does not include a 'root and branch' review and is limited to the context identified above.*
    e. *This stage includes the Municipal Planning Strategy.*
2. *Review existing adopted strategies (provided by Council) not already implemented into the Planning Scheme including:*
    a. *Identification of any recommendations that are intended to be implemented via the planning scheme.*
    b. *Assessment of opportunities to implement recommendations into the planning scheme.*

c. *Recommendations regarding if documents in current form can be implemented via PSA and if so, where and in what form.*

d. *Identify if further work is required prior to implementation and if so a broad description of future work required.*

e. *A workshop with relevant Council departments regarding expectations for planning scheme implementation and any work we are not currently aware of.*

f. *Identify future internal opportunities for Council to ensure recommendations and actions are implementation focussed regarding if a future PSA is envisioned.*

g. *Does not include review of current strategic work underway and not yet adopted – these will not be considered.*

h. *Does not include any documents currently being implemented into the planning scheme via a currently active PSA.*

Our review excludes work currently underway as part of separate Planning Scheme amendments. This includes Amendments:

- C278 - Marshall Precinct Structure Plan.
- C339 - Lara Flood Study, Lower Barwon and Moorabool Rivers, Bellarine Peninsula Coastal Hazard.
- C383 - Advertising Sign Guidelines review.
- C426 - GRZ4 Garden area exemption and NRZ8 Character objectives (Ministerial).
- C428 - Long Term Boundary Review.
- C431 - Central Geelong Framework Plan (Ministerial).
- C432 - South Geelong Urban Design Framework.
- C433 - Pakington Street Urban Design Framework.
- C434 - Geelong Saleyards Precinct Plan.

Any strategic work currently underway, including Precinct Structure Plans or Urban Design Frameworks, are also out of scope.

2. Review Findings

Our review has generally found that much of the local content of the Planning Scheme is functioning well. However, there are several policy gaps that require resolution via Planning Scheme amendments.

While there is strategic justification to implement some of Council's adopted strategic work into the Planning Scheme to address these gaps, in most cases, further strategic work is required before a meaningful Planning Scheme amendment can be justified. Some of this strategic work is currently underway, and some has not yet been started.

Where there is inadequate strategic justification for a Planning Scheme amendment, only policy neutral amendments can be considered. We note, however, that there may be limited strategic benefit in undertaking these policy neutral amendments, particularly if the strategic work is already underway or planned.

Council's strategic work should be specifically drafted to lead to Planning Scheme amendments when necessary. We have observed that much of Council's adopted strategic work consists of broad actions which are not readily implementable into the Planning Scheme. It is important that strategic documents more clearly outline how a Planning Scheme amendment can effectively address the gaps that are identified.

We have found that the translation to the PFF through Amendment C417ggee was relatively accurate, with obvious mistakes rectified in Amendment C451ggee. Where there is a perceived 'loss' of planning policy resulting from the PPF translation, often it is a result of the appropriate decanting of information into other sections of the Planning Scheme or deleting redundant information repeated by State Policy.

In that vein, it is important that the function of local policy within the various sections of the Planning Scheme are understood. The purpose of the MPS is to concisely describe the context of Greater Geelong and provide overarching strategies for key land use and development matters that impact the region. The purpose of local policy within the PPF is to focus state policy to the local context in a manner that aligns with Council's local vision. The primary implementation mechanisms for strategic policy are zones and overlays. If a zone or overlay already provides sufficient guidance for decision making, a local policy is not necessary. Similarly, if statewide or regional policy offers all the relevant direction needed for decision-making, a local policy is not required.[1]

Our specific findings are outlined below.

[1] Practitioners Guide to Planning Schemes

2.1 Municipal Planning Strategy

The existing MPS is currently over 4900 words. This presents a challenge in future amendments, as there is a word limit of 5000 words for the MPS (excluding maps)[2]. Therefore, redrafting of the Municipal Planning Strategy is likely to be required when considering future amendments. Our review highlights that there are opportunities to condense the existing MPS without losing key policy.

Context and Vision

Consultation highlighted that this section of the MPS is outdated.

Our review has also highlighted opportunities to improve the context and vision section of the MPS, by:

- Implementing the Open Space Framework & Future Directions Report, particularly the Our City sections on pages 29-31, at Clause 02.01.
- Adapting the Greater Geelong's Clever and Creative Vision at Clause 02.02.

Geelong holds the designation of UNESCO City of Design. However, Geelong as a UNESCO City of Design is not currently referenced within the Planning Scheme. The corresponding Vision Baseline Report provides a Clever and Creative Vision for the municipality over 30 years. Information that is likely to become out of date before the next Planning Scheme review cycle should not be included within this section of the MPS[3].

The strategic directions within the MPS and any local policy within the PPF must be supported by background strategic work that has already been undertaken by a Council.

Strategic Directions

Clause 02.03-1 Settlement:

There is an opportunity to reduce the introductory section while still providing an explanation of the basis of the strategic directions. We also observe that the strategic directions at this clause often echo those already expressed within State policy and could be condensed.

Clause 02.03-2 Environmental and Landscape Values.

During consultation, a need for stronger control regarding the protection of biodiversity and landscaping was identified.

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[2] Ministerial Direction s7(5) The Form and Content of Planning Schemes
[3] Practitioners Guide to Planning Schemes

Our review of adopted strategic documents highlights opportunities to update:

- The context section at Clause 02.03-2 Environmental and Landscape Values, utilising the Open Space Framework & Future Directions Report.
- The existing strategic directions for Biodiversity at Clause 02.03-2 to include the principle and direction outlined at Goal 4 of the Environment Strategy, which aims to *Protect enhance and restore our regions biodiversity* including the adaptation of Principle 4.2 (*Protect and enhance indigenous biodiversity)* and Principle 4.3 *Restore biodiversity in modified urban landscapes.*

Clause 02.03-3 Environmental risks and amenity

The Vision at 02.03-3 does not currently address climate change. There is an opportunity to incorporate relevant goals of the Environment Strategy and Climate Change Response Plan into this clause.

The Environment Strategy identifies that climate change is an emergency and outlines 'challenges', which could be adapted into strategic directions. Guiding principles under Goal 1, specifically 1.1 and 1.5, can be broadly implemented alongside the Climate Change Response Plan.

These changes support the need identified during consultation for improved sustainable development policy and will contribute to meeting actions outlined within the Sustainability Action Plan.

Clause 02.03-5 Built environment and sustainability

As noted above, there is a recognised need for improved sustainable development policy. This section of the MPS provides limited guidance on sustainable design, and the strategic directions are broad.

The Environment Strategy 2020-2030 and Climate Change Response Plan 2021-2030, and Sustainability Framework Action Plan 2020-2022 offer opportunities to improve the strategic directions in this clause. We recommend that this clause is updated alongside the Environmentally Sustainable Development local policy at Clause 15 (refer further below). We understand that Council is currently undertaking work to prepare a separate Planning Scheme amendment to update this policy. We recommend that this process also considers options for concurrently improving Clause 02.03-5. This will ensure that any replacement strategic directions complement the updated local policy.

Clause 02.03-6 Housing

Clear direction on housing was an identified policy gap through consultation. However, before any substantive amendments to housing policy are made, a Housing Strategy and Neighbourhood Character Study would be required.

We have considered if any policy neutral amendments could improve the clarity of the residential planning framework at this clause.

Regarding affordable housing, there is currently a single strategic direction under Clause 02.03-6 that relates to housing affordability being: *'increase the level of affordable and social housing in Greater Geelong'.* We recommend that the Social Housing Plan 2020-2021 be translated into the strategic directions under a new subheading. These strategic directions should directly complement and not repeat any new local policy within the PPF.

Clause 02.03-9 Infrastructure

Our review identified a policy gap within the Planning Scheme regarding guidance for public open space.

We have identified opportunities to include the following new subheadings and strategic directions:

- 'Public open space': Adapt strategic directions from the Open Space Framework & Future Directions Report 2020, specifically on page 135 (Addressing the Issues), for inclusion here.
- 'Social infrastructure': Draft broad strategic directions based on the Statement of Commitment expressed on page 45 of the Social Infrastructure Plan and the objectives outlined in Table 02 on page 46.
- 'Integrated water management': Incorporate strategic directions by adapting the statements from Goals 1 and 2 of the Stormwater Servicing Strategy.

The remaining strategic directions within the MPS appear to faithfully translate relevant clauses and no obvious gaps were identified during consultation. There is a broad opportunity to condense information to that which is directly relevant to guiding decision making within the municipality.

2.2 Clause 11 Settlement

Clause 11 of the Planning Scheme includes the following local content:

- Clause11.01-1L Geelong settlement.
- Clause 11.01-1L Anakie.
- Clause 11.01-1L Lara.
- Clause 11.02-2L Northern and Western Geelong Growth Areas.
- Clause 11.02-3L Sequencing of development.
- Clause 11.03-1L Activity Centres in Greater Geelong.
- Clause 11.03-6L Bellarine Peninsula.
- Clause 11.03-6L Corio Norlane.
- Clause 11.03-6L Moolap - Point Henry.
- Clause 11.03-6LWest Fyans - Fyans Street.

It was highlighted during consultation that the Bellarine Peninsula, Corio, Norlane and Lara settlement policies are due to expire in August 2025. We assume that these expiry dates were required by the Department of Transport and Planning as they believed further work was required in these areas. This further work must occur before the specified dates, or the policies will lapse altogether. We suggest this work be progressed as a priority if not currently underway.

We understand that strategic work is currently underway for the Northern and Western Geelong Growth Areas and West Fyans – Fyans Street to address policy gaps within Clause 11.02.-2L and Clause 11.03-6L. This aligns with the commitment for further strategic work at Clause 74.02.

No adopted strategies we have reviewed justify amendments to these local policies.

2.3 Clause 12 Environment and Landscape Values

Clause 12 of the Planning Scheme includes the following local content:

- Clause 12.01-1L Protection of Biodiversity.
- Clause 12.02-1L Protection of coastal areas.
- Clause 12.03-1L River corridors, waterways, lakes and wetlands.

During the consultation process, it was identified that there is a need to strengthen policies for better protection of the municipality's biodiversity and significant trees.

Clause 12.01-1L would benefit from improvement, as it currently consists of a single broad sentence of limited value following Amendment C417ggee. The Environmental Strategy 2020-2030 provides an opportunity to enhance this policy, particularly through Action 4.2(f), which aims to support the restoration of native biodiversity in rural and coastal landscapes. However, it should be noted that the Biodiversity Strategy is still in progress. Therefore, we recommend completing the Biodiversity Strategy before undertaking any amendments to this clause, as it will substantiate more robust policy outcomes. The Biodiversity Strategy needs to be drafted to include actions that outline how the Strategy intends to result in a Planning Scheme amendment.

The Environment Department commented that Clause 12.02-1L Protection of coastal areas contains policy that should be located elsewhere. This includes the following strategy:

- *Minimise the loss of, and wherever possible increase, public access to the foreshore environment.*

We believe this is already appropriately located given that this policy specifically relates to coastal areas whereas Clause 12. 03 relates to more generally to inland water bodies and wetlands.

A desire for strengthened policy at Clause 12.03-1L was also noted by the Environment Department. We agree that this would be useful, however, have not reviewed any strategic work that would currently justify a Planning Scheme amendment to this clause.

Goal 5 of the Environment Strategy 2020-2030 contains a broad goal to achieve better integrated water management through planning and design, however the strategy does not include any planning related actions that could inform a Planning Scheme amendment.

2.4 Clause 13 Environmental Risks and Amenity

Clause 13 of the Planning Scheme includes the following local content:

- Clause 13.03-1L Floodplain Management.
- Clause 13.04-3L Salinity.
- Clause 13.07-1L Non residential uses in residential zones.
- Clause 13.07-1L Sexually explicit entertainment venues.
- Clause 13.07-1L Amenity in rural living and low density residential zones.

Clauses 13.03-1L and Clause 13.04-3L are both a single sentence and could be expanded upon to provide further support in the exercise of discretion, with appropriate background work.

We have considered whether the Climate Change Response Plan 2021-2030 could justify a new local policy at Clause 13.01. The Climate Change Response Plan primarily intends to ensure that the Environmentally Sustainable Development policy at Clause15.01-2L is up to date, rather than introduce a new policy at Clause 13. We do not believe that the Plan in and of itself provides a sufficient level of detail to be implemented into Clause 13 in a way that would not simply repeat state policy.

The adopted Stormwater Servicing Strategy is not fit for implementation with further strategic work currently underway. The Integrated Water Management Plan requires finalisation as does the Municipal Flood Management Plan and Waterway Management Plan prior to changes being made to Clause 13.03-1L.

It was observed by the Environment Department that Clause 13.04-3L should be expanded to discuss the risks of salinity and erosion. We agree, however, we have not reviewed adopted strategic work that would guide this Planning Scheme amendment.

No further policy gaps were highlighted during consultation stages, and we have not reviewed any strategic documents that provides strategic justification for other Planning Scheme amendments.

2.5 Clause 14 Natural Resource Management

Clause 14 of the Planning Scheme includes the following local content:

- Clause 14.01-1L-01 Discretionary uses in rural areas.
- Clause 14.01-1L-02 Dwellings and subdivision in farming areas.
- Clause 14.01-2L-01 Sustainable agricultural land use in Greater Geelong.

- Clause 14.01-2L-02 Racing dog husbandry.

Council statutory planners have expressed a need for enhanced policy guidance to regulate land uses permitted in rural zoned areas. We were informed that many land use applications within the Farming Zone proceed to the Victorian Civil and Administrative Tribunal (VCAT), which may highlight a need to strengthen local policy.

In relation to Clause 14.01-2L-01 Sustainable agricultural land use, the Climate Change Response Plan and Environment Strategy 2020-2030 promote sustainable agricultural practices through planning policy and controls. However, these strategies lack specific details on how to achieve sustainable agricultural practices. Prior to any Planning Scheme amendment, further work should be undertaken to substantiate any future amendments to this policy, while ensuring that state policy is not duplicated.

We are also unsure of the ongoing applicability of the policy documents listed under this clause.

2.6 Clause 15 Built Environment and Heritage

Clause 15 of the Planning Scheme contains the following local content:

- Clause 15.01-1L-01 Development in activity areas.
- Clause 15.01-1L-02 Pakington Street North urban design.
- Clause 15.01-2L Environmentally sustainable development.
- Clause 15.01-3L Subdivision design in low density and rural residential areas.
- Clause 15.01-5L Neighbourhood character.
- Clause 15.03-1L Heritage conservation.

Several policy gaps within Clause 15 were identified during consultation. We discuss these in detail below.

A lack of municipal wide urban design local policy.

There is currently a lack of municipal-wide local policy on urban design. We have received a drafted urban design policy, which is intended to be implemented as a new local policy at Clause 15.01-1L through a Planning Scheme amendment. Our review indicates that this drafted policy primarily repeats the content of the state policy at Clause 15.01-1S. Local policy should not duplicate state policy and any new local policy needs to be strategically justified. This usually requires an analysis of conditions 'on the ground' with benchmark examples of appropriate and inappropriate outcomes.

We are aware that several precinct urban design frameworks are currently being developed and will be implemented through separate Planning Scheme amendments. Therefore, we advise against making any changes to the urban design policy until this work is complete. If there remains a 'gap' new policy could be subsequently pursued.

Internal policy not reflected within the Planning Scheme

During the consultation, we were informed of internal Council policies that currently guide statutory planners, but which sit outside of the Planning Scheme. It was correctly noted that it would be helpful to decision makers and permit applicants if all internal policy was integrated into the Planning Scheme via a Planning Scheme amendment. The internal policy referenced during consultation included front setback requirements in residential areas and signage policy.

These types of external policies should not be relied upon in decision making. We further suggest that it is unlikely that an internal policy document would justify a Planning Scheme amendment, although it would be dependent on how it was put together. It is likely that further strategic work would be required though.

In relation to the existing front setback policy, it is likely that these could not be implemented without a broader Neighbourhood Character Study. As for the internal signage policy, we anticipate that this matter will be addressed by the ongoing Amendment C383.

Outdated Pakington Street urban design policy

The Pakington Street North urban design policy at Clause 15.01-1L-02 is based on 2004 urban design guidelines. These guidelines were highlighted as being out of date during consultation.

Amendment C433 seeks to implement an updated urban design framework for this precinct. We therefore do not believe there is justification for further Planning Scheme amendments at this point.

Weak environmentally sustainable development policy

During consultation, Council's strategic and statutory staff emphasised the need to enhance the policy on Environmentally Sustainable Development (ESD) at Clause 15.01-2L. This includes strengthening the application requirements for Sustainable Design Assessment (SDA) reports.

We have reviewed adopted strategic work[4] that requires an SDA for all multi-unit developments (2-10 dwellings). Currently, the existing policy only mandates an SDA for 3-9 dwellings.

We are aware that Council is currently undertaking amendments to the existing ESD policy through a separate Planning Scheme amendment. This process includes a review of the existing planning policy to align with the UN Sustainable Development Goals and the IPCC 1.5-degree pathway by 2025.

We recommend that all amendments to Clause 15.01-2L and related sections of the MPS proceed via this process.

Insufficient neighbourhood character guidance

During consultation, it was identified that the current neighbourhood character policy at Clause 15.0-1-5L is outdated and does not provide adequate guidance for decision making. There were

[4] Environment Strategy 2020-2030 and Sustainability Framework Action Plan



also concerns that the translation to the PPF through Amendment C417 may have resulted in a loss of policy guidance.

We agree that strengthened neighbourhood character policy is necessary, particularly given residential zone schedules do not contain neighbourhood character objectives, Clause 54 and 55 variations or decision guidelines. However, we are not aware of any strategic work that has been undertaken to justify any substantive amendments to this policy. A Housing and Neighbourhood Character Study would be required at minimum. In the absence of such work, any amendments made to this clause would most likely need to be policy neutral. A policy neutral amendment may not be of much value. As such we recommend that no Planning Scheme amendment progresses until a Housing and Neighbourhood Character Study has been completed.

The translation of Clause 15.01-5L from the previous Clause 21.06-6 appears relatively faithful. This translation deleted local policy where it repeated state policy and moved some policy to the housing policy at Clause 16.

We would like to highlight that Clause 16.01-1L-02 contains some neighbourhood character related policy that could be utilised to guide discretion in some areas.

Outdated heritage policy

Local policy at Clause 15.03-1L Heritage conservation applies to all land affected by a Heritage Overlay. This policy states that development should be consistent with the *City of Greater Geelong Heritage and Design Guidelines Helen Lardner Conservation and Design, 1997).* Consultation highlighted that this document was out of date.

We have also reviewed the Heritage Strategy (2017-2021), however, this document is also now out of date and therefore is not suitable for implementation at this stage.

We understand that a comprehensive review of the Heritage Strategy will be shortly commenced, and that additional strategic work is also currently underway to replace the outdated heritage design guidelines. We recommend that a Planning Scheme amendment not progress until after the completion of these documents.

Weak landscaping policy

During consultation, it was identified that there is a lack of comprehensive local policy addressing landscaping and tree protection at the municipal level. This gap includes unclear schedules for indigenous planting within the Significant Landscape Overlay (SLO) and conflicting considerations between tree protection and bushfire-prone areas. Stakeholders expressed the need for an application requirement for landscape plans and additional policy support for the preservation of significant trees.

At present, we have not reviewed any strategic work that would adequately support a Planning Scheme amendment to address these concerns.

We note that while the Environment Strategy does identify actions that seek to improve the municipality's' landscaping response, most actions relate to public land or are too broad to be implemented into a meaningful Planning Scheme amendment. These actions include:

- *Improve planning process regarding long term response to urban heat, nature based green-blue infrastructure solutions and people's connection to nature.*
- *Adopt minimum green requirements and methods for development of streetscapes, infrastructure and open space areas in new developments.*
- *Support measures to mitigate urban heat in new development.*
- *Increase the use of landscape planning permit conditions to achieve community space greening outcomes.*
- *Encourage passive irrigation techniques for urban landscapes.*
- *Increase tree canopy cover in urban Greater Geelong to 25% by 2045 with an interim target of 20% by 2030.*
- *Prioritise the protection of indigenous biodiversity and habitat in all council planning, decision making and operational activities with potential environmental impacts .*
- *Review and strengthen enforcement controls in planning scheme to prevent further loss of indigenous biodiversity.*

Therefore, further evidenced based strategic work is necessary to substantiate these actions being implemented into the Planning Scheme. For example, a landscape character assessment is often undertaken in unison with a Neighbourhood Character Study. This work could justify an amendment to local policy and / or corresponding zone and overlays in residential areas, requiring specified landscaping outcomes.

2.7 Clause 16 Housing

Clause 16 of the Planning Scheme contains the following local policy content:

- Clause 16.01-1L-01 Integrated housing and housing diversity.
- Clause 16.01-1L-02 Increased housing diversity areas.
- Clause 16.01-3L Rural residential development.

The following broad gaps were highlighted during consultation regarding housing policy:

- Lack of a clear hierarchy for housing change areas.
- Challenges with clarity and navigation between the MPS, PPF and zone schedules.
- Issues arising from the PPF translation including losing maps of key development areas within Clause 16.01-1L-01 Integrated housing and housing diversity.
- The need for an affordable housing local policy to guide negotiations.

Since the implementation of the existing housing policy into the Planning Scheme, updated state-wide guidance has been introduced to address housing planning, such as Planning Practice Notes 90 and 91 (PPN90 and PPN91). Consequently, any amendments to housing policy must undergo a

thorough strategic justification process, which includes conducting a Neighbourhood Character Study and Housing Strategy, along with assessing housing supply and demand.

While it is recognised that the existing housing framework is outdated, opportunities for implementing changes are currently limited. In the meantime, policy-neutral amendments may assist with improving the navigability of the Planning Scheme. However, it is recommended to await the completion of additional strategic work before undertaking these amendments.

Furthermore, it should be noted that the translation from the previous Clause 22.63 to Clause 16.01-1L appears to have been reasonably accurate. The key development area maps have been reintroduced to the policy through Amendment C451ggee.

Additionally, Clause 16.01-1L-02 contains neighbourhood character policy, which serves as a reference for council planners in guiding the neighbourhood character response within high diversity areas.

Affordable housing policy

There is currently no dedicated affordable, social or housing policy within the Planning Scheme. This is a policy gap expressed during consultation.

A Social Housing Plan 2020-2041 has been undertaken which we believe has the potential to support a local policy at Clause 16.01-2L. The Social Housing Plan includes a target to increase social housing from 3 to 7% by 2031 and from 7 to 10% by 2041. This is intended to be reflected within the PPF.

There are many examples of affordable housing local policies within Victorian planning schemes. These generally identify a preferred method of securing affordable housing agreements (predominantly rezoning to residential land) and in some cases identify broad affordable housing targets. We have outlined some relevant examples at Appendix B.

We note that the strategic rigor is high to implement affordable housing targets, and we suspect it is higher to implement a social housing target. Therefore, it is crucial to ensure that any targets within the Social Housing Plan are accurate and can be justified if they are to be implemented.

Any policy amendment to Clause 16.01-2L would be limited in scope at present to solely address social housing and not affordable housing. We note that the purpose of the Social Housing Plan includes to provide policy that will drive an increase in both social **and** affordable housing, however, it appears that the remainder of the document pertains solely to social housing. If this is not the case the document needs to be redrafted to clearly articulate its intentions.

If the Social Housing Plan does not include affordable housing, and an affordable housing local policy is desired by Council, we recommend undertaking an Affordable Housing Strategy. We recommend that this would be most appropriately undertaken alongside the Housing Strategy.

2.8 Clause 17 Economic Development

Clause 17 contains the following local policy content:

- Clause 17.01-1L-01 Diversified economy – Greater Geelong.
- Clause 17.01-1L-02 Geelong Ring Road employment precinct.
- Clause 17.02-1L Retail expansion.
- Clause 17.02-2L Out of centre development.
- Clause 17.03-1L Industrial land supply.
- Clause 17.03-2L Sustainable industry in Greater Geelong.
- Clause 17.04-1L-01 Tourism Greater Geelong.
- Clause 17.04-1L-02 Tourism in rural areas.

The South-West Geelong Employment Land Review is currently underway and has not yet been adopted by Council. This ongoing review may provide justification for updates to the policies within Clause 17.

Although the Avalon Corridor Strategy was not included in our review, we understand that Council adopted it in December 2022. However, it has not yet been implemented into the Social Housing Plan. It is possible that this strategy may contain justifications for updating the policies within Clause 17 based on its proposed actions.

The Retail Expansion policy at Clause 17.02-1L was updated in 2021 through Amendment C393 and during consultation it was not identified as requiring changes.

In terms of Clause 17.04-1L-02 the references made to the 2007 Rural Land Use Strategy and the 2015 Managing Development in Rural Areas Policy Review are based on relatively outdated documents.

At this stage, we have not come across any adopted strategic work that would provide sufficient justification for a Social Housing Plan amendment to Clause 17.

2.9 Clause 18 Transport

Clause 18 contains the following local content:

- Clause 18.02-5L Freight Links.
- Clause 18.02-6L Geelong Port.
- Clause 18.02-7L Avalon Airport Rail Link.

Our review has not highlighted any obvious gaps and we therefore assume this clause is reasonably robust and faithfully translated.

2.10 Clause 19 Infrastructure

Clause 19 contains the following local content:

- Clause 19.02-1L Medical and health facilities.
- Clause 19.02-6L Open Space.
- Clause 19.03-2L Infrastructure planning, design and construction.
- Clause 19.03-3L Integrated water management.
- Clause 19.03-5L Materials recycling.

During the consultation process, it was identified that there is insufficient and outdated open space policy, which represents a policy gap. The existing open space framework is out of date and local policy lacks detail, particularly in growth areas.

The Open Space section of the Social Infrastructure Plan outlines specific actions that are intended to result in amendments to the Social Housing Plan. However, based on our consultation, it has become clear that the outlined directions are currently not suitable for implementation due to ongoing or planned future work. For instance, the Open Space Strategy and Open Space Contributions Framework are still in progress, and their completion is necessary before implementing any significant amendments to the local content within the Planning Scheme. Additionally, the review of the Sustainable Communities Infrastructure Development Guidelines, mentioned on page 64 of the Social Infrastructure Plan 2020-2023, has not yet been conducted.

We recommend making amendments to Clause 19.02-6L after the adoption of the aforementioned ongoing work.

We are aware that an Integrated Water Management Plan is currently underway. Therefore, we recommend reviewing Clause 19.03-3L at this stage and ensuring that the Management Plan is drafted in a manner that addresses any policy gaps within the Planning Scheme.

2.11 Other Local Content

In keeping with our instructions, we have not provided a detailed review of existing schedules to zones and overlays. The following issues have arisen during consultation.

Residential Zone Schedules

Residential zones were changed by Amendment GC172 in December 2020. It was brought to our attention by Council's strategic staff that Amendment GC172 resulted in some conflicting outcomes.

We understand that Council was working to resolve these conflicts as part of Amendment C426ggee, however, in October 2022 the Minister for Planning advised he did not approve the changes and advised that Council review its housing policies in entirety.

Any gaps in housing policy cannot be resolved by a Planning Scheme amendment until the completion and adoption of a Housing Strategy and Neighbourhood Character Study. This work should be guided by PPN90 and PPN91.

Overlay Schedules

The outdated references to Clause 21 and Clause 22 should be corrected within Schedule 18 to the Design and Development Overlay and Schedule 24 to the Development Plan Overlay.

Council statutory planners noted that it would be beneficial to exempt minor works from requiring a planning permit in the Heritage Overlay.

Clause 43.01-3 of the Heritage Overlay allows an incorporated plan to be prepared to identify works to a heritage place that are exempt from the need for a planning permit. We are not currently aware that an incorporated plan has been prepared or is underway and as such there is currently no justification for a Planning Scheme amendment to achieve this.

Clause 74.02

Clause 74.02 Further strategic work provides an opportunity for Council to commit to future work.

As it stands, the Schedule to Clause 74.02 commits to further work in a number of areas.

We understand that much of this work is currently underway or has been completed. We recommend that this clause is reviewed to ensure that Council progresses each item and to ensure any outdated or achieved commitments are removed.

Where Council commits to additional future work, there is an option to update this clause with these new commitments.

3. Recommendation Summary

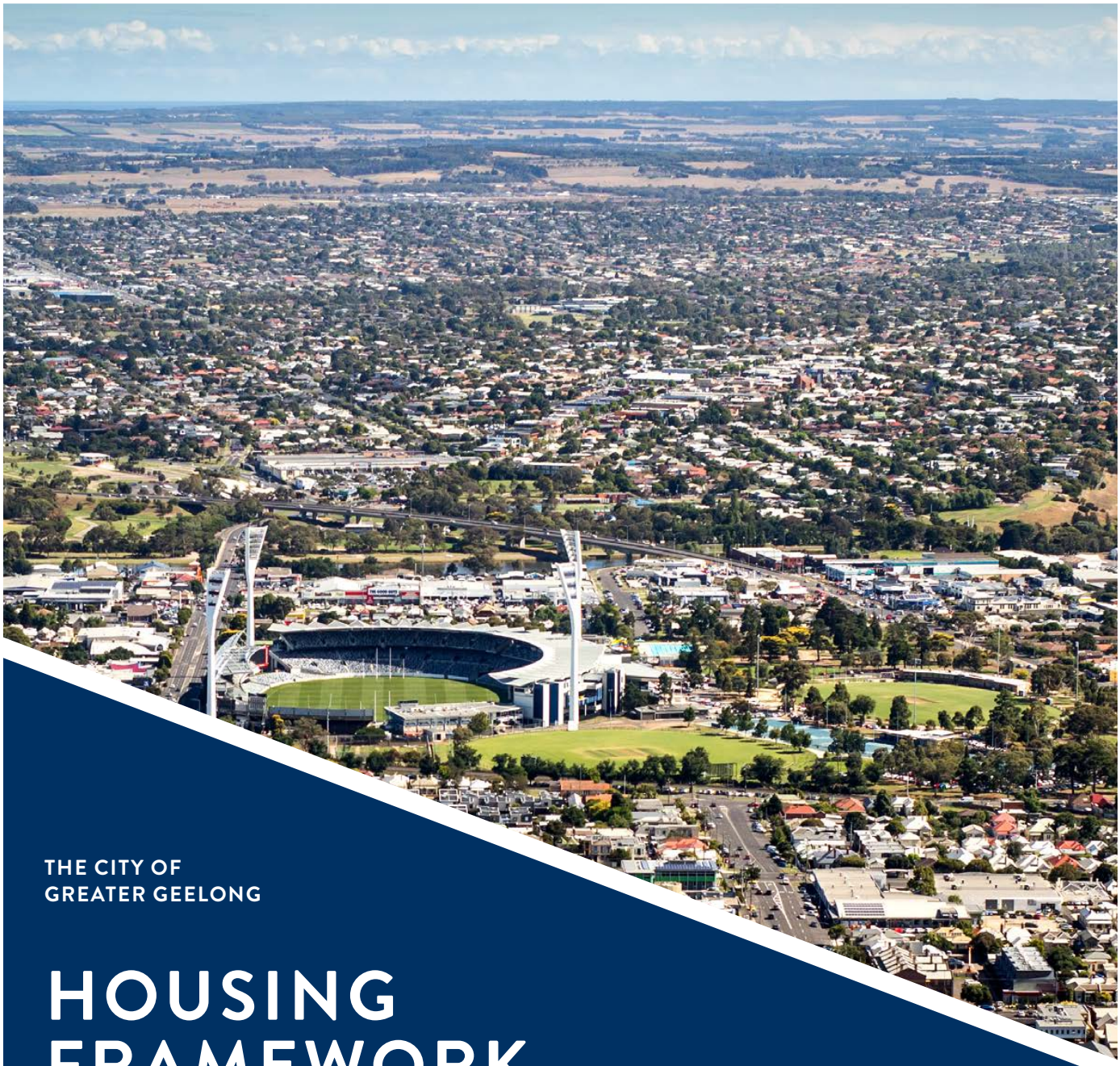
Strengthen and redraft Municipal Planning Statement Context & Vision at Clause 02.01 and Clause 02.02	▪ Adapt the Greater Geelong Clever and Creative Vision from the Vision Baseline Report ▪ Incorporate relevant sections from the Open Space Framework & Future Directions Report, specifically integrating the Our City sections found on pages 29-31.
Update Clause 02.03	▪ Condense Settlement context section to reduce word count at Clause 02.03-2 ▪ Utilise the Open Space Framework and Future Directions Report to update the context section at Clause 02.03-2 Environmental and Landscape Values, ▪ Utilise the adopted Environment Strategy (Goal 4) to update strategic directions at Clause 03.03-2 Biodiversity. ▪ Utilise the Environment Strategy and Climate Change Response Plan to incorporate strategic directions regarding climate change at 02.03-3. ▪ Update strategic directions for sustainability at Clause 02.03-5 during the same planning scheme amendment that is planned to update the Environmentally sustainable development local policy at Clause 15.02-2L. This will ensure they are complimentary. ▪ Utilise the Social Housing Plan 2020-2021 to include affordable housing strategic directions at Clause 02.03-6 Housing under subheading 'Affordable Housing'. These should complement and not repeat any new local policy at Clause 16. ▪ Include new 'Public open space' subheading under Clause 02.03-9 and utilise the Open Space Framework and Future Directions Report 2020 to draft strategic directions. ▪ Utilise the Social Infrastructure Plan Statement of Commitment expressed at page 45 and Table 02 objectives at page 46 to draft relevant strategic directions under a new subheading of 'Social infrastructure' under Clause 02.03-9 Infrastructure. ▪ Utilise the Stormwater Servicing Strategy (statements under Goal 1 and 2) to draft relevant strategic directions under a new subheading of 'Integrated water management' at Clause 02.03-9 Infrastructure.

Clause 11 Settlement	▪ Complete further work required by the Department of Transport and Planning that justifies the removal of expiry dates at Clause 11.03-6L Bellarine Peninsula, Corio Norlane and Lara.
Clause 12	▪ Complete the Biodiversity Strategy to justify meaningful amendments to Clause 12.01-1L Protection of Biodiversity.
Clause 13	▪ Consider undertaking further work to justify a local policy under Clause 13.01 Climate Change through progressing the actions within the Climate Change Response Plan 2021-2030.
Clause 14	▪ Consider further strategic work to justify amendments to Clause 14.01-2L-01 Sustainable agricultural land use in Greater Geelong to substantiate the intentions within the Climate Change Response Plan 2021-2030 and Environment Strategy 2020-2030.
Clause 15	▪ Await completion of urban design framework plans currently underway prior to considering a new urban design policy. ▪ Undertake a Neighbourhood Character Study (alongside a Housing Strategy) prior to considering amendments to the existing Neighbourhood Character policy at Clause 15.01-5L. This work should also include a review of council internal policy and implement as justified. ▪ Update Environmentally sustainable development local policy at Clause 15.01-2L via the separate currently underway Planning Scheme amendment process. ▪ Update the Heritage Strategy 2017-2021 and complete the updated heritage design guidelines with the intention of updating Clause 15.03-1L Heritage conservation. ▪ Undertake further strategic work to strengthen landscaping policy either through a new local policy or in tandem with a Neighbourhood Character Study.
Clause 16	▪ Undertaken a Housing Strategy to justify meaningful amendments to Clause 16.01-1L. ▪ Utilise the Social Housing Plan to implement a new local policy at Clause 16.02-1L.
Clause 17	▪ Consider reviewing the 2007 Rural Land Use Strategy and 2015 Managing Development in Rural Areas Policy and updating Clause 17.02-1L once this work has been completed.

Clause 19	▪ Update Clause 19.02-6L post completion of the Open Space Strategy and Open Space Contributions Framework. ▪ Update Clause 19.03-3L post completion of the Integrated Water Management Plan.
Zone Schedules	▪ Await completion of a Housing Strategy and Neighbourhood Character Study prior to updating residential zone schedules with neighbourhood character objectives, decision guidelines and variations to Clause 54 and 55.
Overlay Schedules	▪ Correct outdated local policy references within Schedule 18 to the Design and Development Overlay and Schedule 24 to the Development Plan Overlay.
Schedule to Clause 74.02	▪ Review existing commitments and ensure these are being progressed.

Glossop Town Planning

July 2023



THE CITY OF
GREATER GEELONG

HOUSING FRAMEWORK REVIEW

JULY 2024

CITY OF GREATER GEELONG



ACKNOWLEDGEMENT OF COUNTRY

The City of Greater Geelong acknowledges the Wadawurrung People as the Traditional Owners of the land, waterways and skies of the Northern and Western Geelong Growth Areas. We pay our respects to their Elders, past and present.

We acknowledge all Aboriginal and Torres Strait Islander people who are part of our Greater Geelong communities today.

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EXECUTIVE SUMMARY

ES

EXECUTIVE SUMMARY

This housing paper forms part of a broader local policy framework review. The need for a housing review was identified to address a number of changes made to residential zones through various state government amendments which has impacted the clarity of the City's residential development framework.

The City of Greater Geelong's approach to housing has evolved over several years based on the foundation established under the Housing Diversity Strategy in 2007. This paper seeks to:

- document and analyse the strategic housing work done post the Housing Diversity Strategy,
- identify the appropriate level of housing change for areas based on this work in accordance with *Planning Practice Note 90: Planning for Housing,*
- confirm the residential development framework,
- map the housing change areas based on the framework,
- recommend policy updates to support the residential development framework and
- recommend changes to zone schedules to support the desired housing change outcomes.

The key recommendation includes applying the substantial, incremental and minimal housing change area designations under PPN90 to the residential development framework established under the Housing Diversity Strategy (Key Development Areas, Increased Housing Diversity Areas and Incremental Change areas).

There are no recommendations to change the zoning of any land, however, some minor changes to zone schedules are recommended where there is support from existing strategic work, such as adding character objectives to schedules that currently have none.

The proposed changes aim to clarify Greater Geelong's residential development framework and update it to reflect the latest State Government directions on planning for housing.

BACKGROUND

1.0

1.1 HOUSING AND THE PLANNING POLICY FRAMEWORK

The Planning Policy Framework (the PPF) is part of all planning schemes in Victoria and sets out the context for spatial planning and decision making. It includes state, regional and local planning policies and set outs a planning authority's obligations in relation to planning for population growth and managing housing change. See Table 1.

The PPF requires planning authorities to plan to accommodate projected population growth over at least a 15-year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.

Planning for urban growth should consider:

- Opportunities for the consolidation, redevelopment and intensification of existing urban areas
- Neighbourhood character and landscape considerations
- The limits of land capability and natural hazards and environmental quality
- Service limitations and the costs of providing infrastructure.

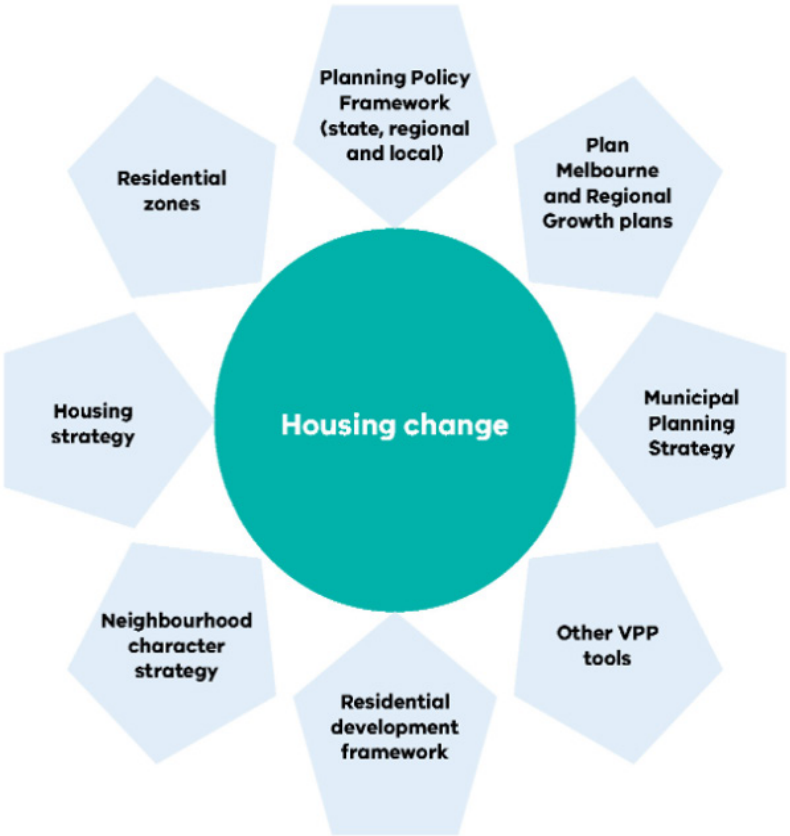
The key PPF housing and settlement policies are:

- MPS
- 11.01-1S - Settlement
- 11.02-1S - Supply of urban land
- 15.01-5S - Neighbourhood character
- 16.01-1S - Housing supply

1.2 HOUSING AND LOCAL AREA PLANNING

Housing change is an inevitable and ongoing process. Tensions between housing and neighbourhood character objectives can create uncertainty about future development outcomes. The figure below shows the elements that inform housing change.

F1. PLANNING FOR HOUSING CHANGE



Source: : Planning Practice Note 90: Planning for housing, DTP July 2023 – updated October 2023

1.2 HOUSING AND LOCAL AREA PLANNING

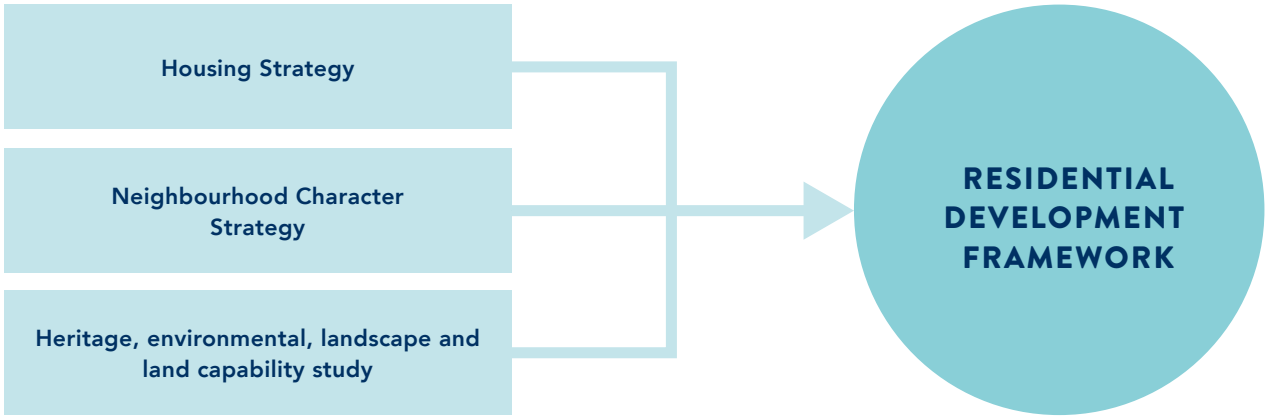
As the planning authority we play a critical role in guiding the location and form of housing and settlement based on policy, population and housing projections, strategy development and community consultation.

To assist planning authorities plan for housing the State Government have prepared the following planning practice notes (PPN):

PPN90: PLANNING FOR HOUSING

Planning for housing explains how to plan for housing growth and protect neighbourhood character to ensure a balanced approach to managing residential development in planning schemes.

F2. PPN90 CREATING A RESIDENTIAL DEVELOPMENT FRAMEWORK



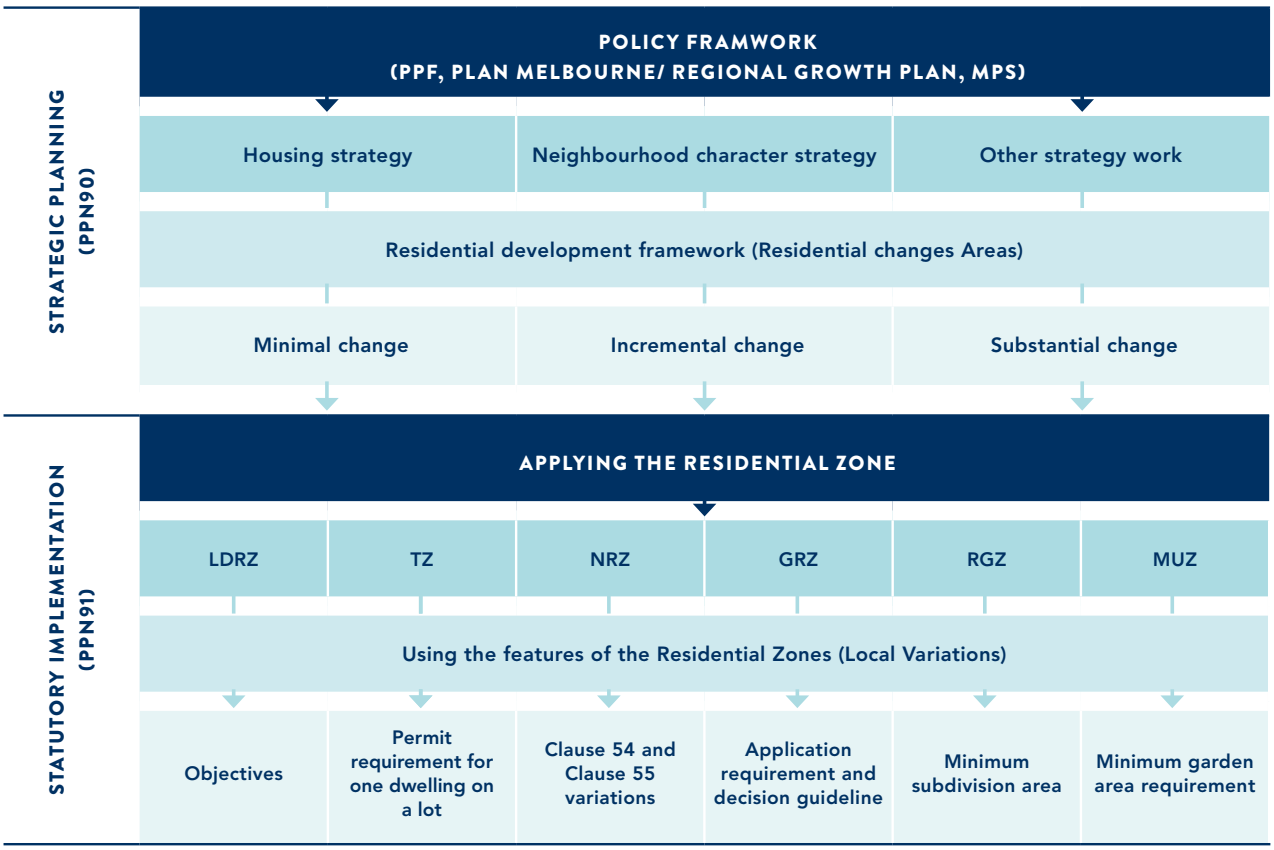
Source: Planning Practice Note 90: Planning for housing, DTP July 2023 – updated October 2023

1.2 HOUSING AND LOCAL AREA PLANNING

PPN91: USING THE RESIDENTIAL ZONES

Using the residential zones provides guidance about how to use the residential zones to implement strategic work, use local policies and overlays with the residential zones, and make use of the key features of the residential zones.

F3. BALANCING HOUSING GROWTH WITH PROTECTION OF NEIGHBOURHOOD CHARACTER - APPLYING THE RIGHT RESIDENTIAL ZONE



Source: Planning Practice Note 91: Planning for housing, DTP July 2023 – updated October 2023



PURPOSE

2.0

2.0 PURPOSE

This paper forms part of a broader local planning policy review. The purpose of this paper is to test the City's existing housing framework and the application of residential zones as they relate to the updated Planning Practice Notes 90 and 91. As a result of this testing some changes may be recommended to update the housing content in the planning scheme to bring the content in line with current best practice.

POPULATION GROWTH AND HOUSING NEED

3.0

3.0 POPULATION GROWTH AND HOUSING NEED

The population estimate for the City of Greater Geelong as of the 30 June 2022 is 276,446. Since the previous year, the population has grown by 2.04 per cent. Population growth in Greater Melbourne was 1.21 per cent.

T1. ESTIMATED RESIDENT POPULATION (ERP)

YEAR (ENDING JUNE 30)	NUMBER	CHANGE IN NUMBER	CHANGE IN PERCENT	GREATER MELBOURNE CHANGE IN PERCENT
2016	239,529	+6,603	+2.83	+2.80
2017	246,384	+6,855	+2.86	+2.24
2018	253,175	+6,791	+2.76	+2.00
2019	260,134	+6,959	+2.75	+1.83
2020	266,036	+5,902	+2.27	+1.09
2021	270,932	+4,896	+1.84	-1.70
2022	276,446	+5,514	+2.04	+1.21

Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0). Compiled and presented in profile.id by .id (informed decisions).

3.0 POPULATION GROWTH AND HOUSING NEED

The Settlement Strategy provides five growth scenarios (see table 2 below) to help project population and housing needs. At the time the strategy was prepared the most likely scenario was a 2.5% growth rate. This puts Greater Geelong's population at 2036 at 387,900 (+152,600 from 2016).

The average population growth from 2016 -2022 was 2.47 per cent. This shows that the 2.5% growth scenario is currently on track.

This growth rate requires an additional 73,400 dwellings (total dwellings 179,500) to meet housing needs. This equates to 3,670 new dwellings per year over the 20-year period.

T2. PROJECTION SCENARIOS 2016-2036 POPULATION, HOUSEHOLDS AND DWELLINGS

SCENARIOS	A	B	C	D	E
Population in 2036	307,400	320,800	352,300	387,900	427,121
Population growth, 2016-36	72,100	85,400	116,900	152,600	191,778
Annual average change - pop'n	1.3%	1.6%	2.0%	2.5%	3.0%
Households in 2036	127,400	133,000	146,000	160,800	177,062
Household growth 2016-36	32,300	37,900	50,900	65,700	81,930
Average annual household change	1.5%	1.7%	2.2%	2.7%	3.2%
Dwellings in 2036	142,300	148,400	163,000	179,500	197,638
Change in dwellings, 2016-2036	36,200	42,300	56,900	73,400	91,543
Average annual change - dwellings	1.5%	1.7%	2.2%	2.7%	3.2%

Source: Spatial Economics Pty Ltd



HOUSING CONSTRUCTION DATA

4.0

4.0 HOUSING CONSTRUCTION DATA

The City regularly monitors land supply and construction data.

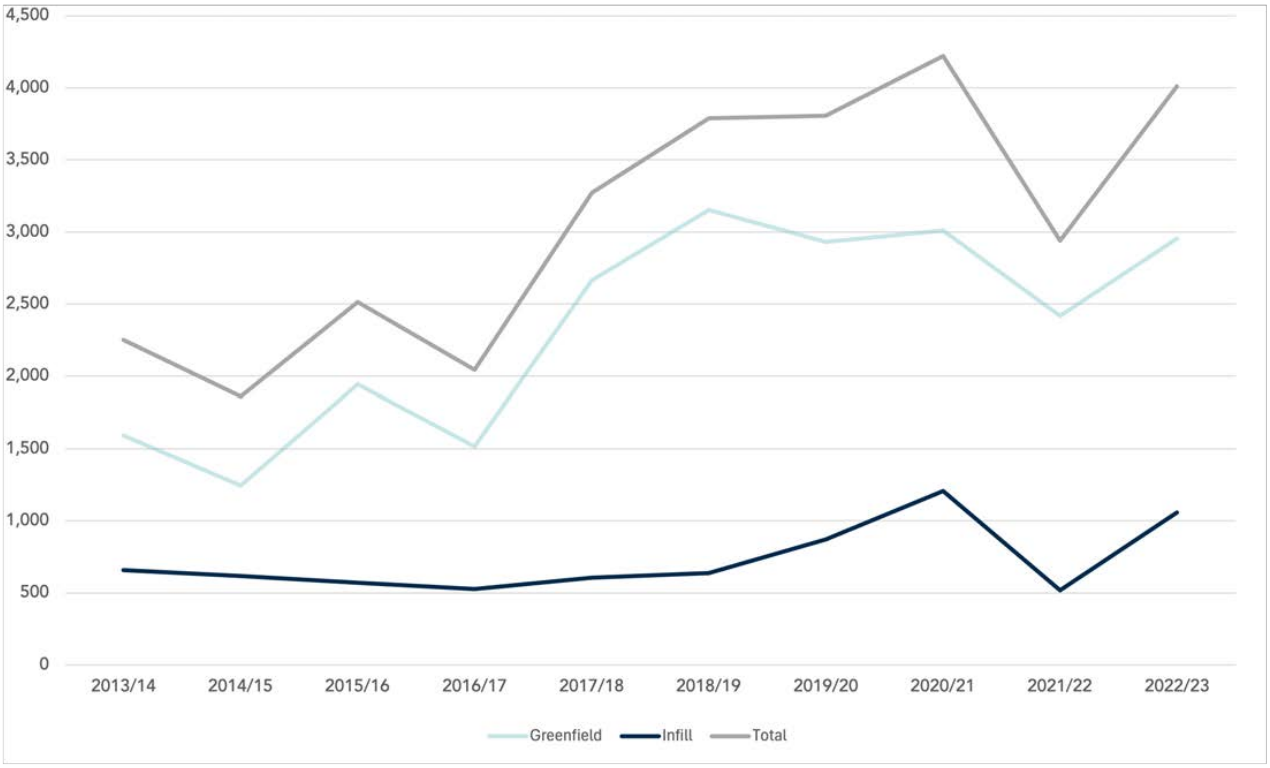
Barwon Water provides lot connection data to the City. A 'connection' means sewer and water have been provided to a site. Table 3 sets out connections for both infill and greenfield. The average connections per year over the 10-year period is 3,100, the more recent 5-year average is higher at 3,752. Assuming connections will lead to dwellings, this average is on target to meet the housing needs for the 20-year period noted above.

T3. BARWON WATER CONNECTION DATA FOR INFILL AND GREENFIELD SITES 2013/14 TO 2022/23

YEAR	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Greenfield	1,592	1,243	1,943	1,515	2,665	3,151	2,931	3,010	2418	2953
Infill	658	617	571	527	606	636	872	1,205	519	1057
TOTAL	**2,250**	**1,860**	**2,514**	**2,042**	**3,271**	**3,787**	**3,805**	**4,220**	**2,939**	**4,010**

Source: Barwon Water, 2023

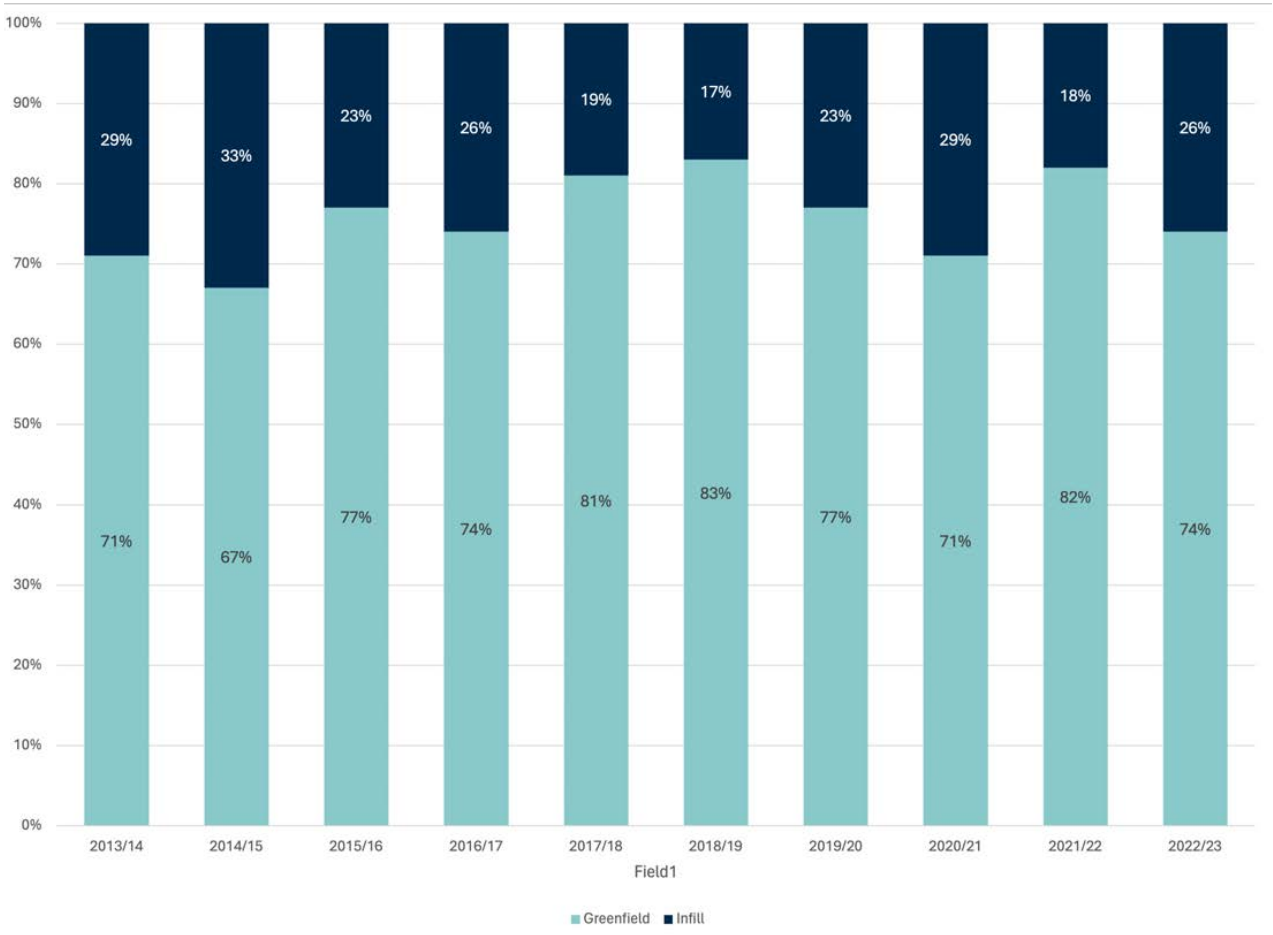
F4. NUMBER OF GREENFIELD, INFILL AND TOTAL DWELLINGS FROM 2013/15 TO 2022/23



Source: Barwon Water, 2023

F5. PERCENTAGE OF GREENFIELD AND INFILL 2013/14 TO 2022/23

Figure 5 below shows on average 24.3% of new housing is delivered by infill and 75.7% is delivered in greenfield areas over 10 years.



Source: Barwon Water, 2023

T4. TOP SUBURBS GREENFIELD CONNECTIONS 2022/23

Table 4 below indicates the areas with active greenfield estates in the City. These have been through the planning process and are being constructed in stages.

RANK	SURBURB	GREENFIELD
1	ARMSTRONG CREEK	1922
2	LARA	483
3	OCEAN GROVE	125
4	FYANSFORD	103
5	ST LEONARDS	98
6	CORIO	67

Source: Barwon Water data adapted by CoGG

In March 2022 an assessment by Spatial Economics showed that there was an undeveloped residential lot capacity within zoned broadhectare sites of approximately 25,000 across the municipal area of Geelong. Of this zoned, undeveloped broadhectare land stock, 6,100 lots have preliminary subdivision approval. In addition to the zoned land stocks, there are approximately 4,200 hectares of land (with an estimated yield of 45,300 dwellings) identified for potential future broadhectare residential development across the municipal area. The bulk of this supply (88%) is located in the Northern and Western Growth areas of Geelong.

Assuming a high annual greenfield lot demand of around 3,500 dwellings per year, there is approximately 22 years supply of undeveloped (zoned and unzoned) residential broadhectare land stocks across the municipal area of Geelong. Of this supply, there is approximately 8 years of zoned residential broadhectare lands. The incidence of land fragmentation within the Armstrong Creek Growth Area represents approximately 8 months of supply. It is considered that over-time, these fragmented land parcels will be developed.

New greenfield estates are currently being planned in Curlewis (~1,700+ lots) and Northern and Western Geelong. For the latter there are 2 PSPs underway delivering ~7,000+ dwellings with a further 3 planned for 2024 delivering ~12,900 dwellings. This new dwelling supply of 21,600 lots should be online by 2036.

T5. TOP SUBURBS INFILL CONNECTIONS 2022/23

Table 5 below shows the top suburbs for infill connections. Geelong is performing well consistent with the policy focus on increasing the population in the city centre and increasing apartment development. Subregional activity centres with good access to transport and daily shopping and service needs are also performing well.

RANK	SURBURB	INFILL
1	GEELONG	153
2	HIGHTON	100
3	NORLANE	80
4	BELMONT	72
5	ARMSTRONG CREEK	64
6	NEWTOWN	35
7	OCEAN GROVE	34
8	LARA	28
9	GROVEDALE	28

Source: Barwon Water data adapted by CoGG

T6. RESIDENTIAL DEVELOPMENT ACTIVITY - BUILDING APPROVALS

YEAR	HOUSING TYPE			TOTAL DWELLINGS	ANNUAL CHANGE
YEAR (ENDING JUNE 30)	HOUSES*	OTHER**	TOTAL		
2022-2023	2,715	460	**3,175**	**130,552**	**2.13%**
2021-2022	3,449	576	**4,025**	**127,377**	**2.80%**
2020-2021	4,080	776	**4,856**	**123,352**	**3.44%**
2019-2020	2,625	482	**3,107**	**118,496**	**2.27%**
2018-2019	2,776	514	**3,290**	**115,389**	**2.48%**
2017-2018	2,670	712	**3,382**	**112,099**	**2.46%**
2016-2017	2,426	191	**2,617**	**108,717**	**2.29%**

Source: Australian Bureau of Statistics, Building Approvals, Australia (8731.0). Compiled and presented in profile.id by .id (informed decisions) and adapted by City of Greater Geelong

Note: *Houses - Detached buildings primarily used for long term residential purposes consisting of one dwelling unit. Includes detached residences associated with a non-residential building, and kit and transportable homes.

**Other - Buildings other than houses which are primarily used for long-term residential purposes. Other residential buildings includes: semi-detached, row or terrace houses or townhouses; and flats, units or apartments.

Based on the data above, of the 73,400 new homes forecast from 2016 to 2036 (the Settlement Strategy planning period), 24,452 have been provided up to 2022/23 with a further 48,948 required to 2036. The average annual dwelling change for the last 7 years is 2.55% per annum. This is close to the forecast annual dwelling growth from the 2.5 % population growth scenario in the Settlement Strategy.

LOCAL HOUSING STRATEGY

5.0

5.0 LOCAL HOUSING STRATEGY

The following chapter sets out a summary of the strategic planning work that has informed the existing residential development framework.

5.1 HOUSING DIVERSITY STRATEGY

The Housing Diversity Strategy (2007) aims to:

- Provide for the development of a range of housing types and densities in the City of Greater Geelong, to meet the City's existing and future housing needs;
- Provide certainty to the existing and future community with regards to where different housing types and densities will be generally supported or discouraged by Council; and
- Provide for the development of a sustainable overall urban structure in the City of Greater Geelong.

To do this the Strategy identified three housing change areas: key development areas, increased housing diversity areas and incremental change areas. These are mapped on Figure 7 below.

KEY DEVELOPMENT AREAS

Are large existing and future development areas that have the potential to accommodate significant amounts of new medium and higher density housing, including mixed use development.

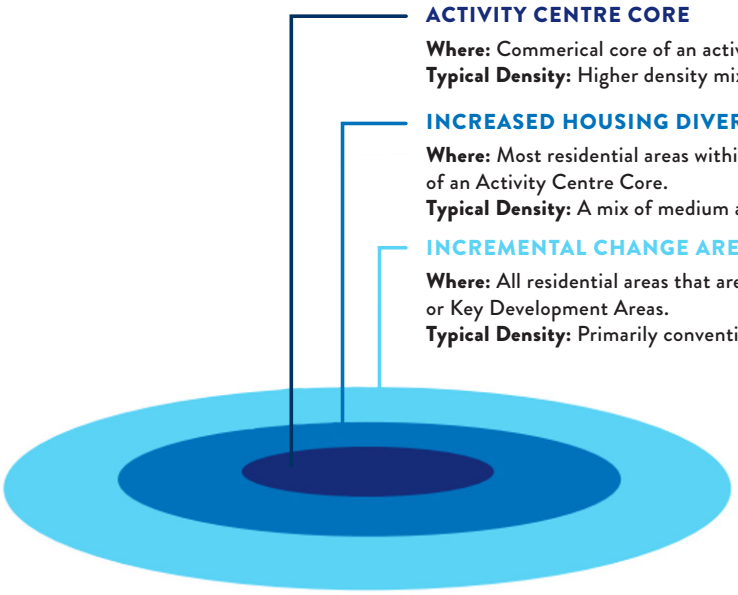
The Key Development Areas identified in the Housing Diversity Strategy were:

- Central Geelong;
- West Fyans Key Development Area;
- Waurn Ponds Key Development Area;
- Proposed Armstrong Creek Medium and Higher Density Housing Areas; and
- Other designed precincts in new residential areas.

INCREASED HOUSING DIVERSITY AREAS

Are areas where a mix of high, medium and conventional density housing are encouraged, with the density of development being highest within the commercial core of the activity centre area and lower at the edge of the area as shown by Figure 6.

F6. INCREASED HOUSING DIVERSITY AREA – HOUSING DENSITIES AROUND ACTIVITY CENTRES



ACTIVITY CENTRE CORE

Where: Commerical core of an activity centre or transport hub.
Typical Density: Higher density mixed use.

INCREASED HOUSING DIVERSITY AREA

Where: Most residential areas within 400m or 800m walking distance of the edge of an Activity Centre Core.
Typical Density: A mix of medium and conventional density housing.

INCREMENTAL CHANGE AREA

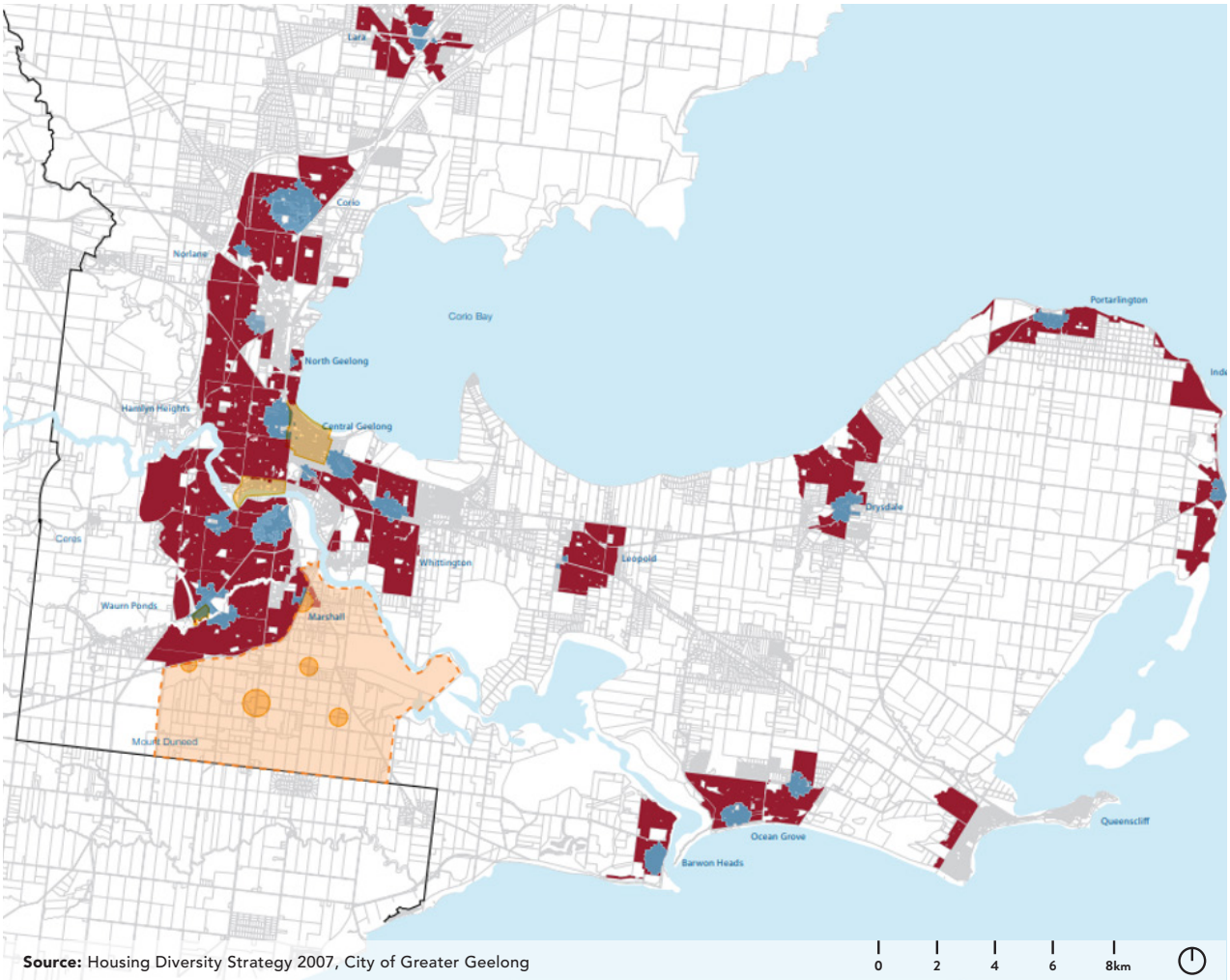
Where: All residential areas that are not defined as increased Housing Diversity Areas or Key Development Areas.
Typical Density: Primarily conventional density housing.

Source: Housing Diversity Strategy 2007, City of Greater Geelong

F7. HOUSING DIVERSITY STRATEGY - HOUSING CHANGE AREAS

INCREMENTAL CHANGE AREAS

Are residential areas where the majority of new development will be in keeping with Geelong's traditional suburban character. The Housing Diversity Strategy was implemented by amendment C129 in 2010.



Source: Housing Diversity Strategy 2007, City of Greater Geelong

KEY

- Increased Housing Diversity Areas
- Incremental Change Access
- Armstrong Creek Urban Growth Area
- Key Development Areas

5.2 AMENDMENT C129 – MSS REVIEW

Amendment C129 implemented the Housing Diversity Strategy and was approved in January 2010. The implementation included:

- Revising Clause 21.06 (Settlement and Housing) to reflect the HDS objectives and strategies:

  Manage urban consolidation and housing change across the municipality, by:

  - *Accommodating medium and high density housing in Key Development Areas (as designated in the Incorporated Document 'Key Development and Increased Housing Diversity Areas July 2009').*
  - *Maximising opportunities for housing within Increased Housing Diversity Areas (as designated in the Incorporated Document 'Key Development and Increased Housing Diversity Areas July 2009') by accommodating;*
    - *high density housing in the activity centres consistent with their primary commercial and retail role; and*
    - *medium density housing in residential areas with more intensive development being located closest to the core of activity centres.*

- Applying the R3Z to some HDS Incremental Change Areas including parts of Herne Hill, Hamlyn Heights, Newtown, Highton, Belmont and East Geelong as well as the coastal towns of Barwon Heads, Ocean Grove, Portarlington, Indented Heads and St Leonards
- Varying the Schedule to the R3Z to amend Standard B28 (Private open space)
- Removing Schedule 14 to the Design and Development Overlay (DDO14) from all IHDAs and KDAs as detailed in the 'Key Development Area and Increased Housing Diversity Areas' document
- Introducing a new Incorporated Document titled 'Key Development Area and Increased Housing Diversity Areas'.

5.3 REFORMED RESIDENTIAL ZONES (C300)

The reformed residential zones implemented by the State Government introduced the Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone, replacing the existing Residential 1, 2 and 3 Zones.

This change provided an opportunity for Council to clearly identify the preferred location for conventional, medium and high density housing. The 'Reformed Residential Zones Implementation Report' of 2014 looked at the purpose of each new zone and sought to apply them in the locations which best reflected Council's adopted Housing Diversity Strategy (as amended in 2008) and Council's MSS. An IHDA study was prepared for each of the IHDA's (see 'implementation report') and 'Preferred Future Character - Key Design Recommendations' were prepared.

The key changes were:

- Introduce the Residential Growth Zone (RGZ), General Residential Zone (GRZ) and the Neighbourhood Residential Zone (NRZ)
- Introduce a new Clause 22.63 (Increased housing diversity areas)
- Update the schedule to Clause 81.01 (Incorporated Documents) to recognise the revised Key Development Area and Increased Housing Diversity Areas, updated September 2013
- Change the discretionary maximum building height for a dwelling or residential building in the RGZ2 (Urban Areas) from 13.5m to a mandatory maximum height of 10.5m *(not supported by the C300 panel but ultimately approved)*
- Change the proposed zoning for land south-west of the Aberdeen Street/Shannon Avenue, Newtown activity centre from RGZ2 to GRZ2
- Change the proposed zoning for land at Aberdeen Street (generally bounded by Pakington, Skene and Cumberland Streets) from RGZ2 to NRZ2
- Change the exhibited Geelong West, Manifold Heights and Newtown Increased Housing Diversity Area (IHDA) boundary to reflect the proposed changes to the exhibited zoning for Newtown
- At Clause 21.06 Settlement and Housing, add a further work requirement to review the incremental change areas identified in the Housing Diversity Strategy to consider the application of the GRZ2 *(resulting in amendment C334)*
- Update Clause 22.63 Increased Housing Diversity Areas Policy to make further reference to building height and heritage areas.

The application of the three residential zones was as follows:

- Residential Growth Zone (RGZ): 11 percent
- General Residential Zone (GRZ): 87 percent
- Neighbourhood Residential Zone (NRZ): 2 percent

The translation of the existing housing framework to the reformed residential zones is summarised in the Table 7 on page 32.

GEELONG WEST/ NEWTOWN/ MANIFOLD HEIGHTS FURTHER WORK AREA

This further work occurred post the directions hearing for amendment C300. It included detailed character assessments to help determine the best zone to address submissions and Councillor notice of motion.

As a result, two further areas were identified for the NRZ:

- NRZ2 Urban Preservation Areas (Newtown & Drumcondra)
- NRZ3 Geelong West

At the time this work was completed there was no character objectives included on the zone schedules, however, the character work was completed as part of the amendment.

The extract on the page below is from the Geelong West/ Newtown/ Manifold Heights Further Work Area Report presented at the C300 Panel in support of Council's recommendations.

Amendment C300 was gazetted on 13 November 2014.

T7. TRANSLATION OF THE EXISTING HOUSING FRAMEWORK TO THE REFORMED RESIDENTIAL ZONE

EXISTING HOUSING POLICY (LOCAL PLANNING POLICY FRAMEWORK AND ADOPTED HOUSING DIVERSITY STRATEGY)	RECOMMENDED NEW ZONE
Key Development Areas	**Residential Growth Zone (RGZ)** Zone Schedules for local variations:
Increased Housing Diversity Areas	• General (RGZ1) • Urban Areas (RGZ2) • Coastal Areas (RGZ3)
Residential Areas - Residential 1 Zone	**General Residential Zone (GRZ)** Zone Schedule for local variations:
Incremental Change Areas - Residential 3 Zone	• General (GRZ1) • Incremental Change Areas (GRZ2)
Incremental Change Areas - Newtown and Drumcondra (Unique character)	**Neighbourhood Residential Zone (NRZ)** Zone Schedule for local variations:
Development Constraints - North Shore (Environmental Significance Overlay)	• North Shore (NRZ1) • Incremental Change Area - Newtown and Drumcondra (NRZ2)

Source: City of Greater Geelong

5.3 REFORMED RESIDENTIAL ZONES (C300)

PREFERRED FUTURE CHARACTER - KEY DESIGN RECOMMENDATIONS

- Retain the identified heritage buildings and Newtown Hill Heritage Area, Latrobe Terrace Shops Heritage Area, Chilwell and Saffron Street'Heritage Area, Aberdeen Heritage Area, George and Skene Streets Heritage Area, Aphrasia Street Heritage Area, Girton Crescent Heritage Area, Lawton Avenue Heritage Area, Pakington Street Commercial Heritage Area, Villa- manta Street Heritage Area, Eyre Heritage Area, Hermitage Heritage Area, Williams and Margaret Streets Heritage Area, Shannon Avenue Heritage Area, Clarkes Hill Heritage Area, Bareena Estate Heritage Area, Mercer's Hill Heritage Area, Cairns Avenue Heritage Area, Fairview Avenue Herit- age Area, Bona Vista Heritage Area, Ballinasloe Heritage Area, Great Westem Road Heritage Area, Milton Heritage Area, Pineville Heritage Area, and Waterloo Heritage Area by ensuring adjacent dwellings respect the form, scale and materials of the buildings and streetscapes;
- Ensure dwellings sit within the landscape and allow for sharing of distant views to the Barwon River (particularly from Newtown), Corio Bay (particu- larly from Manifold Heights), the sea and CBD;
- Encourage a balance between roof tops and vegetation in long distance views of the town from Manifold Heights and Newtown west of Shannon Avenue;
- In Geelong West and Newtown avoid flat roof forms that will interrupt the rhythm of the streetscape.
- In Newtown west of Shannon Avenue encourage buildings to include low pitched dominant roof forms.
- Encourage the use of lighter looking building materials and finishes (i.e. particularly timber and other non-masonry cladding or rendered brickwork);
- Avoid exposed brick in a street with predominantly timber dwellings.
- Encourage recessive elements for buildings three storeys or more;
- In Newtown west of Shannon Avenue ensure buildings are off-set from side boundaries;
- Encourage development within 100 metres of the activity areas along Pakington Street and Shannon Avenue to be adaptable for potential future use other than residential;
- Encourage the planting of trees where possible;
- Encourage low or no front fencing only where this occurs. Avoid fencing in other areas.

5.4 LOW DENSITY RESIDENTIAL ZONE REVIEW (C309)

This amendment reviewed LDRZ land in the municipality due to the residential zone reforms in 2013 that included amending the Low-Density Residential Zone (LDRZ) to allow a reduction in the minimum lot size from 0.4 hectares to 0.2 hectares in areas where sewer is available. The 'Low Density Residential Zone Review' was prepared which considered if these changes were appropriate in Greater Geelong.

The LDRZ is generally applied to areas on the fringes of existing townships in the municipality that are constrained for conventional residential development by environmental or infrastructure limitations, particularly drainage. Of the 19 LDRZ precincts, 15 had access to sewer. The review found that there were significant drainage issues within many of the LDRZ areas and a reduction in lot size to 0.2 hectares to all sewered precincts was not appropriate. Other issues affecting the further subdivision of LDRZ areas included flooding and the potential loss of significant vegetation. Only 5 precincts were recommended to have the minimum subdivision area reduced to 0.2 hectares.

Specific changes include:

- Amending clause 22.04 *Discretionary Uses in Rural Living and Low Density Residential Zones* to change the clause title to *Use and Development in Rural Living and Low Density Residential Areas*, widen the application of the local planning policy, and add a new objective and policy affecting low density residential subdivision;
- Amending the existing unnumbered schedule to clause 32.03 Low Density Residential Zone to Schedule 1. Schedule 1 will continue to specify a minimum subdivision area of 4,000sqm;
- Inserting a new schedule 2 to clause 32.03 to specify a minimum subdivision area of 2,000sqm;and
- Amending planning scheme maps to rezone existing LDRZ land to either LDRZ1 or LDRZ2.

This amendment has been approved and was gazetted on 21 May 2015.

5.5 RESIDENTIAL CHARACTER STUDY 2001

Residential Character brochures were developed as part of the Residential Character Study in 2001 and were used to inform the Housing Diversity Strategy. They were removed as a reference document from the scheme under C300.

The precincts defined in the Residential Character Study were quite broad and within each precinct there were some areas of differing residential character. Assessing the impact of residential development on neighbourhood character relies on the findings of more detailed character assessments undertaken as part of the planning permit application process for a development. Officers also apply the Planning Practice Note 43: Understanding Neighbourhood Character (2018 updated 2023), prepared by the Department of Infrastructure to understand neighbourhood character.

5.6 PPN43: UNDERSTANDING NEIGHBOURHOOD CHARACTER

Describing neighbourhood character requires a qualitative assessment and the exercise of judgement about which features and characteristics determine the neighbourhood character of an area.

Respecting neighbourhood character does not mean limiting the scope of design interpretation and innovation, or mimicry or pattern book design. Instead, it means designing the development to respond to the features and characteristics identified in the neighbourhood.

Depending on the neighbourhood, there are 2 broad approaches to respecting character:

- respecting the scale and form of surrounding development
- respecting the architectural style of surrounding development.

This approach is used to assess character when assessing development applications.

5.7 INCREMENTAL CHANGE AREA REVIEW – GARDEN CHARACTER 2015 (AMENDMENT C334)

In adopting Amendment C300, Council resolved to undertake further work to identify locations that exhibited a garden character where incremental change would occur. Accordingly, Amendment C300 introduced Clause 21.06-6 into the MSS, identifying the need to: *'Undertake further work to review the implementation of areas identified for incremental change in the Housing Diversity Strategy, to consider the application of General Residential Zone Schedule 2.'*

Amendment C334 is based on the further work identified following consideration of C129 and C300 to the Greater Geelong Planning Scheme.

This further work consisted of the *'Incremental Change Area Review 2015'* which assessed existing GRZ1 land to determine if there were areas which had a defined 'garden character'. It recommended these areas be rezoned GRZ2 to accommodate only moderate residential growth.

Areas with 'garden character' have the following features:

- Space around buildings including buildings being offset from property boundaries.
- Street appeal i.e. presence of street trees and nature strips
- Lack of garaging or garaging being sited at the rear.
- Small building footprints resulting in low site coverage.
- Mature private gardens
- Environmental factors including retention of existing vegetation.

These were established via a two-stage assessment process:

(II) STAGE 1 ASSESSMENT – ESTABLISHING POTENTIAL GARDEN CHARACTER.

The Planning Scheme does not include a definition for 'garden character', however an objective of Clause 21.06-4 – Neighbourhood Character is to protect areas of significant garden character. The desktop review of the study area established the criteria or elements needed for an area to be considered to have a potential garden character.

Five elements were identified that were considered to contribute towards an area having a potential garden character. The elements were:

- Building age – construction pre 1965
- Development pressure for medium density housing
- Lot size – between 500 square metres and 800 square metres
- Site coverage – less than 30 per cent
- Street tree density – greater than nine trees per hectare.

From this initial assessment, 75 areas were identified as exhibiting 'garden character' elements.

(III) STAGE 2 ASSESSMENT – FURTHER INVESTIGATION AREAS

To further refine whether the identified areas had a garden character, each area was visited. During this qualitative assessment the following characteristics were observed:

- Setting or space around buildings, providing an opportunity for planting
- Presence of on-site vegetation or an established garden
- Condition and appearance of buildings including the approximate age of the buildings
- Presence of a nature strip and footpath
- Presence of street trees (whether new or established plantings).

For an area to have 'garden character' it needed to exhibit all of the above elements.

Garden character was identified in:

- Bell Post Hill – bounded by Geelong Ring Road, Edison Road, Anakie Road and the southern boundary of lots on the south side of Neil Street.
- North Geelong – bounded by Kildare Street, Kerr Street, Thompson Road, Victoria Street and the eastern boundary of lots on the east side of Giddings Street.
- Newcomb – bounded by Boundary Road, Portarlington Road, Helms Street, Erwin Reserve and the boundary of the Residential Growth Zone (to the south).
- Point Lonsdale – bounded by Shell Road, Fellows Road, the Lonsdale Golf Club and the western boundary of adjoining land contained in Schedule 1 of the General Residential Zone

The inclusion of these areas into GRZ2 added an additional 3 per cent of land to GRZ2 (23 to 26% from C300) and reduced the share of GRZ1 to 74%.

GRZ1 is described as 'General Residential Areas' and GRZ2 as 'Incremental Change Areas'.

The amendment was gazetted on 9 June 2016.

GRZ2 was back zoned to NRZ8 as part of GC172 in 2020.

5.8 GC172 DECEMBER 2020 – ADDRESSING INCONSISTENT ZONE HEIGHTS

In March 2017 the State Government introduced the current suite of residential zones. This included changes to height controls and the introduction of a minimum garden area to the neighbourhood (NRZ) and general (GRZ) residential zones.

The City had two zone schedules that were inconsistent with the minimum height provision that needed to be addressed, if the City did not come up with strategic position the zone would default back to the parent zone heights:

- General Residential Zone Schedule 2 (GRZ2) - Incremental Change Area: 9 metres would increase to 11 metres.
- Residential Growth Zone 2 (RGZ2) – Urban Increased Housing Diversity Areas: 10.5 metres would increase to 13.5 metres.

To maintain the housing framework established in the Housing Diversity Strategy and subsequent housing policy and maintain the building heights as close as possible to the existing height limits the preferred option was to:

A. Back zone the General Residential Zone 2 areas in urban Geelong to Neighbourhood Residential Zone 8:

a. maintain the 9m maximum height limit;

b. maintain the existing additional open space and landscape requirements will be maintained to differentiate from the other GRZ areas; and

B. Back zone the Residential Growth Zone 2 areas to a new General Residential Zone 4:

a. unavoidable small increase in building height limit from 10.5 metres to 11 metres;

b. all other variations in existing zone schedules (open space, site coverage, front setbacks) will be transferred from the RGZ to deliver housing change and diversity in these areas and to differentiate from the other GRZ areas;

c. exempt the garden area requirement.

Changes were made to the residential zones in urban Geelong under amendment GC172 by the Minister for Planning on 23 December 2020.

The approved amendment was generally in line with the March 2020 Council resolution except for exempting the garden requirement in the new GRZ4 for increased housing diversity areas and applying character objectives in the NRZ8. This has resulted in conflicting provisions relating to site coverage and garden area requirements in the GRZ4/IHDAs. The amendment did not include any transitional arrangements causing significant issues for existing applicants at the time.

5.9 SETTLEMENT STRATEGY 2020

The preparation of the Settlement Strategy was proceeded by a series of background papers and consultation along with detailed policy, lot supply and demographic research. The purpose of the Strategy is:

- to analyse future housing needs and trends
- to develop a clear policy framework that will guide planning and decision-making and
- to help us meet Greater Geelong's future housing needs.

The Settlement Strategy was introduced into the scheme via amendment C395 which was gazetted on 6 May 2021.

The following points are a summary of some of the key findings in the Settlement Strategy:

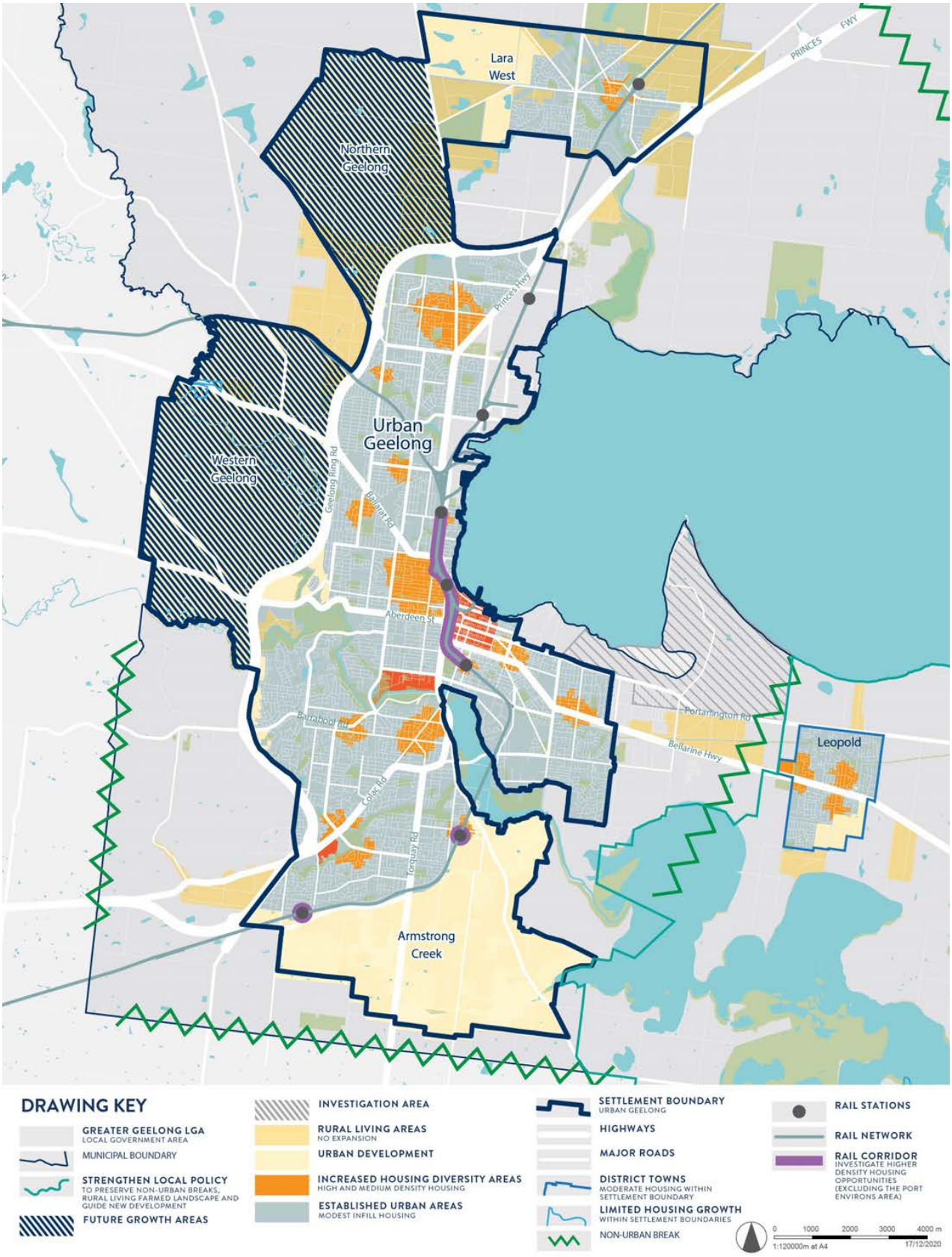
HOUSING SUPPLY, DEMAND & CAPACITY

- From 2006–2016, just over one quarter of all new housing in urban Geelong came from small-scale, dispersed infill development, within established suburbs.
- Most housing supply has been from greenfield land.
- It is estimated that almost 75 percent of Greater Geelong's dwelling requirements will be met from greenfield and major infill residential development.
- It is likely that the percentage of dwelling stock coming from dispersed infill and higher density redevelopment (such as in Central Geelong) will increase as Geelong's population grows.
- Housing capacity for established areas is influenced not only by planning policies, but also by housing preferences (for detached houses versus town houses and apartments) and by relative property prices – that is, whether the price premium for detached housing in desirable established areas become high enough to make redevelopment for alternative forms of housing viable.
- While the potential years of supply in established areas has not been calculated, the overall assessment is that capacity constraints will not set a limit on the share of future housing demand met by urban consolidation – if the demand is there, the capacity can be found.
- A range of scenarios have been prepared to project population and the equivalent housing demand.
- Geelong can meet its 15 year housing supply requirement.

URBAN CONSOLIDATION & HOUSING DIVERSITY

- Increase the contribution of urban consolidation to Geelong's total housing needs from approximately 35 per cent, to 50 per cent.
- The current policy and zoning regime has substantial capacity for small-scale, scattered, infill housing and could support a significant uptake in medium and higher density development.
- To increase the percentage of new housing in established areas will require both scattered, small-scale, dispersed infill and a substantial upturn in medium/higher density apartment-type development.
- Restricting the greenfield market to 'force' consolidation could impact on housing supply and affordability overall.
- Central Geelong seeks to have 16,000 people living in Central Geelong by 2050. (In 2016 central Geelong had 2,518 residents)
- Building capacity, including transit orientated development (high quality, mixed use, pedestrian orientated development) around train stations is a key directive but of equal importance is securing bus services that effectively link with train stations and other key destinations such as central Geelong.
- Investigate a 'rail corridor precinct' approach to infill opportunities from North Geelong Station through to Waurn Ponds.
- Continue to invest in 'place making' activities – that is amenity and local facility improvements – in urban renewal areas, key development and increased housing diversity areas and activity centres.

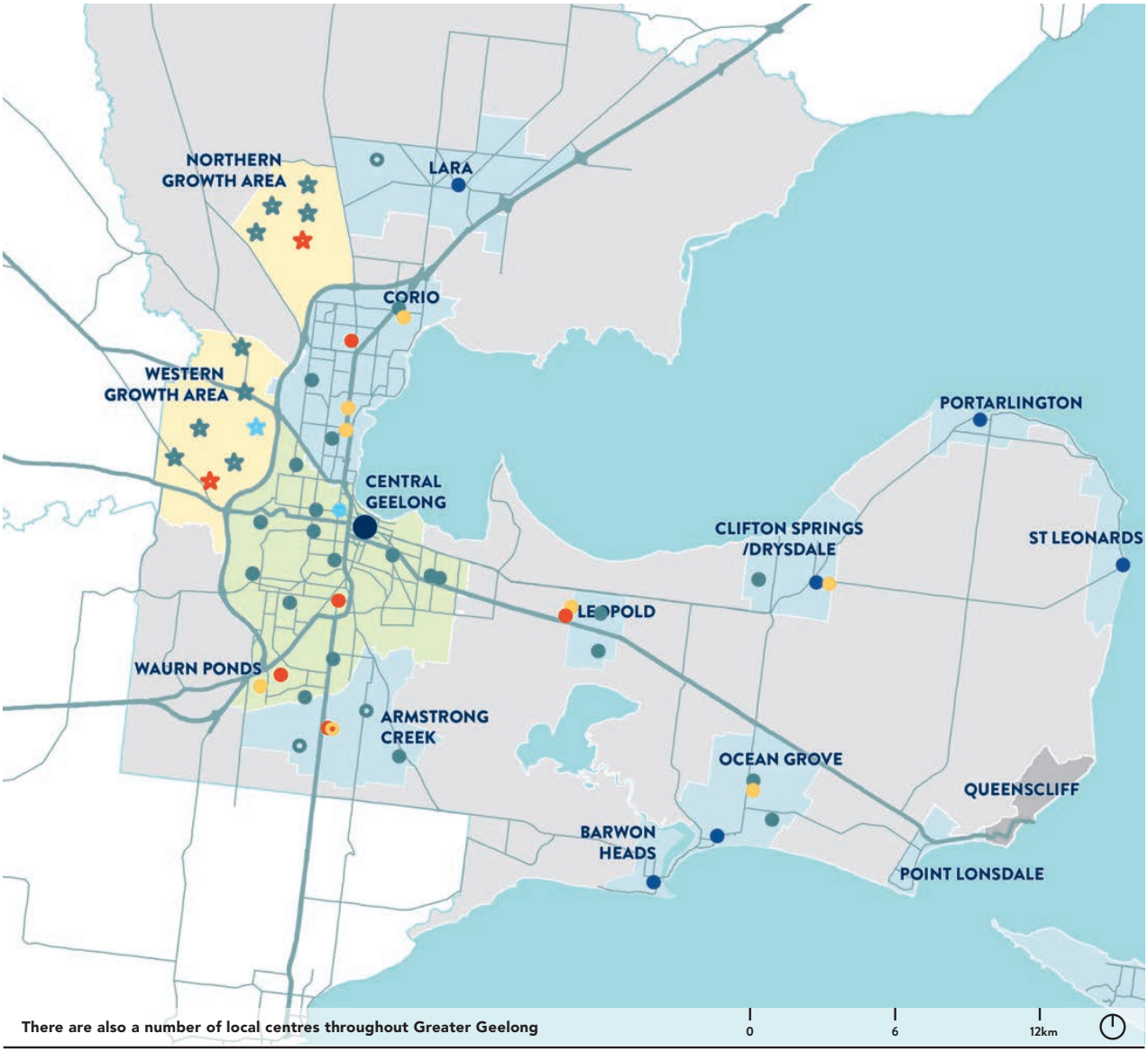
F8. HOUSING FRAMEWORK PLAN (SETTLEMENT STRATEGY 2016-2036, CITY OF GREATER GEELONG)



5.10 RETAIL STRATEGY 2020

The updated retail strategy confirmed the hierarchy of retail centres (activity centres) upon which the IHDAs are based:

F9. HIERARCHY OF RETAIL CENTRES



Amendment C393 was approved by the Minister for Planning on 20 May 2021

5.11 GENERAL RESIDENTIAL ZONE SCHEDULE 4 AND NEIGHBOURHOOD RESIDENTIAL ZONE SCHEDULE 8 CHANGES 2021 (C426)

Officers submitted amendment C426 on 5 March 2021 to address the garden area conflict caused by the introduction of GC172. It was requested the garden area be exempt under General Residential Zone 4 in line with the adopted council position and to be consistent with the previous RGZ2.

On 10 October 2022 the Minister for Planning advised they would not intervene in this matter. As a result of this decision, Amendment C426 was abandoned and the existing zone provisions remain in place.

This means there is no differentiation between the garden area requirement between increased housing diversity areas under GRZ4 and the other GRZ areas despite the site coverage being increased to 70% from the standard 50% or 60% in the GRZ4 to encourage higher intensity and more diverse housing. The exemption of the garden area was aimed to ensure the IHDAs can continue to facilitate increased housing density and diversity under the GRZ4.

This amendment also sought to add character objectives to the new NRZ8 and GRZ4 based on the garden area character set out in amendment C334 and the local policy for increased housing diversity areas established under C300. At the time of C334 and C300 there was no opportunity to add character objectives in the zone schedule even though these amendments included detailed character studies.

GRZ4 proposed character objectives based on C300:

- *To evolve the character of these areas through more intensive development.*
- *To ensure that the density, mass and scale of residential development is appropriate to the location, role and character of the specific IHDA.*
- *To ensure the development makes a positive architectural and urban design contribution to the IHDA.*

NRZ8 proposed character objectives based on C334:

- *To provide adequate space for garden areas as part of any development consistent with the identified garden character of these areas.*

As it stands there are no character objectives in either schedule.

5.12 THE CENTRAL GEELONG FRAMEWORK PLAN (C431)

The Central Geelong Framework Plan (CGFP) sets a clear vision over the next 30 years to guide growth and development to support 60,000 jobs and 16,000 residents in Geelong's city centre by 2050.

The CGFP has come out of the Revitalising Central Geelong Action Plan (2016), which set out initiatives designed to "turn central Geelong into a magnet for new jobs and growth". A key action of the Plan was to review ACZ1 to ensure it supported the appropriate growth and development of Geelong's city centre.

The relevant objectives include:

- Create diverse housing choice to accommodate 16,000 residents.
- Provide adequate social and affordable housing to meet the needs of a growing community.

The relevant strategies are:

- Provide an additional 700,000 square metres of new residential floor space to support a resident population of 16,000 people by 2050.
- Provide for a diverse range of residential and accommodation types and sizes in strategic locations.
- Prioritise residential and accommodation uses in the Station, West Village, York and Bayview Village precincts.
- Facilitate student accommodation for domestic, interstate and international students, prioritising the Station and West Village precincts.

Amendment C431 updated the Activity Centre Zone (ACZ1), applied/updated a number of Design and Development Overlays to introduce built form objectives, rezoned land, updated maps and introduced the Central Geelong Framework Plan (2022) as a background document. This area is a Key Development Area.

The amendment was gazetted on 1 March 2023.

5.13 PLACE BASED HOUSING STRATEGIES

5.13.1 SALEYARDS PRECINCT PLAN, NORTH GEELONG (AMENDMENT C434)

The former Geelong Saleyards site alongside the former Target head office (combined area of ~11 hectares) was strategically identified as a mixed-use development site incorporating residential development by Council in 2018. The site is well located to the Pakington Street activity centre, central Geelong and the North Geelong Railway Station. The Saleyards Precinct Plan (2021) guides the redevelopment of the site to an urban village accommodating between 1,000 and 1,300 residents in predominantly 4 to 6 storey buildings.

The amendment rezoned the land from Industrial Zone 1 to Comprehensive Development Zone Schedule 4 and incorporates the Saleyards Comprehensive Development Plan, May 2022 (CDP).

This area is a Key Development Area.

This amendment was gazetted on 29 June 2023.

5.13.2 SOUTH GEELONG STATION UDF

The South Geelong Stations UDF was adopted by Council in September 2022 and will proceed to planning scheme amendment in early 2024.

The UDF looks at the area around the South Geelong Train Station for higher density housing potential. It was identified for further investigation in the Settlement Strategy. The UDF identifies 2 key development opportunities around the train station and the Moorabool Street commercial area and allows up to 6-7 stories, amends the IHDA and updates and extends heritage overlays. It also updates the residential zones to reflect the substantial, incremental and minimal change areas.

5.13.3 PAKINGTON STREET AND GORDON AVENUE UDF

The final Pakington Street and Gordon Avenue UDF is yet to be adopted by Council. The interim report identifies three distinct precincts; the Heritage Core, Pakington North, and Gordon Avenue and provides recommendations, urban design strategies, and guidelines and controls for future development. The vision is over the next 25+ years, the Pakington Street (Geelong West) and Gordon Avenue area will be a vibrant, compact and thriving urban village that is a place of Inclusion, opportunity and for people.

5.14 BELLARINE PENINSULA DISTINCTIVE AREA AND LANDSCAPE

The Bellarine Statement of Planning Policy (SPP) was approved by the State Govt in August 2023.

Background technical reports were prepared on settlement, township character and landscape which informed the final SPP.

Housing change areas have been identified and mapped (maps 9-16) in the SPP settlements section. The housing change areas are summarised as follows:

- Substantial Change – IHDA District Towns
- Incremental Change – IHDA Villages
- Incremental Change – residential areas
- Minimal Change – low density, rural living, environmentally sensitive areas

Changes to zones and schedules have been identified in the technical reports that informed the SPP. Identifying appropriate zones will form part of the implementation plan being prepared by the State government and for this reason no changes to zones are proposed as part of this local policy review.

The implementation will need to address the zoning height issues for the RGZ schedules 2 & 3 and GRZ schedule 2 that were addressed via amendment GC172 in urban Geelong.

HERITAGE, ENVIRONMENTAL, LANDSCAPE AND LAND CAPABILITY CONSTRAINTS

6.0

6.1 SPECIAL CHARACTERISTICS AND CONSTRAINTS

Numerous amendments have been prepared to identify, manage, and protect special characteristics and constraints such as flooding, inundation, bushfire, heritage, landscapes and vegetation. This is done via the application of overlays.

While some of these overlays constrain development and reduce the opportunity for infill others seek to manage development outcomes and incremental infill development is still possible.

6.1.1 HERITAGE STUDIES AND AMENDMENTS

The studies listed below have resulted in around:

- 83 heritage areas (incorporated documents)
- around 2,000 listings the schedule to the Heritage Overlay
- over 11,000 properties currently included in Heritage Overlays

STUDIES

- Ashby Heritage Review, Stage 2, 2009, Adopted January 2010, prepared by Dr David Rowe and Wendy Jacobs.
- Ashby Heritage Review, Stage 2, 2009, Adopted January 2010, prepared by Dr David Rowe and Wendy Jacobs.
- Bellarine Heritage Study, Volumes 1-3, prepared by Huddle, Howe, Lewis and Francis for the City of Greater Geelong, (1996).
- Belmont Heritage Areas Report, Volume 1, 2 & 3 prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd & peer reviewed by Wendy Jacobs, Architect & Heritage Consultant.
- City of Geelong West Urban Conservation Study, Volumes 1-2, prepared by Huddle, Aitken and Honman for the City of Geelong West, (1986).
- City of Greater Geelong Heritage & Design Guidelines (1997).
- City of Newtown Urban Conservation Study, Volumes 1-4, prepared by Context Pty Ltd for the City of Newtown, (1991).
- City of Newtown Urban Conservation Study, Volumes 5(a) and 5(b), prepared by Richard Peterson for the City of Greater Geelong, (1997).
- Geelong City Urban Conservation Study, Volume 1, prepared by Graeme Butler for the City of Geelong, (1993).
- Geelong City Urban Conservation Study, Volume 4(a), prepared by Helen Lardner for the City of Greater Geelong, (1995).
- Geelong City Urban Conservation Study, Volumes 2-5, prepared by Graeme Butler for the City of Geelong, (1991).
- Geelong Region Historic Buildings and Objects Study Volumes 1-3, prepared by Allan Willingham for the Geelong Regional Commission, (1986).
- Greater Geelong Outer Areas Heritage Study, Volume 1 (excluding Belmont precincts) and Volume 2, prepared by Authentic Heritage Services Pty Ltd (2000).
- Newtown Heritage Study, Volumes 1-3, Adopted July 2009, prepared by the City of Greater Geelong (2008).
- Newtown West Review 2016, prepared by Dr David Rowe: Authentic Heritage Services & Wendy Jacobs, Architect & Heritage Consultant

As part of the South Geelong Heritage Assessment (2022) under the South Geelong Urban Design Framework an additional 193 properties are recommended for inclusion within a Heritage Overlay.

The heritage overlays were considered under C129 and C300 when determining key development areas, increased housing diversity areas and incremental change areas. The presence of a heritage overlay did not necessarily rule out a places inclusion in an IHDA. For example, parts of Geelong West, East Geelong and Belmont have HOs in the IHDA. There is a local policy to provide guidance on heritage places in the IHDA.

The maps in Appendix 1 show the extent of the heritage overlay in Greater Geelong.

6.1.2 INDUSTRIAL BUFFERS

A constraint identified in C300 was the North Shore residential precinct which is located in close proximity to the Geelong Port. At that time the NRZ restricted the number of dwellings to two and this was considered appropriate in this situation. The area is covered by ESO5 - North Shore - Port of Geelong Environs. This overlay manages potential conflicts between land in the port environs and the adjoining Port of Geelong. Land within this overlay should not be developed for any purpose that might compromise the long-term protection and expansion of port operations, infrastructure, and associated storage facilities.

F10. NORTH SHORE ZONED NEIGHBOURHOOD RESIDENTIAL WITH ENVIRONMENTAL SIGNIFICANCE OVERLAY 5



Source: Greater Geelong Planning Scheme

6.1.3 FLOOD, LAND SUBJECT TO INUNDATION AND SPECIAL BUILDING OVERLAYS

A number of flood and stormwater studies have also informed the nomination of housing change areas.

- Amendment C265 Flooding Overlays - Corio, Newcomb, Whittington and Portarlington East
- Amendment C266 (Parts 1 & 2) Special Building Overlays to Canterbury Road West Lara
- Amendment C335 Highton Drainage/Flood Study
- Amendment C394 - Land Subject to Inundation Overlay - Bellarine Peninsula and Corio Bay

The maps in appendix 2 show the extent of these constraints. Where these can be managed, they have not restricted the application of a KDA or IHDA. These include:

- Corio IHDA – SBO
- Hamlyn Heights IHDA – SBO
- Geelong West IHDA – SBO
- Newcomb IHDA – SBO
- Belmont – SBO

6.1.4 BUSHFIRES

See Appendix 3 for the extent of the bushfire overlays. These overlays do not apply to residential zones in urban Greater Geelong.

6.1.5 ENVIRONMENT, SIGNIFICANT LANDSCAPE, VEGETATION

See Appendix 4 for the extent of environmental overlays. These overlays do not typically apply to residential zones in urban Greater Geelong.

APPLYING HOUSING CHANGE AREAS TO THE EXISTING RESIDENTIAL DEVELOPMENT FRAMEWORK

7.0

7.0 APPLYING HOUSING CHANGE AREAS TO THE EXISTING RESIDENTIAL DEVELOPMENT FRAMEWORK

Identifying housing change areas helps prioritise competing housing and neighbourhood character objectives arising out of local strategic work. Identifying housing change areas provides certainty to the community about where growth and intensification will occur, where valued neighbourhood character will be either respected or protected and where development is constrained by other characteristics or values.

The residential development framework is based on the strategic work summarised in Chapter 5. This strategic work has been informed by the following key considerations:

1. Does the area have good access to employment, local shopping & services and transport choices?
2. Does the area have identified unique neighbourhood character?
3. Does the area have existing landscape or environmental character/constraints?
4. Are there any known risks or constraints identified that could impact an area?
5. Is the area identified for growth and change in a policy or strategy?

This section looks at how the existing framework can be aligned to substantial, incremental, and limited change areas in accordance with PPN 90. This does not require any changes to the existing housing hierarchy or changes to the application of residential zones, rather it seeks to apply the substantial, incremental and limited housing change categories to the existing framework to better align the framework with the PPF. It also looks at how the character work that has been previously completed can be applied to zone schedules and character objectives.

7.1 ALIGNING THE EXISTING HOUSING FRAMEWORK TO HOUSING CHANGE AREAS

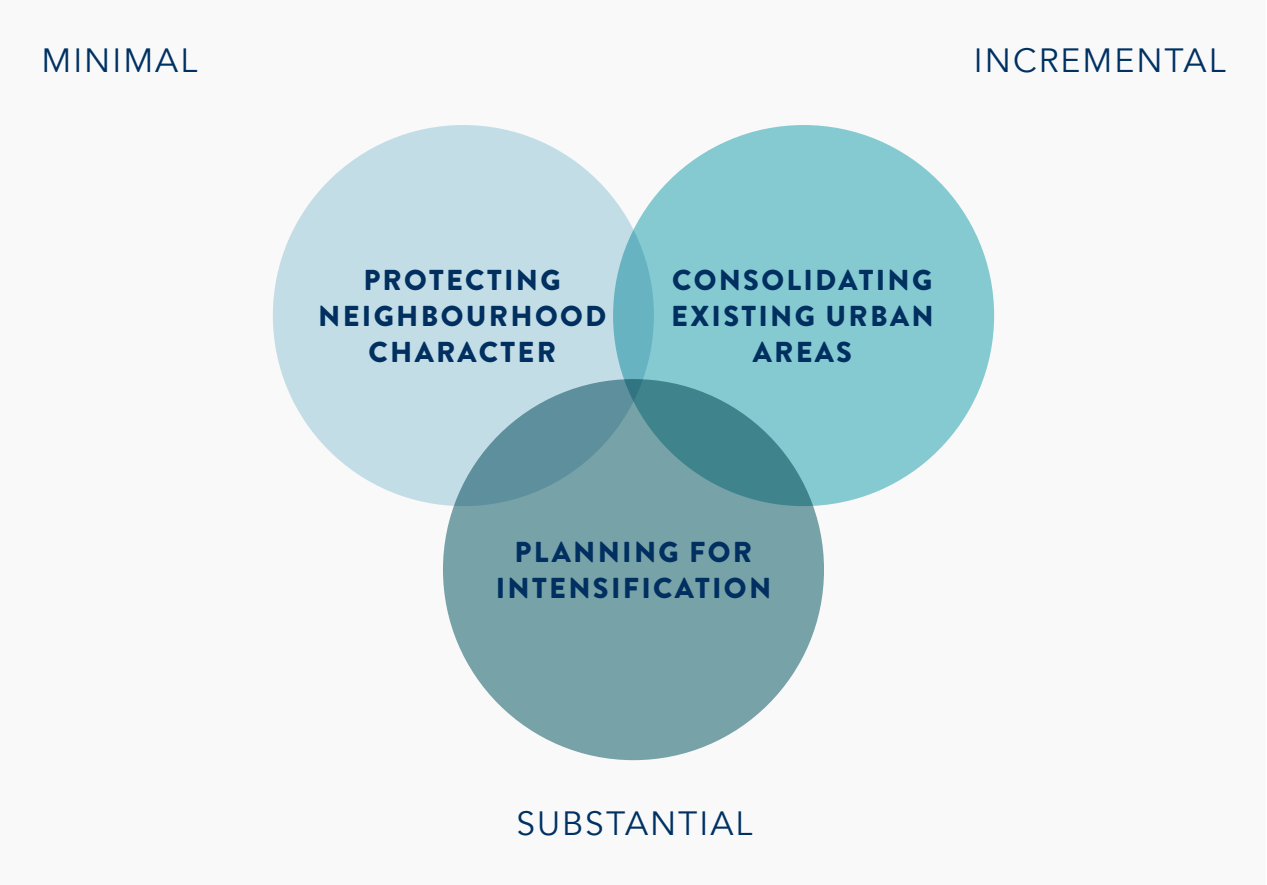
Greater Geelong has strategically identified where intensification should occur through the designation of Key Development Areas, Increased Housing Diversity Areas and other place-based strategies such as the South Geelong Train Station UDF and the Geelong Saleyards Master Plan.

The majority of the municipality is identified for dispersed infill development that respects the neighbourhood character, consolidating existing urban areas. A small number of areas have been identified as having constraints or unique neighbourhood character attributes, identified by the application of overlays to manage or protect these characteristics.

As previously noted, there are no changes to residential zones proposed. The existing zones can be aligned with the housing change areas set out in PPN90.

Based on the housing framework the level of housing change can be determined, see below:

F11. HOUSING CHANGE AREAS AND A RESIDENTIAL DEVELOPMENT FRAMEWORK



Source: Planning Practice Note 90: Planning for housing, DTP July 2023 – updated October 2023

T8. ALIGNING HOUSING CHANGE AREAS AND RESIDENTIAL ZONES

The table below shows multiple zones can be used to align with housing change areas, with the exception of the LDRZ.

ZONE	MINIMAL	INCREMENTAL	SUBSTANTIAL
Low Density Residential Zone	✓		
Mixed Use Zone		✓	✓
Township Zone	✓	✓	
Residential Growth Zone		✓	✓
General Residential Zone		✓	✓
Neighbourhood Residential Zone	✓	✓	

Source: PPN91

T9. THE ROLE AND APPLICATION OF THE RESIDENTIAL ZONES

The role and application of zones is as follows:

RESIDENTIAL ZONE	ROLE AND APPLICATION
Clause 32.03 - Low Density Residential Zone (LDRZ)	Applied to areas on the fringe of urban settlements and townships with reticulated sewerage (0.2 ha minimum) or without reticulated sewerage (0.4 ha minimum) to ensure lots remain large enough to treat and retain all wastewater but small enough to be maintained without the need for agricultural techniques or equipment.
Clause 32.04 - Mixed Use Zone (MUZ)	Applied to areas suitable for a mixed-use function, including a range of residential, commercial, industrial and other uses. Suitable for areas identified for residential development at higher densities including urban renewal and strategic redevelopment sites.
Clause 32.05 - Township Zone (TZ)	Applied to small towns with no specific structure of residential, commercial and industrial land uses.
Clause 32.07 - Residential Growth Zone (RGZ)	Applied to areas suitable for housing diversity and housing at increased densities in locations offering good access to services, jobs and public transport, and to provide a transition between areas of more intensive use and development such as activity centres and other residential areas.
Clause 32.08 - General Residential Zone (GRZ)	Applied to areas where housing development of three storeys exists or is planned for in locations offering good access to services and transport.
Clause 32.09 - Neighbourhood Residential Zone (NRZ)	Applied to areas where there is no anticipated change to the predominantly single and double storey character. Also, to areas that have been identified as having specific neighbourhood, heritage, environmental or landscape character values, that distinguish the land from other parts of the municipality or surrounding area.

Source: PPN91

7.1 ALIGNING THE EXISTING HOUSING FRAMEWORK TO HOUSING CHANGE AREAS

The objectives of the residential zones include:

LOW DENSITY RESIDENTIAL ZONE OBJECTIVES

- To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

NEIGHBOURHOOD RESIDENTIAL ZONE OBJECTIVES

- To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

GENERAL RESIDENTIAL ZONE OBJECTIVES

- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

RESIDENTIAL GROWTH ZONE OBJECTIVES

- To provide housing at increased densities in buildings up to and including four storey buildings.
- To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.
- To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.
- To ensure residential development achieves design objectives specified in a schedule to this zone.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

The proposed alignment of change areas to the housing framework and existing application of the residential zones is generally consistent with PPN90.

The exception to this would be the GRZ1 which was historically applied to newer housing areas with no identified specific neighbourhood character values. These areas are predominantly 1 and 2 stories and have not been 'planned' for 3 storey development. For this reason, it is recommended some design guidance is provided for 3 storey development in the GRZ schedules 1-3 (excluding the IHDAs – schedule 4). Details of the proposed changes are outlined in Section 8.

The RGZ purpose best aligns with the purpose of the IHDA. Section 5.8 outlines amendment GC172 where the RGZ was back zoned to the GRZ to deal with height issues. This changed the purpose of the zone from more intensive development in the RGZ to a bigger focus on neighbourhood character in the GRZ. Recommendations are being proposed to resolve some of the tensions between the purpose of the IHDA and the purpose of the GRZ which include character objectives supporting an evolving character in the IHDAs GRZ schedule 4 and the removal of the garden area requirement to reduce the conflict with the higher site coverage allowance. Details of the proposed changes are outlined in Section 8.

Table 10 sets out where zone objectives may or must be specified. The strategic work that considered zone application outlined in section 5 of this report hard regard to neighbourhood character. However, these amendments were done at a time when there were no character objectives included in the zone schedules. As part of this PPF review it is recommended the character work undertaken to inform the application of zones be used to develop objectives for any NRZ and GRZ schedules that do not currently have character objectives nominated. The proposed draft character objectives can be found in Section 8.

T10. OPERATION OF LOCAL OBJECTIVES

ZONE	OPERATION OF LOCAL OBJECTIVES
LDRZ	There is no provision for specifying objectives in the schedule, as the purposes of the zone clearly express the intention of the zone.
MUZ	Objectives **may** be specified in the schedule. There is no constraint on the type of objective that can be specified.
TZ	Neighbourhood character objectives **may** be specified in the schedule.
RGZ	Design objectives **must** be specified in the schedule.
GRZ	Neighbourhood character objectives **may** be specified in the schedule.
NRZ	Neighbourhood, heritage, environmental or landscape character objectives **must** be specified in the schedule.

Source: PPN91

Neighbourhood character objectives in the schedule also provide a basis for varying clause 54 and clause 55 standards where variations can be strategically justified. Objectives in the schedule to the NRZ should specify the relevant neighbourhood character, heritage, environmental or landscape characteristics of the area. Objectives in the schedule to the GRZ should specify the attributes of the neighbourhood character to be achieved, in the context of a preferred built form outcome of three storeys. Section 8 outlines where variations to the schedule have been recommended.


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RECEIVE
MONEY HERE
CAKE OF THE DAY
Sticky Date Pudding
with tea or coffee
$9.50

7.2 HOUSING CHANGE AREAS

The following section provides more detail on the residential development framework and the application of housing change areas.

7.2.1 SUBSTANTIAL CHANGE AREAS

Under PPN90 Substantial change areas are where housing intensification will occur that results in a substantially different scale and intensity of housing compared to other areas of a municipality. This may include areas in and around activity centres, along public transport corridors and strategic development areas. Substantial change areas will reflect a different degree of change in different built form contexts. For example, a substantial change area in an outer urban and regional context may more closely resemble an incremental change area in an inner urban context.

Key Development Areas (KDA) and Increased Housing Diversity Areas (IHDA) are considered Substantial Change Areas. Both areas promote housing diversity, more intensive housing and have a focus on evolving rather than respecting the existing neighbourhood character. KDA promote a higher level of change than IHDA so it is recommended that two substantial change areas categories are identified to reflect this difference.

KEY DEVELOPMENT AREAS

Key Development Areas (KDA) under the Housing Diversity Strategy are nominated as **Substantial Change Area 1**.

Key Development Areas are large existing and future development areas that have the potential to accommodate significant amounts of new medium and higher housing, including mixed use development.

There are two small pockets of RGZ1 located on the edge of Central Geelong. These have been included in Substantial Change 1 given the Residential growth zoning.

CURRENT SCHEME PROVISIONS

- 16.01-1L-01 Integrated housing and housing diversity & KDA Maps
- RGZ 1 (West Fyans KDA, Waurn Ponds KDA, LaTrobe Tce -city edge, Malop/Swanston St – city edge,)
- ACZ1 (Central Geelong KDA)
- RGZ1 & MUZ (West Fyans KDA)
- CDZ4 (Geelong Saleyards KDA)

There are some 'substantial change areas' that are currently being planned including:

  - South Geelong Station 1300-1500 dwellings (MUZ)
  - Gordon Ave 2000-2500 dwellings (MUZ & CZ)
  - Waurn Ponds Station 750-850 dwellings (UGZ)

Total Dwellings: 4,050 – 4,850

INCREASED HOUSING DIVERSITY AREAS

Increased Housing Diversity Areas under the Housing Diversity Strategy are to be nominated as **Substantial Change Area 2** (IHDA in urban Geelong and the district towns of the Bellarine).

Increased Housing Diversity Areas are areas where a mix of high, medium and conventional density housing will be encouraged, with the density of development being highest within the commercial core of the area and lower at the edge of the area;

CURRENT SCHEME PROVISIONS

- GRZ 4 (Urban Increased Housing Diversity Areas)
- RGZ2 (Leopold & Drysdale IHDA) - The Bellarine DAL SPP has declared these IHDA as 'substantial change areas'.
- RGZ 3 (Coastal Increased Housing Diversity Areas) – The Bellarine DAL SPP has declared the Ocean Grove IHDAs as 'substantial change areas' with the village IHDAs (Portarlington, St Leonards, Barwon Heads) declared 'incremental change areas'.
- Local policy 16.01-1L-02 Increased Housing Diversity Area policy and maps

7.2.2 INCREMENTAL CHANGE AREAS

Incremental Change Areas exist under the Housing Diversity Strategy (and subsequent amendments C300, C334, C349 & C375). They are residential areas where the majority of new development will be in keeping with Geelong's traditional suburban character. This is consistent with Incremental Change Areas under PPN90 where housing growth occurs within the context of existing or preferred neighbourhood character. The built form context of incremental change areas can vary widely. For example, incremental change in an inner urban area can represent a very different scale of development from an incremental change area in an outer suburban area, or a regional town or city.

Incremental Change 1 will apply to the IHDA of village towns of the Bellarine. The Bellarine SPP has declared these areas for 'incremental change' however their nomination as IHDA means they are also identified for intensification. A separate Incremental Change category has been created to distinguish the IHDAs from other residential areas identified for incremental change.

Incremental Change 2 will apply to the majority of residential areas in the municipality where dispersed infill in-keeping with the existing or preferred character is anticipated.

CURRENT SCHEME PROVISIONS

- NRZ 2 (Urban Preservation Areas)
- NRZ 3 (Geelong West)
- NRZ 4 (Ocean Grove – Bellarine DAL SPP)
- NRZ 5 (Ocean Grove – Bellarine DAL SPP)
- NRZ 6 (Barwon Heads – Bellarine DAL SPP)
- NRZ 8 (Incremental Change Areas)
- GRZ 1 (General Residential Area)
- GRZ 2 (Incremental Change Area) Back-zoned to NRZ8 in urban Geelong (still found on the Bellarine, to be addressed by Bellarine DAL)
- GRZ 3 (Ocean Grove – Bellarine DAL SPP)

It is recommended (see Section 8) that character objectives be included in any schedules that do not currently provide any if the strategic work has been done to support their inclusion.

7.2.3 MINIMAL CHANGE AREAS

Under PPN90 Minimal Change Areas have characteristics that are 'sufficiently special' to a municipality, metropolitan Melbourne or Victoria, and should be protected because of their special neighbourhood, heritage, environmental or landscape characteristics. Minimal change areas can also be areas that are constrained by planning considerations such as the physical capability of the land to safely accommodate more residential development.

These areas were not identified in the Housing Diversity Strategy and were identified for limited change prior to the reformed residential zones (see amendments C309, C300 & C375) due to character, servicing or environmental constraints.

CURRENT SCHEME PROVISIONS

- LDRZ (1 & 2)
- NRZ 1 (North Shore Port Environs)
- NRZ 7 (Barwon Heads)

7.2.4 SUMMARY OF HOUSING CHANGE AREAS

The housing change areas discussed in this chapter are summarised below:

T11. SUMMARY OF HOUSING CHANGE AREAS

HOUSING CHANGE AREAS AND ZONES
SUBSTANTIAL CHANGE 1 – KEY DEVELOPMENT AREAS
• RGZ 1 (Waurn Ponds KDA) • ACZ1 (Central Geelong KDA) • RGZ1 & MUZ (West Fyans KDA) • CDZ4 (Geelong Saleyards KDA)
SUBSTANTIAL CHANGE 2 – URBAN GEELONG IHDA & BELLARINE DISTRICT TOWN IHDA & CENTRAL GEELONG EDGE
• GRZ 4 Urban IHDA • RGZ 2 Leopold & Drysdale IHDA • RGZ 3 Ocean Grove IHDA • RGZ 1 (LaTrobe Terrace, Newtown & Malop/Swanston Street, Geelong)
INCREMENTAL CHANGE 1 - BELLARINE VILLAGES IHDA
• GRZ1 Barwon Heads • RGZ3 Portarlington, St Leonards
INCREMENTAL CHANGE 2 - RESPECT EXISTING OR PREFERRED NEIGHBOURHOOD CHARACTER
• NRZ 2, 3, 4, 5, 6 & 8 • GRZ 1, 2 & 3 (GRZ1 – not Barwon Heads IHDA)
MINIMAL CHANGE - AREAS WITH SPECIAL CHARACTERISTICS
• LDRZ 1 & 2 • NRZ 1 & 7

Source: City of Greater Geelong

7.2.4 SUMMARY OF HOUSING CHANGE AREAS

The percentage of each of these housing change areas has been calculated to help understand housing change capacity.

Table 12 and 13 demonstrate there is significant capacity for change with substantial and incremental change areas accounting for 94% of housing change areas. Greater Geelong has historically taken a much less conservative approach than some of the metro councils to residential zoning with most residential areas identified for incremental change. Of the total incremental change area of 85%, 62% is in the General Residential Zone.

The number of dwellings, vacant lots and total lot area (either with dwellings or vacant excluding roads, open space etc) by zone have been calculated in the table below.

T12. PERCENTAGE OF HOUSING CHANGE AREAS IN GREATER GEELONG

ZONE*	TOTAL DWELLINGS	PERCENTAGE OF TOTAL DWELLINGS	VACANT LOTS	PERCENTAGE OF TOTAL VACANT LOTS	LOT AREA (SQM)	PERCENTAGE OF TOTAL AREA
SUBSTANTIAL CHANGE 1						
RGZ 1,2 & 3**	3824	3.6%	146	2.9%	2,466,549	3.1%
SUBSTANTIAL CHANGE 2						
GRZ 4	7855	7.4%	105	2.1%	4,662,886	5.9%
INCREMENTAL CHANGE						
NRZ 2, 3, 4, 5, 6 & 8	29502	27.7%	494	10.0%	18,610,382	23.4%
GRZ 1, 2 & 3	64237	60.2%	4143	83.6%	48,943,008	61.6%
MINIMAL CHANGE						
LDRZ 1 & 2	1024	1.0%	47	0.9%	4,520,158	5.7%
NRZ 1 & 7	208	0.2%	19	0.4%	211,472	0.3%

Source: City of Greater Geelong
Notes: *Only residential zones have been included. Substantial Change 1 also includes precincts zoned ACZ, CDZ & MUZ.
**RGZ 3 has been included in 'substantial change' however the Bellarine SPP identifies Portarlington and St Leonards for 'incremental change' however no zone changes have been made to date.

T13. TOTAL PERCENTAGES OF HOUSING CHANGES AREAS

CHANGE AREA	TOTAL PERCENTAGE OF TOTAL RESIDENTIAL ZONED LAND
SUBSTANTIAL CHANGE	9%
INCREMENTAL CHANGE	85%
MINIMAL CHANGE	6%

Source: City of Greater Geelong, February 2022

RECOMMENDATIONS

8.0

8.0 RECOMMENDATIONS

The recommendations below will provide clarity to the proposed housing change areas and are based on completed strategic work.

8.1 MUNICIPAL PLANNING STRATEGY

RECOMMENDATIONS

1. Update settlement policy 02.03-1 and housing policy 02.03-6 to include reference to housing change areas – substantial, incremental and minimal (see track changes versions of MPS in appendix 5).
2. Create a new Housing Change Framework Plan map (see appendix 5) identifying the Substantial 1 & 2, Incremental 1 & 2 and Minimal housing change areas. Map to be inserted into MPS 2.04.

8.2 PLANNING POLICY FRAMEWORK AND ZONE SCHEDULES

8.2.1 SUBSTANTIAL CHANGE AREAS

- Key Development Areas (Substantial Change 1) are existing and future development areas that have the potential to accommodate significant amounts of new medium and higher housing, including mixed use development;
- Increased Housing Diversity Areas (Substantial Change 2) – Urban Geelong and Bellarine District towns are areas where a mix of high, medium and conventional density housing will be encouraged, with the density of development being highest within the commercial core of the area and lower at the edge of the area;

RECOMMENDATIONS

3. Add a separate KDA policy and include the existing maps in clause 16 (currently KDAs included in clause 16.01-1L-01 Integrated housing and housing diversity).

8.2.1 SUBSTANTIAL CHANGE AREAS KEY DEVELOPMENT AREAS (NEW POLICY) 16.01

POLICY APPLICATION

This policy applies to land identified as Key Development Areas in the maps in this clause.

OBJECTIVES

- To deliver substantial housing change in Key Development Areas.
- To facilitate the integrated planning and development of Key Development Areas.
- To support development that makes a positive architectural and urban design contribution to the Key Development Area.

STRATEGIES

- Accommodate medium and higher density housing, including mixed use development.
- Design development on interface properties, between KDA and incremental and/or minimal change areas, so that the height and bulk is responsive to the adjoining character and provides a transition in the built form between areas.
- Support the preparation of guidelines to manage development.

4. Add character objectives to GRZ4 based on the IHDA policy (16.01-1L-02) and the work undertaken in C300, GC172 & C426.
   - To evolve the character of these areas through more intensive development.
   - To ensure that the density, mass and scale of residential development is appropriate to the location, role and character of the specific IHDA.
   - To ensure development makes a positive architectural and urban design contribution to the IHDA.
5. Remove the garden area requirement from GRZ4 based on the work undertaken in C300, GC172 & C426 consistent with the higher site coverage schedule and the objectives sought under the previous RGZ and proposed GRZ4 noted above. The existing high site coverage (70%) conflicts with the garden area requirement and is undermining the substantial change identified for these areas.
6. Add the requirement for the planting of a canopy tree to RGZ schedules 1-3.
7. Update 16.01-1L-02 Increased Housing Diversity Areas to reflect the change to the GRZ4 and 3 storey height provision. See below.
8. Remove references to transitioning built form. A transition from 3 stories to 1-2 stories (NRZ) or 3 (GRZ) is not a significant change. See next page.

8.2.1 SUBSTANTIAL CHANGE AREAS 16.01-1L-02 INCREASED HOUSING DIVERSITY AREAS (AMENDED POLICY)

OBJECTIVES

- To evolve the character of Increased Housing Diversity Areas (IHDA) through more intensive development.
- To support development that makes a positive architectural and urban design contribution to the IHDA.
- To maintain streetscape character in heritage areas.
- To promote pedestrian safety within the IHDA.

GENERAL STRATEGIES

Maximise opportunities for housing in IHDA by accommodating:

- High density housing in the activity centres consistent with their primary commercial and retail role.

Comment: The deletion of this requirement indicates 3 stories should appropriate anywhere in the IHDA. The IHDA will either transition to GRZ which is also 3 stories or the NRZ which is only a 1-2 storey transition. There is a building height strategy that references transition considerations.

- Encourage a diversity of housing types to cater to a variety of lifestyle needs.
- Encourage development to provide a high level of on- site amenity for future residents.

BUILT FORM STRATEGIES

- Encourage development that incorporates a combination of horizontal and vertical articulation, materials, textures and colours to create visual interest.
- Encourage a sympathetic design response when addressing any unique characteristics such as heritage places, significant vegetation, topography and public spaces.
- Discourage storage areas located within the minimum area of secluded open space.
- Support development that does not reduce opportunities for neighbouring sites to reasonably develop.

BUILDING HEIGHT STRATEGIES

Comment: The change from the RGZ to GRZ for IHDAs (GC172) means there is a 3 storey/11m height limit. Three stories are appropriate in the IHDA. There is currently no guidance on upper levels in the GRZ schedules 1-3 which are considered 'incremental' not 'substantial' change areas. It is proposed to add this guidance to the other GRZ 'incremental change areas' as part of these recommendations, see section below but remove them from the IHDA.

- Design development on interface properties, between an IHDA and other residential areas, so that the height and bulk is responsive to the adjoining character and provides a transition in the built form between areas.

BUILDING HEIGHT POLICY GUIDELINES

Consider as relevant:

Comment: The deletion of this requirement demonstrates 3 stories should appropriate anywhere in the IHDA. The IHDA will either transition to GRZ which is also up to 3 stories or the NRZ which is a 1-2 storey transition.

SUBDIVISION AND CONSOLIDATION STRATEGIES

- Encourage the consolidation of lots to increase development potential.
- Discourage the fragmentation of sites and underdevelopment of sites.

CAR PARKING STRATEGIES

- Locate car parking structures behind the line of the front façade and design them to form a visually unobtrusive part of the building to minimise their visual prominence.
- Minimise the number of vehicle crossings and where possible, provide access from lower order roads and rear laneways.

CAR PARKING POLICY GUIDELINE

Consider as relevant:

Where more than one car space is provided, encouraging the use of a single-width garage or carport and a tandem parking space on existing or proposed lots with a frontage of less than 10.5 metres.

HERITAGE STRATEGIES

- Design development adjacent to heritage places to respect and be sympathetic to the significance of the place.
- On sites adjacent to a heritage place, set back building elements above one storey in height behind the roof ridgeline of the heritage buildings.

8.2.2 INCREMENTAL CHANGE AREAS

Housing Diversity Strategy and PPN90 describe 'Incremental Change Areas' as being residential areas where there is regard to existing or preferred neighbourhood character.

The General Residential and Neighbourhood Residential zones can be incremental change areas. Development should respect the existing or preferred neighbourhood character with development heights in the NRZ capped at 2 stories with the GRZ allowing up to 3 stories. The NRZ zone must include character objectives.

The Bellarine SPP nominates the IHDAs in the village townships as incremental changes areas however these are covered by the IHDA policy. To differentiate these areas the Village IHDAs are nominated as incremental change 1 and all other areas incremental change 2.

RECOMMENDATIONS

9. Create a policy at clause 16 for Incremental Change Areas 2 (excluding IHDA) applying to the GRZ 1, 2 & 3 to provide design guidance on a third storey (adapted from 16.01-1L-02 Increased housing diversity areas) and add character objectives in the zone schedules.

Comment: There is existing policy guidance on 3 storey development in the IHDA (GRZ4) / Substantial Change Area 2 but not the other GRZ areas. Arguably, GRZ 1, 2 & 3 should have building height and built form strategies to respect neighbourhood character as these have been nominated 'incremental' change areas. Third stories should be recessed in this instance where the prevailing character is 1-2 stories. This guidance is not as critical in the IHDA where the character is evolving and more intensive development is anticipated, hence the removal of this provision in the IHDA policy (noted in Section 8.).

INCREMENTAL HOUSING CHANGE AREAS (NEW POLICY)

POLICY APPLICATION

This policy applies to land as identified in the General Residential Zone schedules 1 and 2 (excluding Increased Housing Diversity Areas).

Comment: The Barwon Heads IHDA is zoned GRZ1 and the IHDA policy covers this area, hence the exclusion of IHDA reference in the policy application.

OBJECTIVE

To promote new development that respects the dominant 1-2 storey scale of the area.

STRATEGIES

Encourage the recessing of third storeys to reduce dominance of the building from adjoining properties and the streetscape.

Comment: Areas in the GRZ were not originally planned for 3 stories but the zone has evolved overtime. This strategy provides guidance for a third storey which is currently provided in the IHDA policy (proposed to be removed, see 8.). This articulates the differences between the GRZ schedules which include incremental and substantial change areas. Schedules 1-3 are predominantly 1 or 2 storey areas (incremental) and schedule 4 is an IHDA (substantial).

- Encourage development of up to three stories on larger sites or where the amenity of adjoining properties will not be unreasonably impacted.

Comment: See above.

- Encourage the retention of existing canopy trees (where practicable) and the planting of new canopy trees and vegetation.

10. Add character objectives to the GRZ 1 & 2 schedules:
    - To respect the dominant 1-2 storey scale of the area by reducing the dominance of any third storey.
11. Add character objectives to NRZ 2 & 3 for Urban Preservation Areas and Geelong West based on the character work undertaken in C300 further work:
    - To respect the areas older style dwellings, many with heritage features and established gardens through:
        - Encouraging pitched and gabled roof forms when viewed from the street
        - Encouraging the use of lighter looking building materials and finishes (timber and other non-masonry cladding or rendered brickwork)
    - Encouraging low or no front fencing where this is predominant in the street.
    - Providing adequate space for landscaping.

8.2.2 INCREMENTAL CHANGE AREAS

12. Add character objectives to NRZ8 for Incremental Change Areas based on the character work undertaken in C334.
    - To promote the garden character of the area.
    - To provide adequate space for garden areas as part of new development.
    - To retain existing canopy trees, where practicable.
    - To encourage the planting of new canopy trees and vegetation.

13. Add the requirement for the planting of a canopy tree to GRZ1 to achieve policy 15.01-5L (amended).
    - *B13 Landscaping - One canopy tree per dwelling*

8.2.3 MINIMAL CHANGE AREAS

Minimal change areas have characteristics that are 'sufficiently special' to a municipality, metropolitan Melbourne or Victoria, and should be protected because of their special neighbourhood, heritage, environmental or landscape characteristics.

Minimal change areas can also be areas that are constrained by planning considerations such as the physical capability of the land to safely accommodate more residential development. For example, restricting additional housing in areas close to airports, land subject to bushfire risk, flooding or erosion.

There is no equivalent in the Housing Diversity Strategy. These areas were nominated as 'limited change' under C300.

RECOMMENDATIONS

14. Add character objectives to NRZ1 North Shore:
    - To maintain the low intensity and scale of development in this area due to the proximity of the Geelong Port Environs.

15. Add the requirement for the planting of a canopy tree to NRZ1 & NRZ6 to achieve policy 15.01-5L (amended).

8.2.4 HOUSING CHANGE AREA AND ZONE SCHEDULE SUMMARY OF RECOMMENDATIONS

Zone Schedule Changes to help reinforce the housing hierarchy and meet character objective requirements.

T14. SUMMARY OF ZONES, HOUSING CHANGE AREAS AND CHARACTER OBJECTIVES

ZONE	SCHEDULE	DESCRIPTION	HOUSING CHANGE	CHARACTER OBJECTIVES	SCHEDULE CHANGES
LDRZ	1	0.4ha	**Minimal**	n/a	n/a
	2	0.2ha	**Minimal**	n/a	n/a
NRZ	1	North Shore	**Minimal**	None **Proposed** To maintain the low intensity and scale of development in this area due to the proximity of the Geelong Port Environs.	Yes - Add the requirement for the planting of a canopy tree.
	2	Urban Preservation Areas (parts of Newtown, Geelong West, Manifold Heights, Belmont)	**Incremental 2**	None **Proposed** To support development that respects the areas older style dwellings, many with heritage features and established gardens through: • Encouraging pitched and gabled roof forms when viewed from the street • Encouraging the use of lighter looking building materials and finishes (timber and other non-masonry cladding or rendered brickwork) • To encourage low or no front fencing where this is predominant in the street. • To provide adequate space for landscaping. (taken from material from C300 Geelong West/ Newtown/ Manifold Heights Further Work Area)	n/a

T14. SUMMARY OF ZONES, HOUSING CHANGE AREAS AND CHARACTER OBJECTIVES

ZONE	SCHEDULE	DESCRIPTION	HOUSING CHANGE	CHARACTER OBJECTIVES	SCHEDULE CHANGES
	3	Geelong West	Incremental 2	None **Proposed** To support development that respects the areas older style dwellings, many with heritage features and established gardens through: • Encouraging pitched and gabled roof forms when viewed from the street • Encouraging the use of lighter looking building materials and finishes (timber and other non-masonry cladding or rendered brickwork) • To encourage low or no front fencing where this is predominant in the street. • To provide adequate space for landscaping. (taken from material from C300 Geelong West/ Newtown/ Manifold Heights Further Work Area)	
	4	Ocean Grove Significant Tree Area	Incremental 2	Existing	n/a
	5	Ocean Grove Hillside and Coastal Fringe Area	Incremental 2	Existing	n/a
	6	Barwon Heads Incremental Change Area	Incremental 2	Existing	n/a
	7	Warrenbeen Court Residential Area, Barwon Heads	**Minimal**	Existing	n/a
	8	Incremental Change Areas (formally GRZ2 changed under GC172)	Incremental 2	None **Proposed** • To promote the garden character of the area. • To provide adequate space for garden areas as part of new development. • To retain existing canopy trees, where practicable. • To encourage the planting of new canopy trees and vegetation. (Based on the C334 character findings).	n/a

T14. SUMMARY OF ZONES, HOUSING CHANGE AREAS AND CHARACTER OBJECTIVES

ZONE	SCHEDULE	DESCRIPTION	HOUSING CHANGE	CHARACTER OBJECTIVES	SCHEDULE CHANGES
GRZ	1	General Residential Area (excluding Barwon Heads Village IHDA)	Incremental 2	Proposed To respect the dominant 1-2 storey scale of the area by reducing the dominance of any third storey.	Yes - Add the requirement for the planting of a canopy tree.
	1	Barwon Heads Village IHDA	Incremental 1	See DDO42	
	2	Incremental Change Area No longer exists in urban Geelong – back- zoned to NRZ8 in GC172. Still used on the Bellarine. Should be dealt with under the DAL implementation (possible back zone NRZ).	Incremental 2	Proposed To respect the dominant 1-2 storey scale of the area by reducing the dominance of any third storey.	n/a
	3	Ocean Grove Hillside – Field Street South Area	Incremental 2	Existing	
	4	Urban Increased Housing Diversity Areas (former RGZ2)	Substantial 2	None **Proposed** • To evolve the character of these areas through more intensive development. • To ensure that the density, mass and scale of residential development is appropriate to the location, role and character of the specific IHDA. • To ensure development makes a positive architectural and urban design contribution to the IHDA. (taken from IHDA policy)	Yes – exempt garden area based on former RGZ2 intent for increasing intensity and remove contradiction with the high site coverage allowance. Consistent with proposed C426 (abandoned) and council position on GC172.

T14. SUMMARY OF ZONES, HOUSING CHANGE AREAS AND CHARACTER OBJECTIVES

ZONE	SCHEDULE	DESCRIPTION	HOUSING CHANGE	CHARACTER OBJECTIVES	SCHEDULE CHANGES
RGZ	1	Residential Growth Areas (LaTrobe Tce, West Fyans KDA, Swanston St – city edge, Waurn Ponds KDA)	**Substantial 1**	None	Yes - Add the requirement for the planting of a canopy tree.
	2	Urban Increased Housing Diversity Areas - No longer exists in urban Geelong, back-zoned to GRZ4 in GC172 Still used in Leopold & Drysdale IHDA (possible back zone to GRZ as part of DAL implementation)	Bellarine District Town IHDAs **Substantial 2**	Local IHDA policy	Yes - Add the requirement for the planting of a canopy tree.
	3	Coastal Increased Housing Diversity Areas (possible back zone to GRZ as part of DAL implementation)	Bellarine District Town IHDAs **Substantial 2** and Bellarine Village IHDAs **Incremental 1**	Local IHDA policy	Yes - Add the requirement for the planting of a canopy tree.

Source: City of Greater Geelong

CONCLUSIONS

9.0

9.0 CONCLUSIONS

The City's existing housing framework is based on sound strategic policy work that has been subject to extensive community consultation and independent review. The approach to housing has considered:

- population projections
- housing demand and supply
- proximity to activity centres
- key transport infrastructure
- walkable catchments
- neighbourhood character and
- other constraints.

This paper has shown how the existing framework, which is underpinned by the Housing Diversity Strategy can be applied to the substantial, incremental, and minimal housing change areas in accordance with PPN90.

Council has a target of increasing infill from 24% to 50% of the total housing supply. Based on the current application of change areas and zones, where there is demand, the capacity for new housing can be found. The target to achieve 50% housing supply through infill will require further investment in established areas and an uptake in demand for apartments (or other more intense forms of housing typologies) in established areas. There is a need to deliver high quality medium and high-density housing in established areas so it will be embraced by local communities.

While there is a strong focus on infill it is important to note that Greater Geelong still has a significant supply of greenfield land and the combination of infill and greenfield accommodates more than fifteen years of residential land supply.

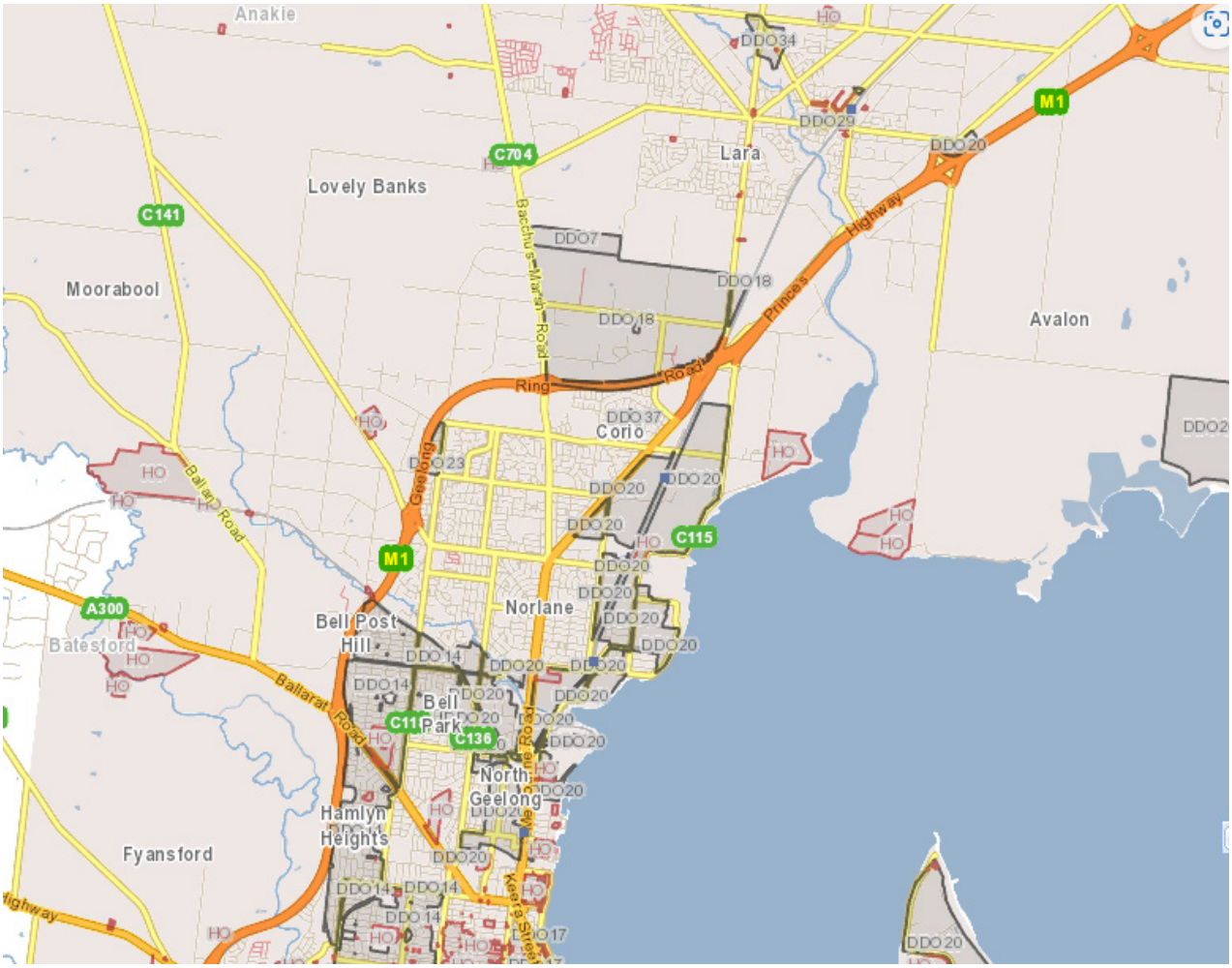
The identification of housing change areas does not require any rezoning. There are recommendations to create or amend policies and zone schedules to provide greater clarity and bring the housing framework in line with the PPF and the Practitioner's guide to Victoria's planning schemes. These changes provide greater certainty to the community, development industry and practitioners around the level of housing change anticipated across the municipality.

Overall, Greater Geelong is well positioned to continue to meet its housing needs as set out in the Settlement Strategy.

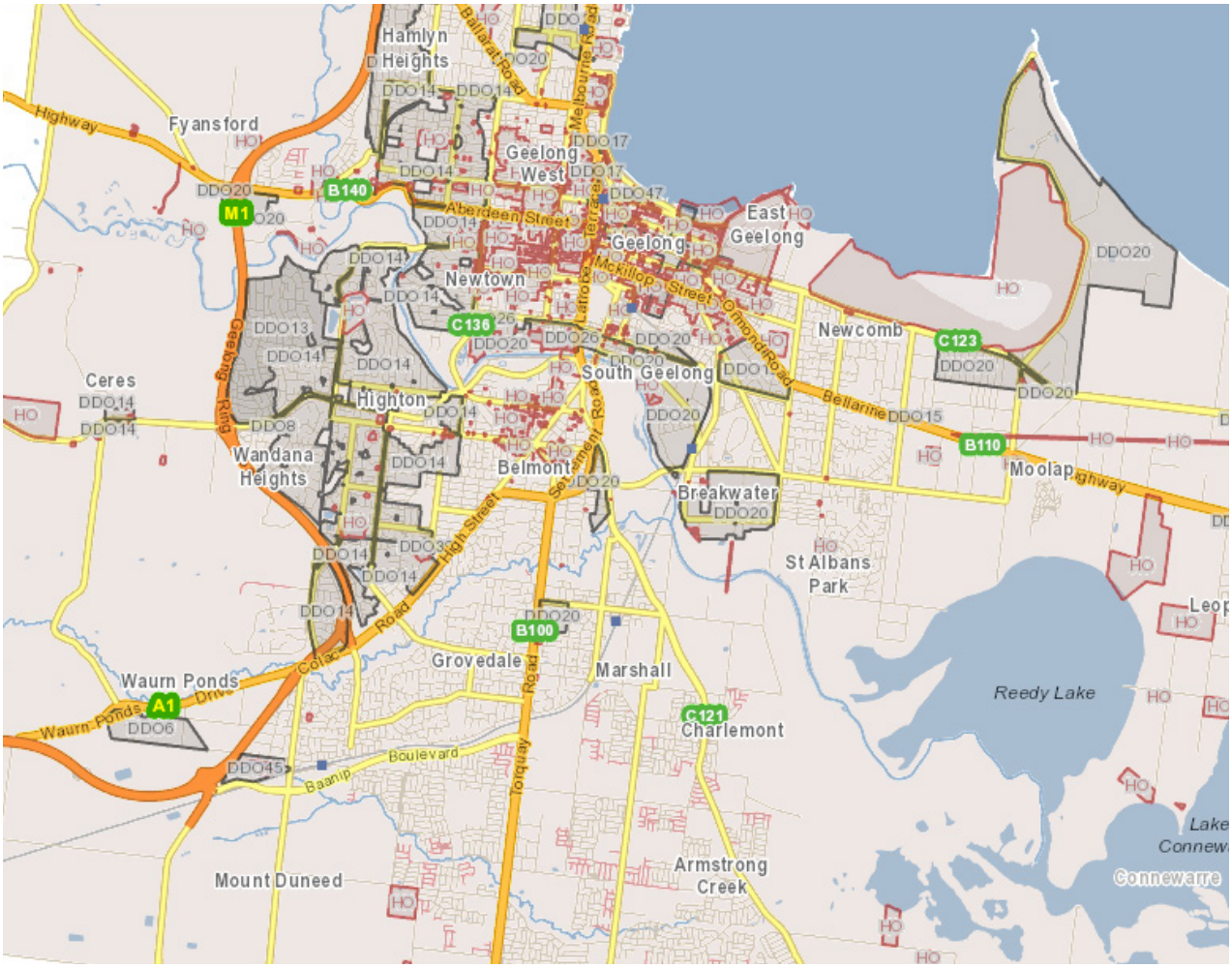
APPENDICES

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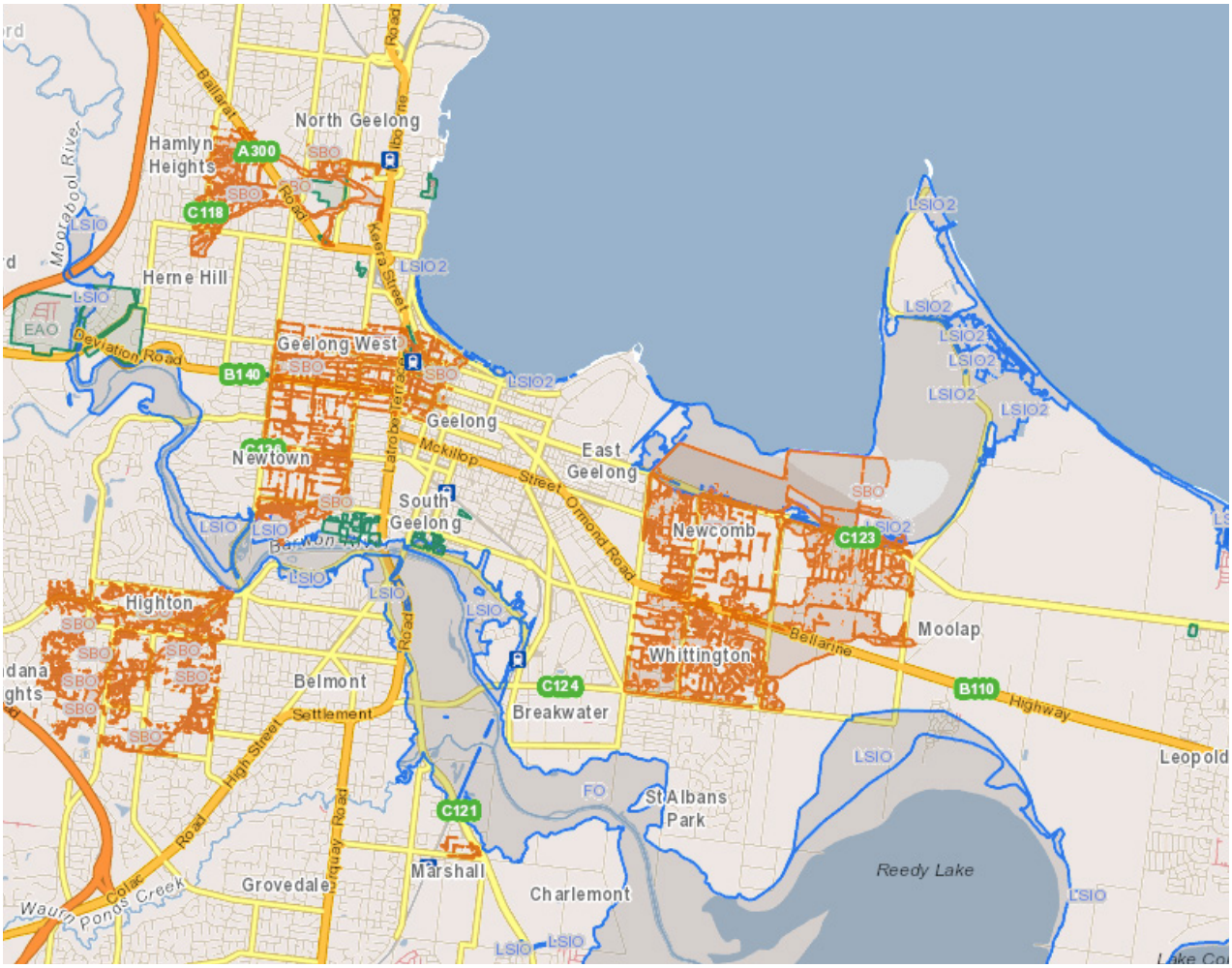
APPENDIX 1A. HERITAGE AND DESIGN AND DEVELOPMENT OVERLAY MAPS



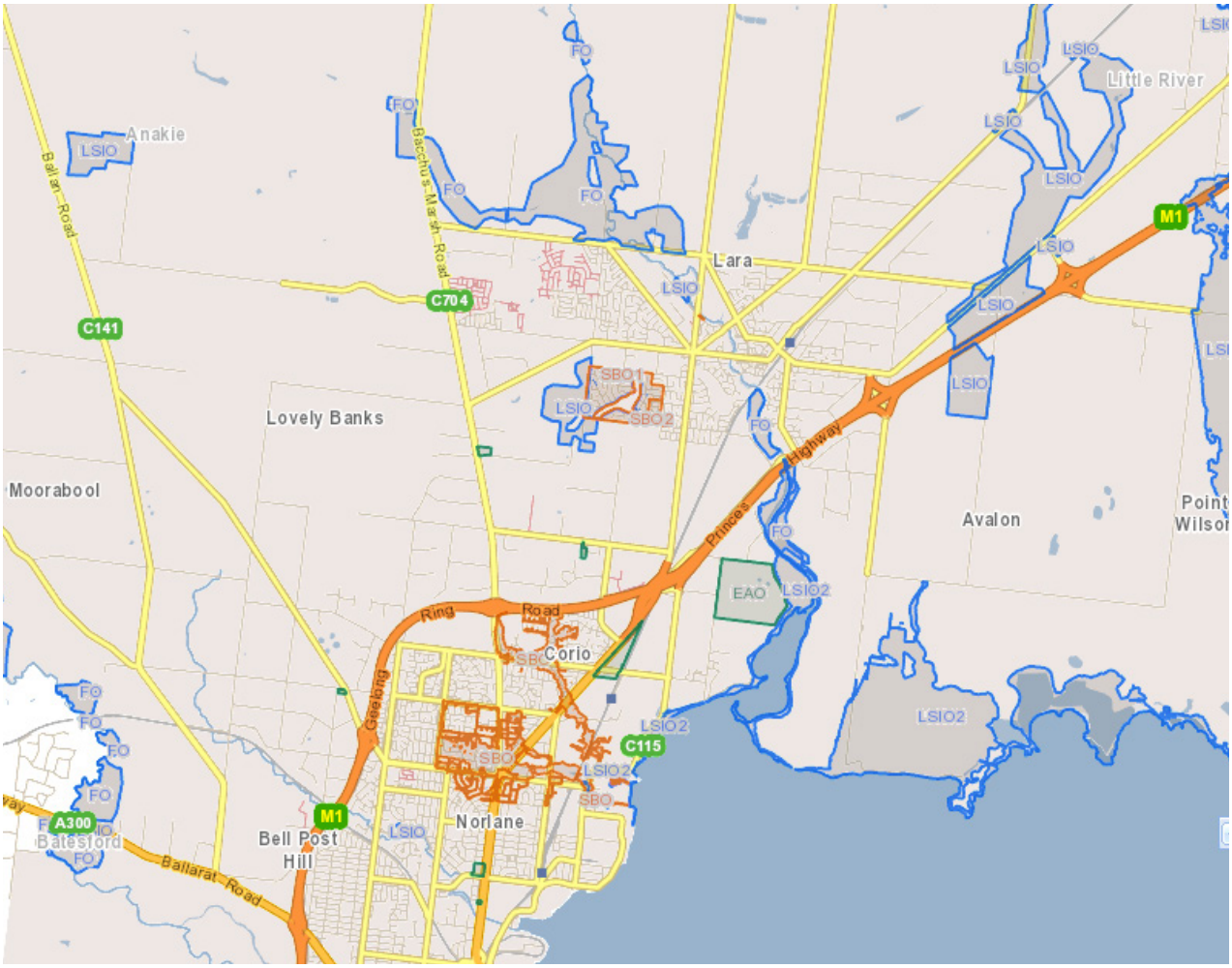
APPENDIX 1B. HERITAGE AND DESIGN AND DEVELOPMENT OVERLAY MAPS



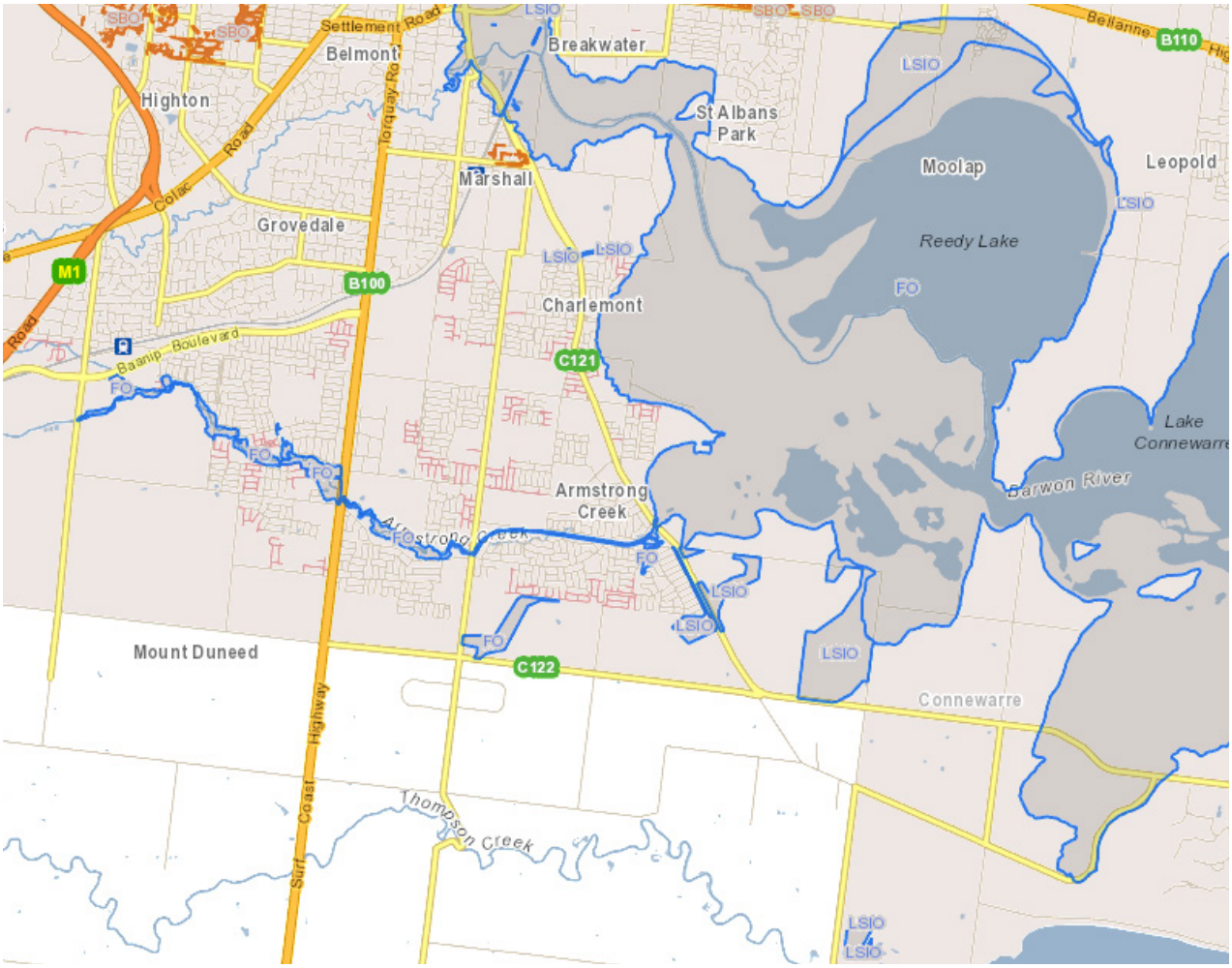
APPENDIX 2A. FLOOD, INUNDATION AND SPECIAL BUILDING OVERLAY MAPS



APPENDIX 2B. FLOOD, INUNDATION AND SPECIAL BUILDING OVERLAY MAPS



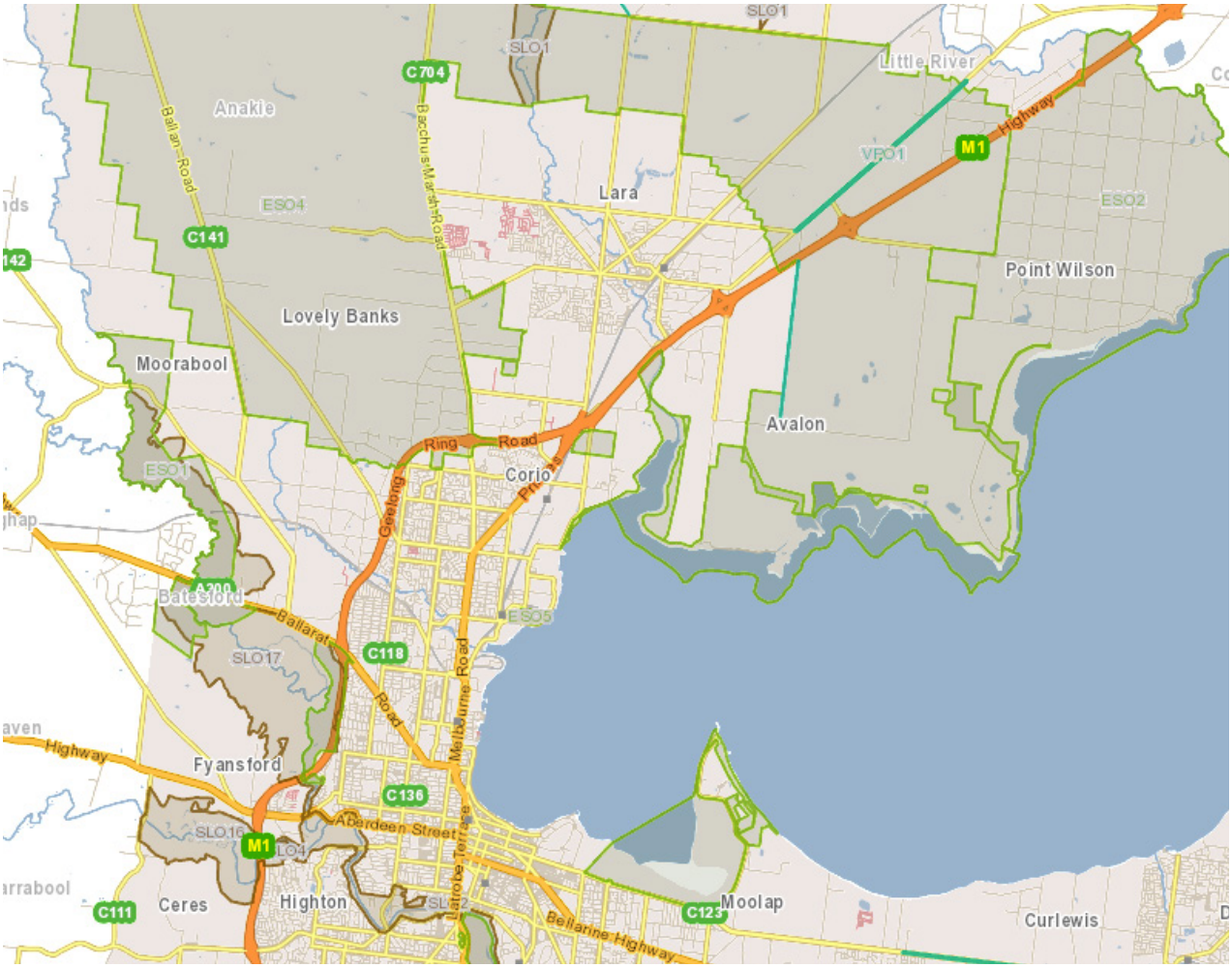
APPENDIX 2C. FLOOD, INUNDATION AND SPECIAL BUILDING OVERLAY MAPS



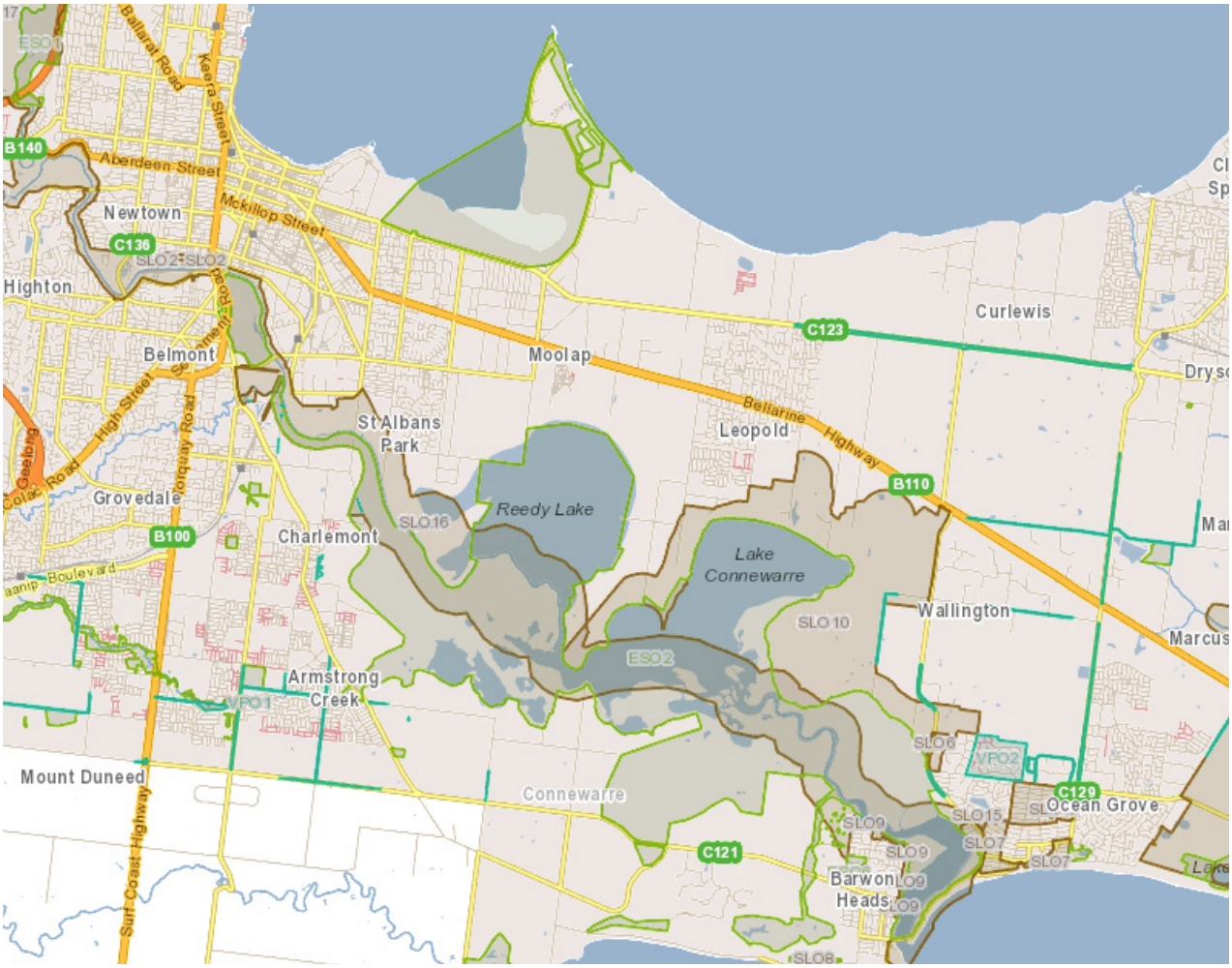
APPENDIX 3A. BUSHFIRE OVERLAY MAPS



APPENDIX 4A. ENVIRONMENT, LANDSCAPE AND SIGNIFICANT VEGETATION



APPENDIX 4B. ENVIRONMENT, LANDSCAPE AND SIGNIFICANT VEGETATION



APPENDIX 5A. PROPOSED HOUSING CHANGE MAP (DRAFT ONLY)



Source: City of Greater Geelong, 2024

KEY

- Incremental Change 1 - Bellarine Villages IHDA
- Incremental Change 2 - Respect Existing or Preferred Neighbourhood Character
- Minimal Change - Areas with Special Characteristics
- Substantial Change 1 – Key Development Area
- Substantial Change 2 – Urban Geelong IHDA & Bellarine District Town IHDA & Central Geelong edge

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Greater Geelong Local Planning Policy Review

Attachment 3 - Summary of Planning Scheme Changes

Municipal Planning Strategy (MPS)	
CLAUSE	**AMENDMENT**
02.01 Context	Add commentary on: • City Centre (Framework Plan) • UNESCO city of design • Population growth & housing
02.02 Vision	Update with content from Council Plan and Clever & Creative Future
Strategic Directions 02.03-1 Settlement	Update content: • Growth/Population • Housing (greenfield and infill) • Bellarine declared area
02.03-2 Planning for Places	Update content: • City Centre (based on Framework Plan) • Keep strategic context for each place but move the strategic directions to local policy 11. • Remove Wandana – completed. • Move retail hierarchy table to local policy 11.
02.03.2 Environment and Landscape	Add climate change objective and strategic directions.
02.03-6 Housing	Update content: • Add reference to housing change areas (see Housing Framework Review) • Add Social and Affordable housing context and direction.
02.03-8 Transport	Add content: • Add objective on Low and Zero emission transport options • Add EV charging infrastructure direction (Climate Change Response Plan)
02.03-9 Infrastructure	Add content: • Social infrastructure provision • Integrated Water Management
02.04 Framework Plans	• Add Housing Change Area plan (see Housing Framework Review)
Planning Policy Framework	
CLAUSE	**AMENDMENT**
11.0 -1L-02	Anakie moved to 11.03
11.01-1L-03	Lara moved to 11.03
11.02-2L	Add content on Armstrong Creek.
11.03-1L	Add the retail hierarchy table (relocated from 02.03-2)
11.03-6L-01	• Update Bellarine to include strategic directions (relocated from 02.03-2) • Amend content to better align with the Bellarine Statement of Planning Policy • Update strategies to include content removed or required to be referenced in policy from the structure plan maps (translation issues picked up in sunset clause)

	• Remove directions that have been completed such as the development of community hubs which are now built. • Update maps to meet scheme drafting rules (translation issues picked up in sunset clause)
11.03-6L (new)	• Add Anakie (6L-02) and Lara (6L-03) relocated from 11.01 • Add strategic directions Corio Norlane (relocated from 02.03) and update map (translation issues picked up in sunset clause) • Add content for Central Geelong (based on framework plan) • Add strategic directions West Fyans – Fyans Street (relocated from 02.03)
12.01-1L	• Update Protection of Biodiversity adding new strategies and policy document *Environment Strategy 2020-2020.*
15.01-1L-01	• Update development in activity centres to include policy document *Retail Strategy 2020-36*
15.01-5L	• Update Neighbourhood character policy to reference housing change areas (refer to Housing Framework Review) • Add requirement to replace or provide new canopy vegetation as part of housing developments.
16.01-1L-01	Add to Integrated housing policy (see Housing Framework Review): • policy application and objective to Integrated housing and housing diversity • new Key Development Area policy (to introduce context to existing maps) and promote medium and higher density housing and manage interfaces.
16.01-1L-02	Remove from the IHDA policy (see Housing Framework Review): • density provision from the Increased housing diversity areas policy. • Third storey design provision
16.01-1L-03	Add to Coastal IHDA policy: • Housing change area designations and policy document *Bellarine Peninsula Statement of Planning Policy*
16.01-1L (new)	Add to housing (see Housing Framework Review): • Incremental Housing Change Area policy to provide guidance on third storey. • Affordable and Social Housing policy and policy document *Social Housing Plan 2020-2041*
17.02-1L	Add to activity centres reference to table 11.03-1L and map in 02.04 to Retail expansion.
19.03-3L	Add to development infrastructure: • Strategies for Integrated water management • Add policy documents *Stormwater Services Strategy 2020-2030* and *Environment Strategy 2020-2030*
Zone Schedules (see Housing Framework Review)	
CLAUSE	**AMENDMENT**
NRZ1 North Shore	Add character objectives and the requirement for the planting of a canopy tree.
NRZ2 Urban Preservation Areas	Add character objectives
NRZ3 Geelong West	Add character objectives

GRZ	Include subdivision requirement for 'lots being created are less than 500 square metres, a subdivision application must be accompanied by a development application' consistent across all schedules.
GRZ1 General Residential Area (excluding Barwon Heads Village IHDA)	Add the requirement for the planting of a canopy tree.
GRZ4 Urban Increased Housing Diversity Areas	Add character objectives and exempt garden area requirement.
RGZ 1, 2 & 3	Add the requirement for the planting of a canopy tree.
Overlay Changes	
Clause	
SLO 7, 15	Amend side boundary setback wording consistent with DDO19.
DDO 41, 42	Amend side boundary setback wording consistent with DDO19.
DDO18	Exempt of notice and review consistent with the INZ.
Background Documents	
72.08	Add Environment Strategy, Climate Change Response Plan, Social Housing Strategy

2.4. Urban Geelong Long Term Settlement Boundary Review

Source: **Placemaking**
Executive Director: **Tennille Bradley**

Cr Harwood declared a Conflict of Interest in this item and left the meeting at 7.47pm.

Purpose

1. To present the Urban Geelong Long Term Settlement Boundary Review and recommendations for Council adoption.

2. To seek Councillor support for the commencement of a planning scheme amendment to introduce into local policy a long-term settlement boundary for urban Geelong and a new rural living node at Mount Duneed - Armstrong Creek.

3. To seek Councillor support to investigate the rezoning of two parcels of land being placed inside the Armstrong Creek growth area boundary as part of the amendment preparation.

Background

4. The Greater Geelong Settlement Strategy was adopted by Council on 25 August 2020 and included a direction to: '*Pursue options to implement long term settlement boundaries for Greater Geelong.'*

5. The 'Greater Geelong Long Term Boundary Review for Urban Geelong, Background Report, July 2023' (the Review) can be found in Attachment 1**.** This includes an addendum dated May 2024 to reflect further work that has been completed post the final report.

6. The 'Engagement Summary and Final Recommendations' (the Recommendations) including further strategic justification and draft planning scheme changes can be found in Attachment 2.

7. Long term boundaries have already been implemented for the townships on the Bellarine Peninsula via the Statement of Planning Policy under the Distinctive Areas and Landscapes program and are not part of this review.

Key Matters

8. Public consultation was undertaken in 2022 with 92 submissions received. A response to submissions can be found in the Review (Attachment 1) and Recommendations (Attachment 2).

9. As a result of the Review and Recommendations three minor amendments (see map 1, Attachment 2) are proposed to Geelong's existing settlement boundary:

    9.1. The area zoned Low Density Residential from the existing boundary extending east to Coppards Road, Newcomb between the Bellarine Hwy and Portarlington Rd (no zone changes).

    9.2. 145 Harriott Road, Charlemont (supporting future residential development); and

9.3. 55 & 75 Williams Road, Mount Duneed (supporting future residential development).

10. A new rural living node is also proposed at Mount Duneed – Armstrong Creek between the Armstrong Creek Urban Growth Boundary and Mount Duneed and Lower Duneed Roads between Ghazeepore Road and Barwon Heads Road (see map 1, Attachment 2).

11. A planning scheme amendment is required to introduce the long-term boundary into the planning scheme and to support the proposed Rural Living node south of the Armstrong Creek Growth area.

12. Officers will investigate the option to rezone land at Harriott and Williams Roads to support future residential development alongside the boundary review amendment with stakeholders as part of the amendment preparation.

RESOLUTION – Item 2.4

Cr Mason moved, Cr Cadwell seconded -

That Council:

1. **Adopt the 'Urban Geelong Long-Term Settlement Boundary Review' July 2023 (including the Report Addendum, May 2024) in Attachment 1;**

2. **Adopt the 'Engagement Summary and Final Recommendations' June 2024 in Attachment 2 of this report;**

3. **Seek authorisation from the Minister for Planning to commence a planning scheme amendment to the Greater Geelong Planning Scheme:**

   3.1. **To introduce the urban Geelong long-term settlement boundary and proposed Mount Duneed – Armstrong Creek Rural Living Node into local policy; and**

   3.2. **Subject to further investigation rezone two sites to be included in the boundary at Williams Road, Mt Duneed and Harriot Road, Armstrong Creek to an appropriate residential zone with planning overlays and Section 173 Agreements as required.**

Carried

Financial Sustainability

13. There are no significant financial implications to Council beyond that usually associated with the planning scheme amendment process. Developer Contributions will be sought as part of any rezonings.

14. There is a separate process for Council to consider the timing, process and resource implications to deliver the rural living node outcomes identified in this report.

Community Engagement

15. The following consultation activities were undertaken:

    15.1. Direct mailout to all landowners in the investigation areas.

    15.2. Notice to Geelong based planning consultants.

    15.3. Notice to agencies, Traditional Owners and state Government.

    15.4. Notices in papers - City News throughout April 2022.

    15.5. Have Your Say page (submissions received from 30th March - 27th May 2022).

    15.6. Optional submitter 30-minute meetings conducted 29 August - 7 September 2022; and

    15.7. (28 meetings conducted).

16. Ninety-two submissions were received.

17. The key themes to emerge in submissions include:

    17.1. General support for approach to investigation areas, methodology, criteria and assessments noting the limitations of such a large study area.

    17.2. A number of submitters noted a more nuanced assessment of ‘stand-alone’ sites or smaller ‘precincts’ within investigation areas could yield different assessment results providing an overall ‘positive’ outcome.

    17.3. A few submissions noted lot supply should form part of the assessment criteria A few submissions requested the investigation areas be extended.

    17.4. The majority of submissions requested inclusion within the long-term settlement boundary due to being able to make a positive contribution to housing supply and an enduring boundary without impacting on existing communities, infrastructure or the environment.

    17.5. Several submissions requested the boundary remain where it is to promote infill development, prevent urban sprawl and protect environmental and landscape values.

    17.6. A few submissions noted the need for an ‘Urban Growth Boundary’ as opposed to a ‘Housing and Settlement Boundary’ to include all urban land including employment land.

    17.7. A response to submissions can be found in the Review (Attachment 1) and Recommendations (Attachment 2). There will be another round of public notice and an invitation to make a submission as part of the formal planning scheme amendment process.

Social Equity and Sustainability

18. Consultation has aimed to allow those potentially affected to have their say. There will be another round of public notice and invitation to make a submission as part of the formal planning scheme amendment process.

Relevant Law/Policy/Legal Implications

19. The need to undertake a boundary review is identified in the Greater Geelong Planning Scheme further strategic work at clause 74.02.

20. A list of planning scheme changes to implement the recommendations is provided in Attachment 2.

21. The former Boral Quarry site (north of Reservoir Road) was excluded from investigation as part of this project. This site along with the Western Industrial Precinct (Armstrong Creek) have been addressed in the South-West Geelong Employment Land Review (adopted by Council in December 2023) and will form part of the South-West Geelong Investigation Area.

22. The South-West Geelong Investigation Area will not be included within the settlement boundary at this time. When the detailed planning for the investigation area (or precincts) has been completed it may be appropriate to include some or all land within the settlement boundary at this time.

23. Where the settlement boundary interacts with the Surf Coast and Bellarine Peninsula declared areas it will inform the implementation of a Protected Settlement Boundary (PSB) between urban Geelong and the Bellarine Peninsula and Greater Geelong and the Surf Coast Shire within the Bellarine Peninsula and Surf Coast Statements of Planning Policy. The introduction of a PSB will be managed by the Department of Transport and Planning.

24. The introduction of a long-term settlement boundary is part of the City's ongoing program of managing growth.

Alignment to Community Plan and Vision

25. This report aligns with Our Community Plan 2021-2025 strategic priority:
Sustainable growth and environment.

26. This report aligns with the Community led 30-year Vision, "Greater Geelong: A Clever and Creative Future" community aspiration:
Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

27. No officer involved in the preparation of this report declared a general or material conflict of interest.

Risk Assessment

28. There are no significant risks associated with implementing the recommendations of this report. The recommendations will see the commencement of the formal planning scheme amendment process.

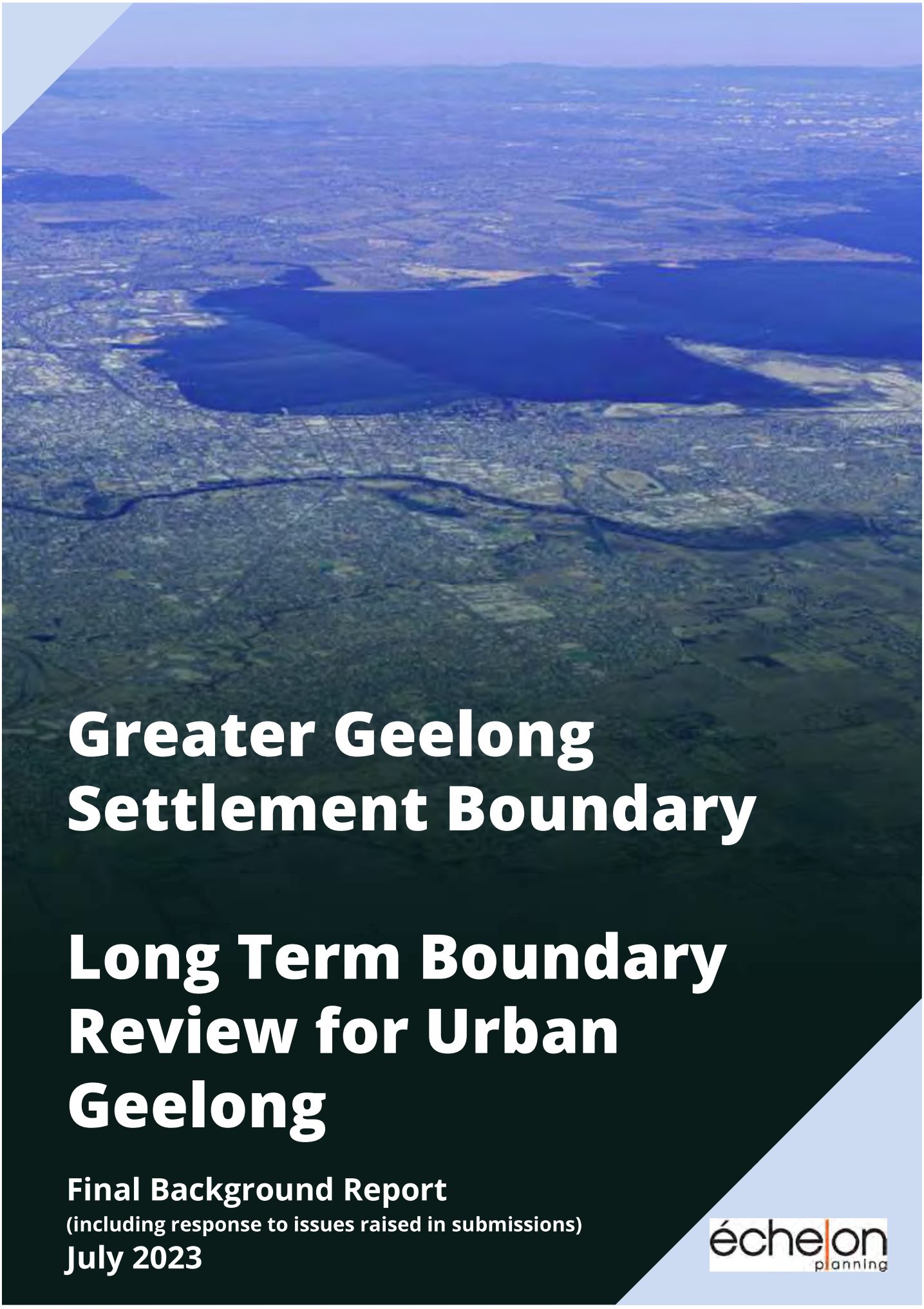
29. The risk of Council not endorsing and implementing the Review is ongoing pressure for expansion and alterations to the settlement boundary and failure to implement Protected Settlement Boundaries (PSBs) along the south and east of the Armstrong Creek Growth Area. These boundaries adjoin the Bellarine Peninsula and Surf Coast declared areas under the Distinctive Areas and Landscapes (DAL) legislation and the two Statements of Planning Policy require Council to implement PSBs.

Environmental Sustainability

30. The boundary review seeks to introduce a long-term settlement boundary. This boundary will contain residential development protecting farming land and significant landscapes and environmental features. It will also help encourage infill housing and maximise opportunities in greenfield areas. The boundary will support the Council target to increase the share of infill to housing supply from around 30 percent to 50 percent by 2047.

Attachments

1. Attachment 1 - Boundary Review Final Report [**2.4.1** - 282 pages]
2. Attachment 1.a - Boundary Review - appendices [**2.4.2** - 53 pages]
3. Attachment 2 - Engagement Summary and Final Recommendations Boundary Review [**2.4.3** - 55 pages]



Greater Geelong Settlement Boundary

Long Term Boundary Review for Urban Geelong

Final Background Report

(including response to issues raised in submissions)

July 2023

échelon planning

PROJECT NUMBER	2606
PREPARED BY:	MW, DA
REVIEWED BY:	MW
VERSION	240605

Contents

We Acknowledge the Wadawurrung People as the Traditional Owners of the Land, Waterways and Skies of Greater Geelong. We pay our respects to their Elders, past and present.

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Chapter One

Introduction

The City of Greater Geelong is reviewing the existing settlement boundary for urban Geelong.

The current settlement boundary is identified in the Housing and Settlement Framework Plan at Clause 21.06 of the Greater Geelong Planning Scheme (refer Figure 1).

At the completion of this review, the existing settlement boundary will be converted to a long term settlement boundary via future amendment(s) to the Greater Geelong Planning Scheme.

This Background Report contains an assessment of the existing and potential alternative settlement boundary locations for urban Geelong. It identifies an investigation area for each section of the existing Geelong Settlement Boundary and it assesses the preferred location for a long term settlement boundary against the principles and suitability criteria contained within the Geelong Settlement Strategy.

Following public exhibition of a draft of this report in early 2022, the report authors reviewed submissions received. This final version of this report now includes a response to the issues raised in submissions.

The long term boundaries for townships on the Bellarine Peninsula are being determined by the Distinctive Area and Landscape project.

The eastern edge of urban Geelong and the southern edge of the Armstrong Creek Growth Area are being investigated as part of this review. A protected settlement boundary will be defined for these areas as part of the Bellarine and Surf Coast Statement of Planning Policy under the Distinctive Area and Landscape project.

The content of this Background Report is as follows:

- The Geelong Settlement Strategy/ Amendment C395:
- Distinctive Areas and Landscapes – Surf Coast & Bellarine Peninsula
- The Long Term Boundary Review Scope and Guiding Principles
- Review Methodology
- Settlement Boundary Assessments (including a response to issues raised in submissions):
  - Armstrong Creek South West
  - Armstrong Creek South Central
  - Sparrovale
  - Moolap
  - Waurn Ponds North
  - Waurn Ponds South
  - Lara North
  - Lara South
  - Avalon
- A consolidated set of findings in relation to the Settlement Boundary.

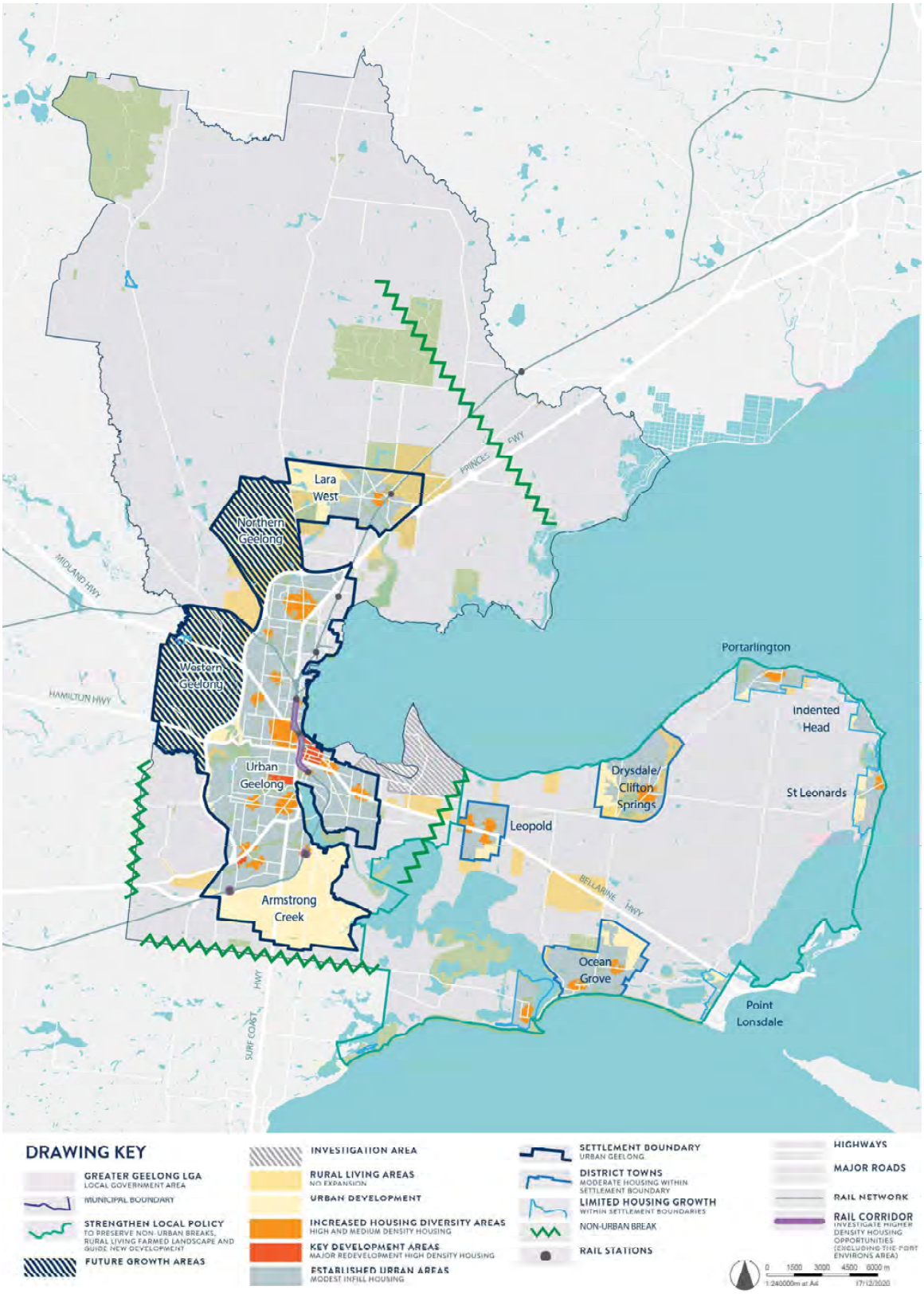


Figure 1. Housing and Settlement Framework Plan, Clause 21.06 of Greater Geelong Planning Scheme.

Chapter Two

The Geelong Settlement Strategy

The Greater Geelong Settlement Strategy was adopted by Council on 25 August 2020. It addresses housing needs across the municipality over the period to 2036.

The Strategy includes the following Principles and Directions relating to the future growth of the Geelong and townships within the municipality:

Principle

Contain growth within identified locations across the municipality.

Directions

a) Pursue options to implement long term settlement boundaries for Greater Geelong.

b) Implement long term boundaries based generally on existing urban areas and areas already identified in policy.

c) Establish a consultation process to review the appropriateness of this boundary and deal with any significant anomalies or logical inclusions.

d) Work with the state government and neighbouring councils to consider a regional approach to housing and settlement boundaries.

Principle

Maintain the unique identity of Greater Geelong and its townships.

Directions

a) Maintain the non-urban breaks between Geelong and Melbourne (Wyndham), Geelong and the Surf Coast, urban Geelong and the Bellarine Peninsula, and the townships on the Bellarine Peninsula.

b) Assess areas with special local environmental or landscape values and consider options to help preserve and manage these breaks into the future.

c) Work with the state government on the Bellarine Peninsula Distinctive Areas and Landscapes process and the development of a Statement of Planning Policy for the Bellarine Peninsula.



TABLE 11: Estimated years of broad-hectare and major infill land supply, 1 November 2017

	GROWTH SCENARIO				
	Long term historic (A)	Current/ Official (B)	Strong growth (C)	G21 Aspirational (D)	Growth Surge (E)
Zoned	28	24	18	14	12
Unzoned(Potential)	5	4	3	2	1
Sub-Total (excl NWGGA)	**32**	**28**	**21**	**16**	**13**
Northern Growth Area (Lovely Banks)	12	10	8	6	4
Western Growth Area (Batesford)	13	11	9	7	5
Total Identified Supply	**57**	**49**	**38**	**29**	**22**

Source: Spatial Economics Pty Ltd

Notes: Assumed 74% of the supply comes from major infill (remnant broad-hectare and broad-hectare) and no increase in supply from dispersed infill

Figure 2. Greater Geelong Settlement Strategy (August 2020) and Table 11: Estimated years of broad-hectare and major infill land supply (p.54).

The Geelong Settlement Strategy has been given effect via Amendment C395 to the Greater Geelong Planning Scheme (the Planning Scheme), gazetted on 6 May 2021.

Amendment C395 inserted new policies into the Planning Scheme to give effect to both the Settlement Strategy and the Northern and Western Geelong Growth Areas (NWGGA) Framework Plan.

Clause 21.06 of the Planning Scheme was updated by this Amendment to include a new Housing and Settlement Framework Plan for urban Geelong and the Bellarine Peninsula townships (see Figure 1).

Amendment C395 set the broad strategic directions for residential growth, but did not include in its scope a detailed review or evaluation of existing settlement boundaries. With the exception of NWGGA, the settlement boundaries shown in the Housing and Settlement Framework Plan at Clause 21.06 were adopted from those that were already in the Planning Scheme prior to Amendment C395.

Amendment C395 introduced the following Objectives and Strategies relation to the spatial distribution of growth in the municipality:

"21.06-2 Spatial distribution of growth and land supply:

Objective:

Contain growth within identified locations across the municipality.

Strategies:

Ensure development occurs within designated settlement boundaries.
Deliver defendable long-term settlement boundaries via a consultative boundary review process

21.06-8 Implementation

Further work:

Undertake a consultative settlement boundary review process."

Chapter Three

Distinctive Areas and Landscapes – Surf Coast and Bellarine Peninsula

In 2018, the Victorian Government passed legislation to recognise and safeguard the areas and landscapes that are identified as being distinctive, and to achieve better coordinated decision-making by government agencies, local councils and other key parties.

The Planning and Environment Amendment (Distinctive Areas and Landscapes) Act 2018, enables the government to declare a distinctive area and landscape subject to meeting strict criteria.

The Surf Coast and Bellarine Peninsula have each been declared as Distinctive Areas and Landscapes.

A draft Statement of Planning Policy has been prepared for each of these areas. Each Statement of Planning Policy includes a long-term vision of at least 50 years, policy objectives and strategies, and a strategic framework plan for guiding the future use and development of land in the declared areas.

The legislation provides for these plans to identify long-term settlement boundaries to ensure that development does not inappropriately encroach into valued natural and rural landscapes.

Once implemented, Parliament must ratify any future changes the settlement boundaries. This is the same process in place for Melbourne's Urban Growth Boundary.

The southern edge of urban Geelong around the Armstrong Creek growth area is affected by the **Surf Coast DAL**. The Surf Coast SPP proposes that the southern boundary of Geelong become a protected settlement boundary once the City of Greater Geelong undertakes a review process (i.e this Long Term Boundary review). The Surf Coast DAL was the subject of Advisory Committee hearings in 2020. The Surf Coast SPP September 2022 was approved by the Governor in Council on 25 October 2022 and has now come into effect.

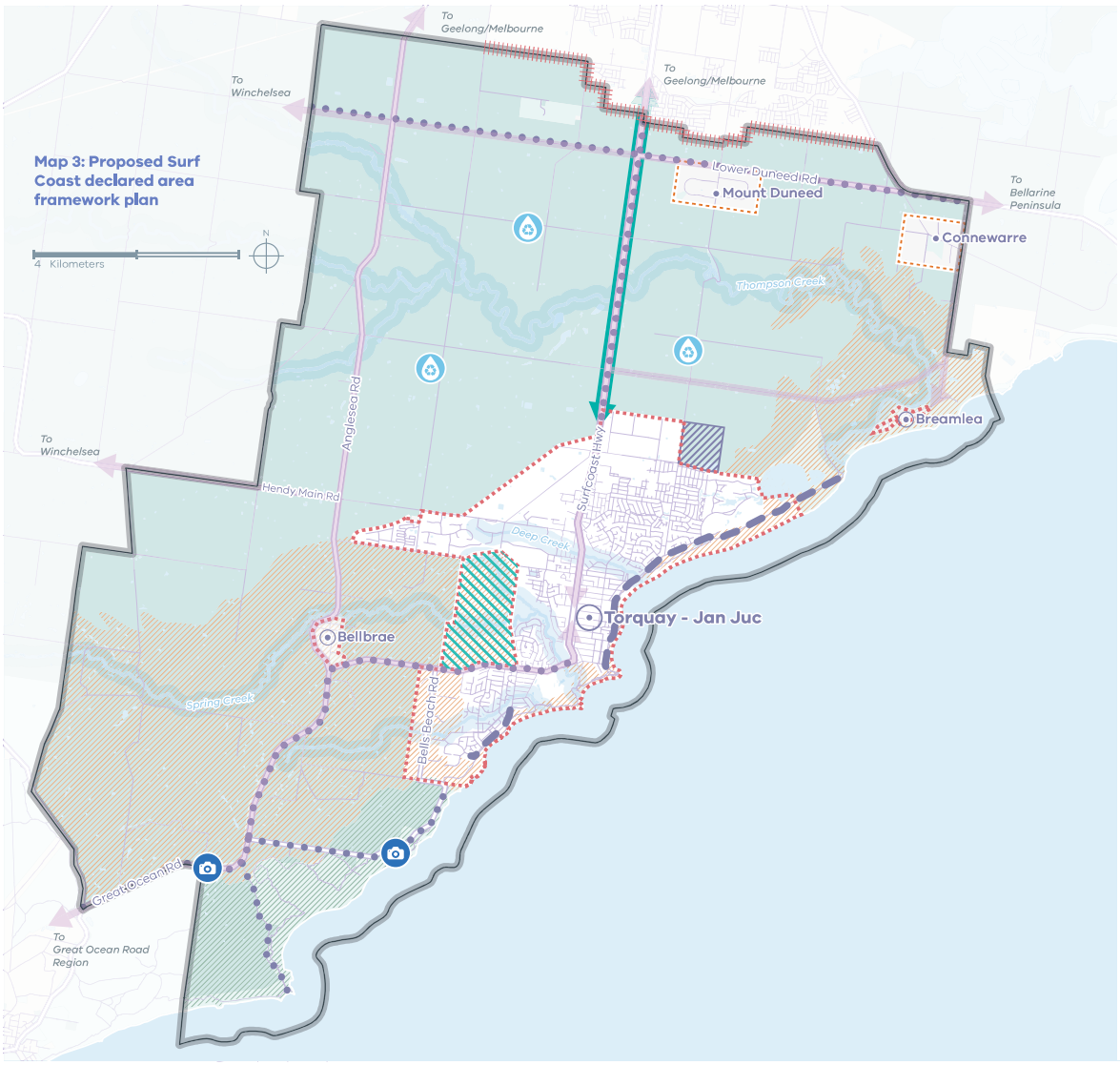
> *"The northern boundary of the declared area abuts the Armstrong Creek Urban Growth Area in Geelong. A protected settlement boundary will be needed for this area to ensure greater protection of the green break between Geelong and Torquay–Jan Juc, which has been identified as a landscape of regional significance.*
>
> *The resolution of the location of this settlement boundary will be informed by strategic planning work led by the City of Greater Geelong in consultation with DELWP and other relevant agencies once Amendment C395 – Settlement Strategy and the Northern and Western Geelong Growth Areas Framework Plan has been given effect.*
>
> *This work should include consideration of urban - rural transition areas that support the regionally significant landscape setting."*

The eastern edge of urban Geelong is affected by the **Bellarine Peninsula DAL**. The draft Bellarine Peninsula SPP proposes that the eastern boundary of Geelong become a protected settlement boundary once the City of Greater Geelong undertakes a review process (i.e. this Long Term Boundary review). It notes the following in relation to this boundary:

> *"The Armstrong Creek Urban Growth Area, Moolap and the eastern Geelong suburbs of Whittington and St Albans Park. Protected settlement boundaries will be needed for these areas, to ensure the green break between urban Geelong and the Bellarine Peninsula is preserved and significant landscape and environmental values are protected.*
>
> *The resolution of this protected settlement boundary will be informed by further strategic planning work led by the City of Greater Geelong in consultation with DELWP and other relevant agencies. This work should include consideration of urban rural transition areas that support the regionally significant landscape setting."*[1]

The draft Bellarine SPP October 2022 has been finalised but is not yet approved by the Governor in Council at the time of writing this report.

1 Draft Bellarine Peninsula SPP, page 58.



Surf Coast Declared Area Framework Plan

Settlements

- District town – A regional centre with a large diverse population, employment and housing base, and which has strong relationships with surrounding settlements
- Village - A small settlement with a small population
- Hamlet/Locality - A cluster of rural residential dwellings
- Protected settlement boundary
- Options proposed for consultation
- Further investigation required
- Settlement boundary
- Protected settlement boundary to be implemented subject to local strategic planning work

Landscapes and the environment

- Landscapes - Conserve and enhance the declared area's significant landscapes with the greatest protection provided in areas of highest significance*
- Nationally significant landscape: Bells Beach to Point Addis
- State-significant landscape: Torquay Coast, Coastal Saltmarsh and Woodland

*Areas not designated as nationally or state significant are the regionally significant Mount Duneed Plain and Surrounds landscape

- Road corridor views – Manage the development of infrastructure to maintain views to the rural hinterland and/or coast
- Waterways and biolinks – Conserve and restore native vegetation along waterway corridors and biolinks.

Aboriginal cultural heritage and historic heritage

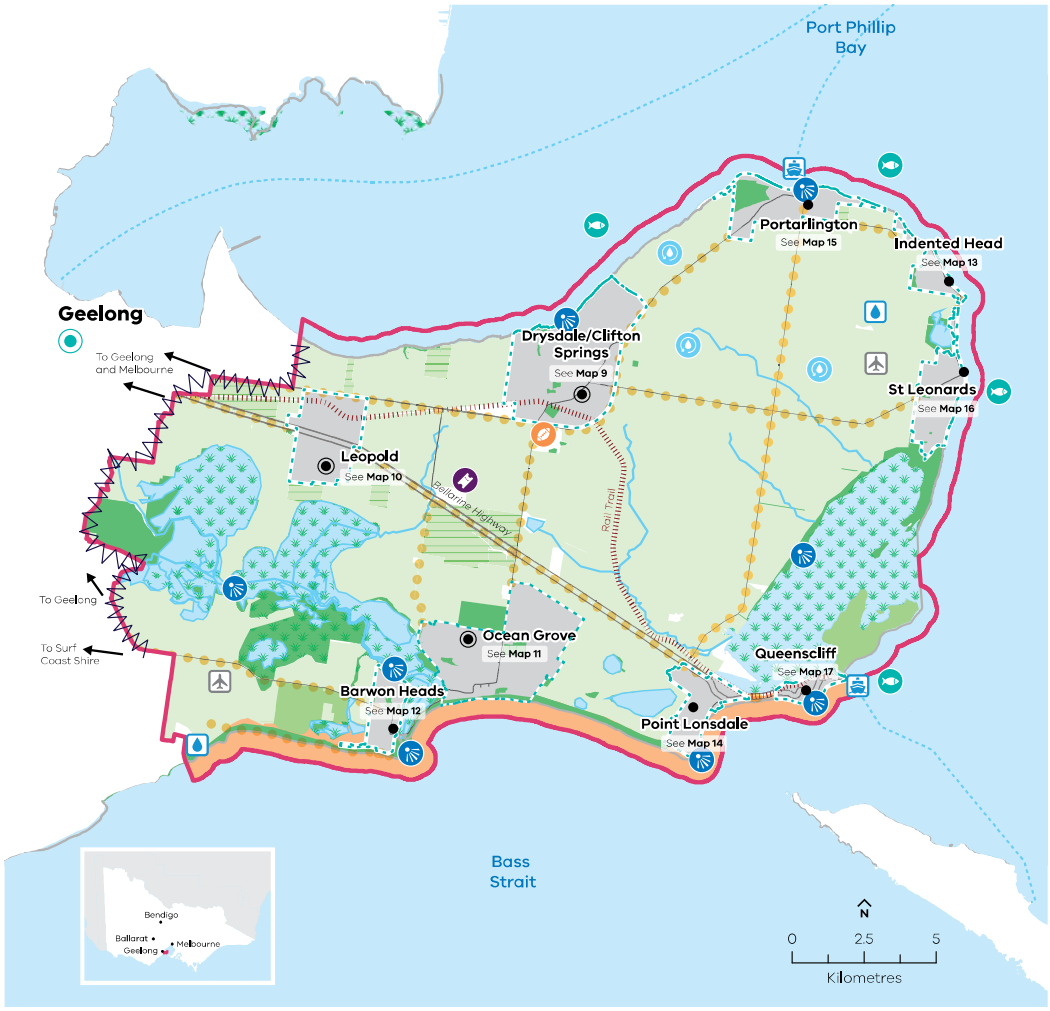
The entire declared area and beyond is Wadawurrung Country. The declared area's Aboriginal cultural heritage values must be conserved, strengthened and promoted in partnership with the Wadawurrung.

- Landmarks – Ensure that Bells Beach and the Great Ocean Road are accessible, well maintained and sustainably managed

Tourism, agriculture, natural resources and infrastructure

- Green breaks – Potential location for agricultural, natural resources and/or nature-based tourism land uses that protect and enhance significant landscape features
- Armstrong Creek Transit Corridor Study Area – Potential location of a sustainable public transport link connecting Torquay-Jan Juc with Geelong and beyond
- Movement network – Support a sustainable transport network that enhances the declared area's distinctive attributes
- Support recycled water use
- Highway
- Main Road
- Local Road
- Surf Coast Declared Area

Figure 3. Draft Surf Coast SPP – Map 3, proposed declared framework area plan (p.27).



LEGEND

- Regional city
- District town
  A large town providing a diversity of housing, services and employment for a large, diverse population, which has a strong relationship with surrounding villages and rural areas
- Village
  A small settlement with a small population, which integrates with its rural and natural surrounds
- Protected settlement boundary
- Declared area boundary
- Protected settlement boundary to be defined subject to strategic planning work
- Local Government Area
- Urban area
- Rural living

Aboriginal cultural heritage and historic heritage

The entire declared area and beyond is Wadawurrung Country. The declared area's Aboriginal cultural heritage values must be conserved, strengthened and promoted in partnership with the Wadawurrung.

Landscapes and environment

*Landscapes - Conserve and enhance the declared area's significant landscapes with the greatest protection provided in areas of highest significance**

- **State significant landscape:** Bellarine Peninsula Southern Coast

**Note: Areas not designated as state significant are the regionally significant Swan Bay , Lake Connewarre and Barwon River, and Bellarine Northern Coast and Central Hills landscapes*

- Road corridor views
  Manage the development of infrastructure to maintain views to the rural hinterland and/or coasts
- Significant view
- Waterways
  Conserve and restore native vegetation along waterway corridors
- Lakes
- Ramsar wetlands
- Parks and reserves
- Golf course

Tourism, agriculture, natural resources and infrastructure

- Green breaks
  Potential location for agricultural, natural resources and/or nature-based tourism land uses that protect and enhance significant landscape features
- Strategic water assets
- Support recycled water use
- Aquaculture
- Sub regional theme park
- Sport and recreation precinct
- Airfield
- Safe harbour
- Ferry route
- Highway
- Main road
- Rail Trail
- Movement network
  Support a sustainable transport network that enhances the declared area's distinctive attributes

Figure 4. Draft Bellarine Peninsula SPP – Map 3, proposed declared framework area plan (p.24).

Chapter Four

The Long Term Boundary Review – Scope and Guiding Principles

4.1 Review Scope

The Geelong Settlement Strategy defines the intended the scope of the Long Term Boundary Review process, as follows:

> *"A long term settlement boundary should be largely based on existing residential zones and strategic plans, as these have been developed over a number of years, with extensive community consultation and peer review.*
>
> *We expect the process to define a long term settlement boundary would be similar in approach to the 'logical inclusions' process used to refine Melbourne's urban growth boundary. This would include:*
>
> - *establishing assessment and decision criteria such as land that: supports an enduring and robust long term boundary, assists infrastructure provision to land already identified for residential development and is contiguous with an existing urban area.*
> - *confirming the appropriateness of current boundaries for urban Geelong and district towns on the Bellarine Peninsula (no changes to other towns).*
> - *a consultation and submissions process.*
> - *referrals to infrastructure and service agencies.*
> - *independent oversight and*
> - *consultations with the Minister for Planning."*[1]

4.2 Guiding Principles

The Geelong Settlement Strategy identifies the following broad **principles** to guide the Long Term Boundary review:[2]

- Land supply is not a consideration.
- Land must be contiguous with urban residential areas – GRZ, RGZ, NRZ or UGZ.
- It is unlikely that the Northern and Western Growth Areas would be included given they have recently been the subject of a specific investigation process.
- Land must deliver a benefit to existing or identified residential land/development through for example more efficient infrastructure provision or utilisation.
- Land must be able to rely on existing facilities and services and not create the need for additional or new community infrastructure or significant council investment that would be required for a new residential node.

The Geelong Settlement Strategy states that the suitability for urban development should consider the following factors:

- flooding risks, climate change, environmental issues including acid sulphate soils;
- accessibility, including the feasibility and cost of providing adequate public transport and roads access;
- impacts of any proposed boundary changes on the economic provision of other development fronts;
- urban services including both utility and community services.
- impacts of any proposed changes on the establishment of logical and enduring settlement boundaries;
- physical boundaries including consideration of natural features, location of major roads and reservations for public utilities; and
- potential impacts on significant existing non-urban land uses and activities including agricultural, activities, extractive industry, sensitive land use buffers, tourism and other established and valued land uses.

1 Geelong Settlement Strategy, page 77.

2 Ibid.

The Geelong Settlement Boundary and the DAL Legislation.

State planning policy calls for strategic plans to establish and reinforce settlement boundaries.

The settlement boundary shown for Geelong in Clause 21.06 of the planning scheme represents the longer-terms limits for residential growth for the city, and it based on the findings of the Greater Geelong Settlement Strategy.

The purpose of this settlement boundary review is to determine if there are any locations along the existing settlement boundary (as defined by Clause 21.06) where the boundary to existing or planned residential communities is anomalous or lacks logic from and urban planning or development perspective.

There are a limited number of urban and urban-related uses on the edges (but outside) of the existing settlement boundary shown in Clause 21.06 of the planning scheme, including:

- Deakin University and the Mercy Hospital in Waurn Ponds
- The Heales Road Industrial precinct south of Lara
- Industrial areas near Avalon Airport
- Industrial areas in Point Henry and Moolap

The option exists to re-cast the current Settlement Boundary shown at Clause 21.06 as an urban growth boundary (i.e. not a boundary solely focussed on defining the outer limits of residential growth).

If this were to occur, then it is this report author's view the land within the Heales Road industrial precinct would be included within the boundary, but the land associated with Deakin University, Epworth Hospital and Marcus Oldham Agricultural College and Christian College which are adjacent to the Waurn Ponds urban areas would remain outside of this boundary, and continue to be managed under the provisions of the relevant Public Use and Special Use zones that apply to these areas (noting that the latter area has been assessed as generally unsuitable for inclusion into settlement boundary due to it forming part of the Barrabool Hills and Waurn Ponds valley which comprises important landscape and cultural heritage values, and which also make it difficult to provide utility services to the area – refer to Chapter 6.5 of this report for further discussion).

The industrial areas near Avalon Airport and in Point Henry and Moolap are not contiguous with the urban edge of Geelong and it is this report's authors view that for this reason these areas should not be included within any future urban growth boundary for Geelong.

The term 'settlement boundary' has a specific legislative meaning in the context of Part 3AAB (Distinctive Areas and Landscapes) of the Planning and Environment Act 1987 (the Act).

Section 46AAC of the Act specifies that a Statement of Planning Policy (SPP) for a Declared Area 'may specify settlement boundaries in the declared area or designate specific settlement boundaries in the declared area as protected settlement boundaries.' The Act defines settlement boundary and long term settlement boundary as follows:

- A settlement boundary, in relation to a plan of an area, means the boundary marking the limit of urban development in that area
- A protected settlement boundary means a settlement boundary in a declared area that is protected under a Statement of Planning Policy.

The Surf Coast SPP and draft SPP for the Bellarine Peninsula DAL areas each state that protected settlement boundaries will be needed for northern and eastern edges of the Surf Coast and Bellarine Peninsula declared areas, to ensure the green break between urban Geelong and the Bellarine Peninsula and Surf Coast area is preserved, and for significant landscape and environmental values to be protected in these areas.

In the context of the DAL legislation and SPP for both the Surf Coast and Bellarine Peninsula (draft) DAL areas, it will therefore be necessary to determine the total limit of urban development (not just residential development) along the southern and eastern edges of the city of Geelong.

These existing edges currently primarily comprise residential land uses (with the exception of the future employment precinct in the south-west and north east parts of Armstrong Creek, neither of which are proposed to be expanded as an outcome of this review).

Therefore the long term residential settlement boundaries for these locations that are ultimately determined as an outcome of this review can be used to set the long term settlement boundary under the DAL legislation and final/draft SPPs.

In the case of the existing and future urban land uses areas in Moolap and Point Henry (defined by the SUZ1 and IN1), the State Government has prepared the Moolap Coastal Strategic Framework Plan to guide the long term redevelopment of this area. The existing and potential future urban uses identified under that plan are physically separated from the urban edge of Geelong (and the current settlement boundary) by land which is wetlands under public ownership and also by land zoned for low density residential and rural living purposes.

Because this area is not contiguous with the existing settlement boundary, it has not been considered for inclusion in the settlement boundary for Geelong as part of this review. However, a separate decision will need to be made about whether or not to place a long term settlement boundary around these zones under the DAL legislation and in the context of the DAL policy aspiration to preserve significant landscape and environmental values in this area.

Chapter Five

Methodology

The Geelong Settlement Strategy defines both the broad principles and the relevant factors for consideration in determining Geelong's long-term settlement boundary.

The following methodology has been used to assess the settlement boundary options against these principles and factors:

Step 1 – Confirm Investigation Areas having regard to the Long Term Boundary Review Principles.

Step 2 – Establish Assessment Criteria for reviewing the Settlement Boundary.

Step 3 – Assess the Investigation Areas against the Assessment Criteria.

The methodology used in relation to each step is discussed over the following pages.

Step 1 – Confirm Investigation Areas having regard to the Long Term Boundary Review Principles ('Principles').

The following approach was taken to applying the Long Term Boundary Review Principles ('Principles') contained within the Geelong Settlement Strategy. The principles have been used to establish the investigation areas and the criteria have then been developed to assist in the assessment of the areas against the principles as well as to consider relevant aspects of State Planning Policy.

Principle 1 – Land supply is not a consideration.

The Geelong Settlement Strategy considered a range of population and housing growth scenarios over the period to 2036. It notes that when the estimated dwelling capacity of North and West growth areas is considered, there is adequate capacity within the settlement boundary contained within the Strategy to meet likely future broad-hectare housing needs beyond 2040, even assuming continued rapid population growth.

Therefore no further consideration has been given to the contribution that land might make to Geelong's land supply in assessing the settlement boundary.

Principle 2 – Land must be contiguous with urban residential areas – GRZ, RGZ, NRZ or UGZ.

The Long Term Boundary Review is focussed on the boundaries of existing and future residential settlements within urban Geelong. Its purpose is to determine if there are any locations where the boundary to existing or planned residential communities is anomalous or lacks logic from and urban planning or development perspective.

The term 'settlement boundary' is different to an 'urban growth boundary' insofar as it relates to the boundary of residential communities and not other types of urban land uses such as employment, etc.

For these reasons, for land to be included within an investigation area is must be contiguous with an existing or planned urban residential area (as defined by the GRZ, RGZ or NRZ, or the UGZ which applies any of these zones to land).

The term 'contiguous' has not been applied in a strict or literal manner. In circumstances where the inclusion of only the contiguous lots resulted in an irregularly shaped investigation area, then the investigation area was extended out to the nearest physical feature (and occasionally to a cadastral boundary where no obvious physical feature exists) that would enable a potentially enduring alternative boundary to be identified.

Principle 3 – It is unlikely that the Northern and Western Growth Areas would be included given they have recently been the subject of a specific investigation process.

Given that the Northern and Western Growth Areas have only recently been the subject of a substantial strategic planning and public review process (via Amendment C395), this Review has not reviewed the boundaries of the Northern and Western Growth Areas.

Principle 4 – Land must deliver a benefit to existing or identified residential land/ development through for example more efficient infrastructure provision or utilisation.

This Principle has been applied to mean circumstances where including additional developable land within the Settlement Boundary would enable physical infrastructure (such as drainage, water, sewerage, roads, etc.) that is required by residential development on land within the existing settlement boundary to be delivered in a more efficient or cost effective manner.

Principle 5 – Land must be able to rely on existing facilities and services and not create the need for additional or new community infrastructure or significant council investment that would be required for a new residential node.

The Geelong Settlement Strategy seeks to focus future growth into established areas and the identified of Armstrong Creek, Lara, and North and West Geelong. These are the priority locations for both population growth and the provision of community infrastructure.

Principle 5 seeks to ensure that any revisions to the Settlement Boundary do not create additional demands for social infrastructure in locations that are not specifically identified for residential growth.

The methodology used to assess investigation areas against Principle 5 was as follows:

Task 1 – Identify the notional neighbourhood within the existing settlement boundary:

A notional neighbourhood was defined as being a population of circa 6-10,000 people living within a residential area of circa 1.6 square kilometres (which represents an 800m walking catchment). A community of this size within this geographic area is generally understood to align to the Victorian Government policy aspiration for the creation of '20 minute neighbourhoods. They have the potential to achieve a degree of self-containment (i.e. access to local community, education, recreation and shopping facilities) and walkability (i.e. ability walk to a range of neighbourhood scale facilities within a 20 minute return trip).

Task 1 included identifying the geographic boundaries of the notional 1.6km residential neighbourhoods in areas adjoining the existing Settlement Boundary. In defining the notional neighbourhood/s within the existing settlement boundary, account was also taken to the implications of major physical barriers such as arterial roads, rivers, etc.

Task 2 – Identify the population size and community infrastructure within the adjoining neighbourhood.

Task 1 included identifying the existing population size within the notional spatial neighbourhood identified in Task 2.

The population within the notional neighbourhood was calculated in one of the following two ways:

- For areas that are yet to be developed but have precinct structure plans (PSPs) in place, the dwelling and population was based on multiplying the dwelling yields anticipated in PSP land budget by an average household size of 2.8 persons per household (Note that these dwelling yields were checked against recent development approvals in growth areas to determine if there was any significant variation to what was anticipated in the relevant PSP).
- For established residential areas, the population was estimated based on multiplying the total number of residential lots by an average household size of 2.8 persons per household.

The presence of the following basic social and recreational infrastructure within or immediately adjoining each neighbourhood was also identified in this step:

- State Primary School
- State Secondary School
- Active Recreation Reserve
- Community Centre

Task 3 – Assessing the adequacy of social and recreational infrastructure.

The notional adequacy of the social and recreational infrastructure contained within or immediately adjoining each neighbourhood was determined by the use of standard population benchmarks.

The population benchmarks adopted for this task were those contained in the publication 'Planning for Community Facilities in Growth Areas' (ASR, 2008).

The assessment identified whether there was any notional over or under-provision of state schools, active recreation or community centres in the given notional neighbourhood.

Task 4 – Calculation of the potential additional population within the relevant revised settlement boundary scenario.

The potential additional population within the relevant revised settlement boundary scenario was determined using the following method and assumptions:

- Excluding any land that was known to be undevelopable from the gross land area within the investigation area (eg land within a flood zone, conservation zone, etc.)
- Calculate likely dwelling and population yields for land within the developable portion of the investigation area based on the following assumptions:
  - 70% net developable area
  - 15 lots per hectare as an average
  - 2.8 people per household

Task 5 – Determine notional over or under-provision of community infrastructure associated with residential development in the investigation area.

The additional population derived from Step 4 was added to the existing population determined in Task 2.

The notional adequacy of the social and recreational infrastructure to service this total population was determined by the use of the standard population benchmarks described in Task 3.

This assessment identified whether there was any notional over or under-provision of state schools, active recreation or community centres in the given revised notional neighbourhood boundary.

The outputs from the above assessment are contained in **Appendix 1** to this report.

Step 2 – Establish Assessment Criteria for reviewing the Settlement Boundary.

The Geelong Settlement Strategy identifies a range of factors that should be considered when assessing the settlement boundary of urban Geelong. These factors closely align to the relevant State and regional planning policies contained in the Greater Geelong Planning Scheme.

A set of Assessment Criteria were established for this Review which address the relevant factors identified in both the Geelong Settlement Strategy and the relevant State, Regional and Local Policies of the Greater Geelong Planning Scheme (Refer **Appendix 2** for full citation of relevant state policies).

The Criteria and the relevant policies that they derive from are as follows:

1.0 Settlement Criteria:

Criteria:	Geelong Settlement Strategy:	Geelong Planning Scheme:
1.1 Impacts of any proposed changes on the establishment of logical and enduring settlement boundaries (including consideration of natural features, location of major roads and reservations for public utilities)	The suitability for urban development should consider: Impacts of any proposed changes on the establishment of logical and enduring settlement boundaries (and) ... physical boundaries including consideration of natural features, location of major roads and reservations for public utilities	**Clause 11.01-1R Settlement – G21:** Maintain a significant settlement break between the region and Melbourne. Provide for settlement breaks between towns to maintain their unique identities. **Clause 21.06-2 Spatial Distribution of Growth:** Contain growth within identified locations across the municipality. Minimise the economic, environmental, visual and servicing impacts of residential development on rural areas. Maintain the unique township, landscape, tourism, farming and environmental values of the Bellarine Peninsula.

2.0 Managing Growth Criteria:

Criteria:	Geelong Settlement Strategy:	Geelong Planning Scheme:
2.1 Impact on the orderly development of the adjoining urban area	Land must deliver a benefit to existing or identified residential land/development through for example more efficient infrastructure provision or utilisation	**Clause 19.03-2S Infrastructure design and provision:** Provide timely, efficient and cost-effective development infrastructure that meets the needs of the community. Integrate developments with infrastructure and services, whether they are in existing suburbs, growth areas or regional towns.
2.2 Impact on management of the sequence of development and the early provision of services		**Clause 11.2-3S Sequencing of development:** Manage the sequence of development in areas of growth so that services are available from early in the life of new communities.
2.3 Impacts of any proposed boundary changes on the economic provision of other development fronts	The suitability for urban development should consider... Impacts of any proposed boundary changes on the economic provision of other development fronts	**Clause 11.02-3S Sequencing of development** To manage the sequence of development in areas of growth so that services are available from early in the life of new communities.

3.0 Planning for Places – Distinctive Areas and Landscapes Criteria:

Criteria:	Geelong Settlement Strategy:	Geelong Planning Scheme:
3.1 Impact on any identified unique features or special characteristics within a declared area		**Clause 11.03-5S Distinctive Areas and Landscapes:** Recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

4.0 Environmental & Landscape Values Criteria:

Criteria:	Geelong Settlement Strategy:	Geelong Planning Scheme:
4.1 Impact on the protection of biodiversity values	The suitability of urban development should consider.... environmental issues	**Clause 12.01-1S Protection of biodiversity:** Assist the protection and conservation of Victoria's biodiversity.
4.2 Impact on the protection of coastal areas & wetlands	The suitability of urban development should consider.... environmental issues including acid sulphate soils	**Clause 12.02-1S Protection of the marine and coastal environment:** Protect and enhance the marine and coastal environment. **Clause 12.03-1S River corridors, waterways, lakes and wetlands:** Protect and enhance river corridors, waterways, lakes and wetlands.
4.3 Impact on the protection of significant landscapes	[refer discussion on boundaries on pp. 78-79]	**Clause 12.05-2S Landscapes** Protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.
4.4 Impact on the preservation of identified urban breaks	[refer discussion on non-urban breaks on pp. 78-79]	**Clause 11.01-1R Settlement – G21** Maintain a significant settlement break between the region and Melbourne. Provide for settlement breaks between towns to maintain their unique identities. Require a settlement boundary for all towns. **Clause 21.06-2 Spatial distribution of growth:** Maintain the non-urban breaks between Geelong and Melbourne (Wyndham), Geelong and the Surf Coast, urban Geelong and the Bellarine Peninsula, and the townships on the Bellarine Peninsula.

5.0 Environmental Risk Criteria:

Criteria:	Geelong Settlement Strategy:	Geelong Planning Scheme:
5.1 Climate change – impacts of coastal inundation & erosion	The suitability of urban development should consider.... flooding risks, climate change, environmental issues including acid sulphate soils.	**Clause 13.01-1S - Natural hazards and climate change:** Minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning. **Clause 13.01-2S - Coastal inundation and erosion:** Plan for and manage coastal hazard risk and climate change impacts.
5.2 Bushfire risks in the location	The suitability of urban development should consider.... environmental issues	**Clause 13.02-1S Bushfire planning:** Strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.
5.3 Impacts on/of floodplains	The suitability of urban development should consider.... flooding risks, climate change, environmental issues including acid sulphate soils.	**Clause 13.03-1S Floodplain management:** Assist the protection of: • Life, property and community infrastructure from Flood hazard, including coastal inundation, riverine and overland flows. • The natural flood carrying capacity of rivers, streams and floodways. • The flood storage function of floodplains and waterways. • Floodplain areas of environmental significance or of importance to river, wetland or coastal health.
5.4 Impacts on/of contamination land	The suitability of urban development should consider.... environmental issues	**Clause 13.04-1S Contaminated and potentially contaminated land:** Ensure that contaminated and potentially contaminated land is used and developed safely.

Criteria:	Geelong Settlement Strategy:	Geelong Planning Scheme:
5.5 Impacts on/of erosion & landslip	The suitability of urban development should consider.... environmental issues	**Clause 13.03-2S Erosion and landslip** *Objective:* To protect areas prone to erosion, landslip or other land degradation processes. *Strategies:* Identify areas subject to erosion or instability in planning schemes and when considering the use and development of land. Prevent inappropriate development in unstable areas or areas prone to erosion. Promote vegetation retention, planting and rehabilitation in areas prone to erosion and land instability.
5.6 Impacts on/of salinity, acid sulfate soils	The suitability of urban development should consider.... environmental issues	**Clause 13.03-3S Salinity:** Minimise the impact of salinity and rising water tables on land uses, buildings and infrastructure in rural and urban areas and areas of environmental significance and reduce salt load in rivers.
5.7 Land use compatibility – compatibility with nearby agricultural, industrial, extractive industry, tourism and other established and valued land uses	The suitability of urban development should consider.... potential impacts on significant existing non-urban land uses and activities including agricultural, activities, extractive industry, sensitive land use buffers, tourism and other established and valued land uses.	**Clause 13.07-1S - Land use compatibility:** Protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.
5.8 Impacts on/of major hazard facilities	The suitability of urban development should consider.... potential impacts on sensitive land use buffers, tourism and other established and valued land uses.	**Clause 13.07-2S Major hazard facilities:** Minimise the potential for human and property exposure to risk from incidents that may occur at a major hazard facility and to ensure the ongoing viability of major hazard facilities.

6.0 Natural Resource Management Criteria:

Criteria:	Geelong Settlement Strategy:	Geelong Planning Scheme:
6.1 Impact on the protection of agricultural land	The suitability of urban development should consider.... potential impacts on agricultural activities.	**Clause 14.01-1S Protection of agricultural land:** Protect the state's agricultural base by preserving productive farmland. **Clause 14.01-11R Settlement G21:** Protect critical agricultural land by directing growth to towns.
6.2 Impact on the protection of catchments, waterways, estuaries, bays, and the marine environment, protection of extractive resources	The suitability of urban development should consider... flooding risks, climate change, environmental issues including acid sulphate soils	**Clause 14.02-1S Catchment planning and management:** Assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment. **Clause 14.02-2S Water quality:** Protect water quality.
6.3 Impact on protection of extractive resources	**	**

7.0 Heritage Criteria:

Criteria:	Geelong Settlement Strategy:	Geelong Planning Scheme:
7.1 Impact on known Aboriginal cultural heritage values		**Clause 15.03-2S Aboriginal cultural heritage:** Ensure the protection and conservation of places of Aboriginal cultural heritage significance.
7.2 Impact on known post contact heritage values		**Clause 15.03-1S Heritage conservation:** Ensure the conservation of places of heritage significance.

8.0 Accessibility Criteria:

Criteria:	Geelong Settlement Strategy:	Geelong Planning Scheme:
8.1 Accessibility of the location, including the feasibility and cost of providing adequate public transport and roads access	The suitability of urban development should consider.... accessibility, including the feasibility and cost of providing adequate public transport and roads access	**Clause 18.01-1S Land use and transport integration:** Facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport. **Clause 18.01-2S Transport system:** Facilitate the efficient, coordinated and reliable movement of people and goods by developing an integrated and efficient transport system.

9.0 Infrastructure Criteria:

Criteria:	Geelong Settlement Strategy:	Geelong Planning Scheme:
9.1 Ability to cost-effectively provide urban services including both utility, community services and drainage	The suitability of urban development should consider.... urban services including both utility and community services.	**Clause 19.03-2S Infrastructure design and provision:** Provide timely, efficient and cost-effective development infrastructure that meets the needs of the community. **Clause 19.02-4S Social and cultural infrastructure:** Provide fairer distribution of and access to, social and cultural infrastructure. **Clause 19.02-6S Open space:** Establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.

Step 3 – Assess the Investigation Areas against the Assessment Criteria.

Each of the Investigation Areas was assessed against the abovementioned Assessment Criteria. The assessment was largely undertaken as a desktop exercise based on a review of the following primary sources of information:[1]

- Greater Geelong Planning Scheme
- G21 Regional Growth Plan
- Geelong Settlement Strategy (2021), as well as relevant background reports and submissions.
- Northern and Western Geelong Growth Areas Framework Plan (2021) and relevant background reports
- Draft Surf Coast Distinctive Areas and Landscape Statement of Planning Policy (2021) as well as relevant background reports and submissions
- Draft Bellarine Peninsula Distinctive Areas and Landscape Statement of planning policy (2021) and relevant background reports
- Draft Avalon Corridor Strategy (2021) and relevant background reports
- Lara Structure Plan, Lara West Precinct Structure Plan and relevant background reports
- Armstrong Creek Growth Area Framework Plan, Precinct Structure Plans and relevant background reports
- Moolap Coastal Strategic Framework Plan and relevant background reports
- Geelong Eastern Boundary Review Report (2009)
- Amendment C339 to the Greater Geelong Planning Scheme (which seeks to implement the Lower Barwon and Lower Moorabool Flood Investigation (Dec 2018), Lara Flood Study (March 2020) and part of the Bellarine Peninsula - Corio Bay Local Coastal Hazard Assessment (Dec 2015)).
- Amendment C394 to the Greater Geelong Planning Scheme - Land Subject to Inundation Overlay - Bellarine Peninsula and Corio Bay.
- Assessment of Agricultural Land Capability in Melbourne's green wedges and peri-urban areas (Agriculture Victoria, October 2018)
- South West Victoria Landscape Assessment Study (Planisphere, 2013)
- Planning for Community Infrastructure in Growth Areas (ASR, 2008)
- Corangamite Catchment Natural Resource Management Planning Portal (https://www.ccmaknowledgebase.vic.gov.au/nrmpp/)
- Aboriginal Cultural Heritage Register and Information System (ACHRIS)

The report authors also undertook a site inspection of each investigation area in November 2021.

The observations and findings from the above assessment are contained in Chapter 6 of this report. The criteria has been assessed for each investigation area and given a rating of whether adding the investigation area into the settlement boundary would have a "Positive", "Neutral", or "Negative" impact on the satisfaction of the criteria.

1 Other sources of information specific to each investigation area are referenced in this report where relevant.

Step 4 – Public Consultation

A draft version of this report was released for public consultation between 30th March and 27th May 2022. Following exhibition, Council officers commenced their review of submissions and met with submitters upon request.

Submissions were invited via direct mail/email correspondence as well as via the City of Greater Geelong 'Have Your Say' webpage.

A total of 92 submissions were received. The distribution of submissions across locations/ topics was as follows:

Location/Topic:	No. of submissions:
Armstrong Creek (West & Central)	27
Avalon	2
Lara	9
Moolap	25
Sparrovale	5
Waurn Ponds	3
Overall Strategy	21

A full list of submitters is contained at **Appendix 5** of this report.

Step 5 Report Finalisation

The report authors were also asked to review the submissions, and to update the draft report to include thematic response to the issues raised in submissions before preparing and submitting a final report to Council for its consideration.

In the course of reviewing submissions in relation to land in Armstrong Creek South (West and Central area), the consultant engaged Urban Fold (urban/landscaped designers) to undertake a preliminary design study of different ways that land subdivision might address the interface between urban development in the Armstrong Creek growth area and the rural landscape outside of the Geelong Settlement Boundary.

The purpose of this design study was to explore some alternative ways that the subdivision of land north of Mt Duneed/Lower Duneed Road might address the landscape considerations identified for this area in state and local planning policy. The study options and accompanying preliminary analysis was then reviewed and the report Authors in the course of reviewing submissions and finalising this report.

A copy of this design study is contained in **Appendix 3** of this report.

Chapter Six

Assessments

This chapter comprises the assessment of each investigation area against the scope and guiding principles outlined in Chapter 4 and the methodology detailed in Chapter 5.

The chapter proceeds as follows:

1. Armstrong Creek South West
2. Armstrong Creek South Central
3. Sparrovale
4. Moolap
5. Waurn Ponds North
6. Waurn Ponds South
7. Lara North
8. Lara South
9. Avalon

Geelong Growth Investigation Areas

All Investigation Areas

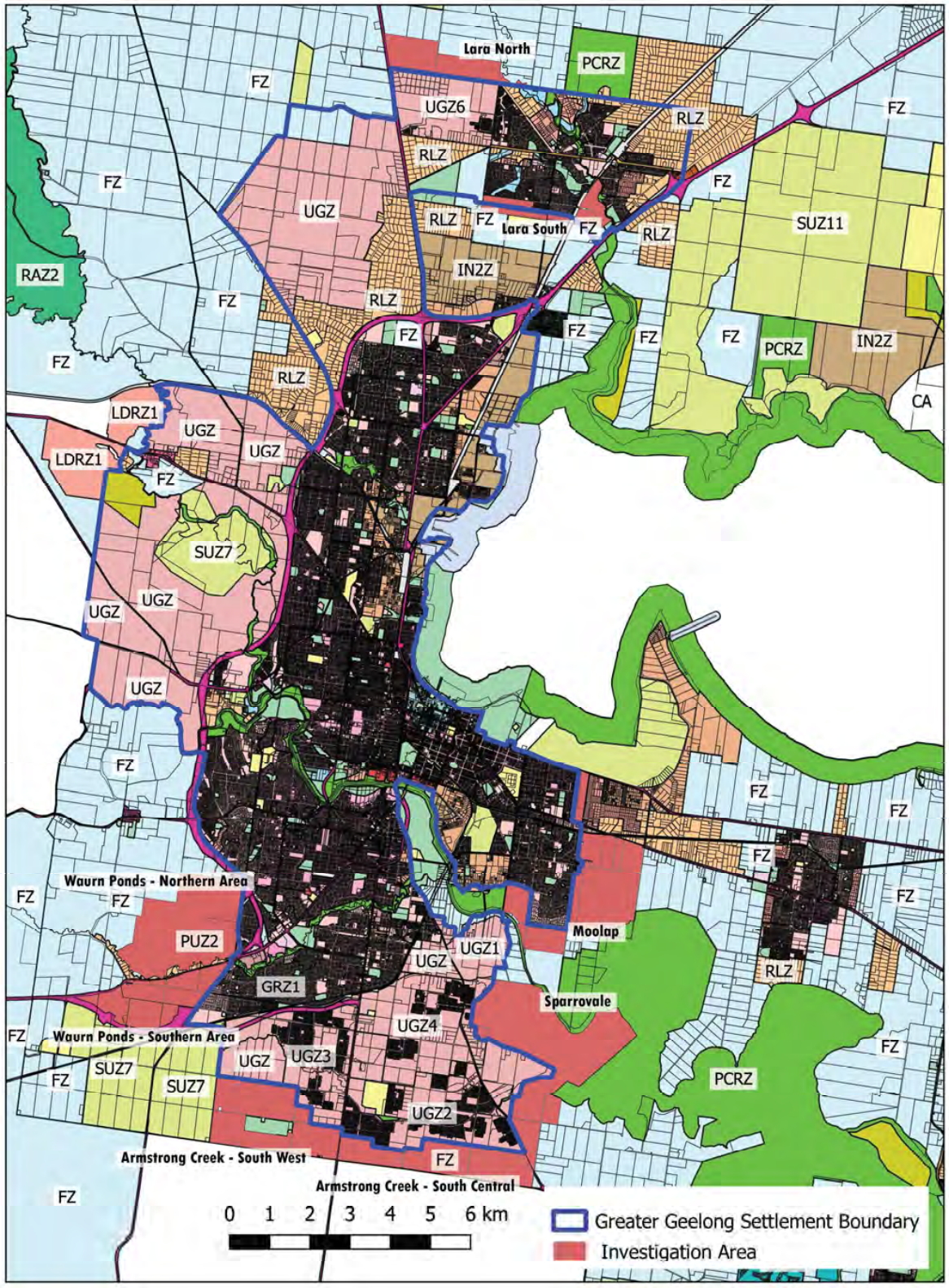


Figure 5. Overall Geelong Settlement Boundary Investigation Areas

6.1

Armstrong Creek South West

1 - Investigation Area Context

1.1 Total area of land within investigation area

432.953 ha (gross land area).

1.2 Definition of investigation area:

The investigation area in Armstrong Creek South West (i.e. west of the Surf Coast Highway) is defined by the land parcels which are contiguous with the Urban Growth Zone land contained within the existing settlement boundary (refer Figures 6 and 7).

The land south-east of the Whites/Airport Road intersection adjoins land that is being developed for residential purposes under the Armstrong Creek West Precinct Structure Plan (PSP). This land therefore satisfies Principle 2 of the Long Term Boundary Review in that it is contiguous with urban residential areas.

The land south-west of the Whites/Airport Road intersection adjoins land that is identified as Employment Land in the Armstrong Creek Urban Growth Plan. This land therefore does not satisfy Principle 2 of the Long Term Boundary Review in that it is not contiguous with urban residential areas.

Notwithstanding the above, all of the land bound by the Surf Coast Highway, Mt Duneed Road Ghazeepore Road and the existing Settlement Boundary has been included within the investigation area, on the basis that this will enable a more holistic consideration of the landscape characteristics associated with Mt Duneed that must inform the boundary review.

The land to the west of Ghazeepore Road has been excluded from the investigation area on the basis that this land is not contiguous with urban residential areas (land east of Ghazeepore Road is identified for employment and regional open space purposes under the Armstrong Creek Urban Growth Plan).

1.3 Current Zoning and Overlays:

The land within the investigation area is primarily zoned Farming Zone (refer Figure 8).

The Mt Duneed Recreation Reserve is zoned Public Park and Recreation and the small land area in the northern part of Ghazeepore Road is zone Special Use Zone 7 (Earth and Energy Resources Industry).

The following overlay controls apply to land within the investigation area:

- Vegetation Protection Overlay (roadside locations)
- Environmental Significance Overlay (Russells Road)
- Heritage Overlay (cemetery, and 'Hillside' residence)
- Specific Controls Overlay (Community care facility on Russells Road)
- Public Acquisitions Overlay (Anglesea Road widening)

(refer Figures 9 and 10).

A photo montage of the existing site context of the investigation area is shown at Figure 11.

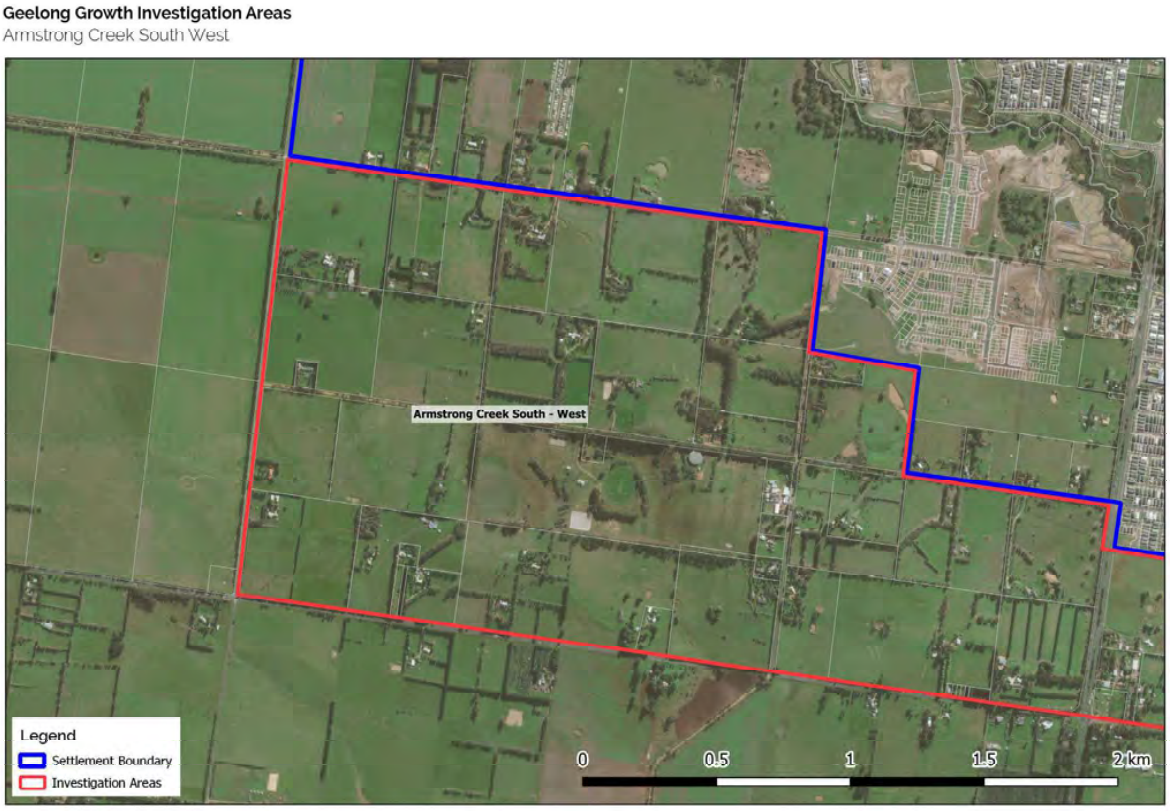


Figure 6. Armstrong Creek South West – Aerial Cadastral Plan.

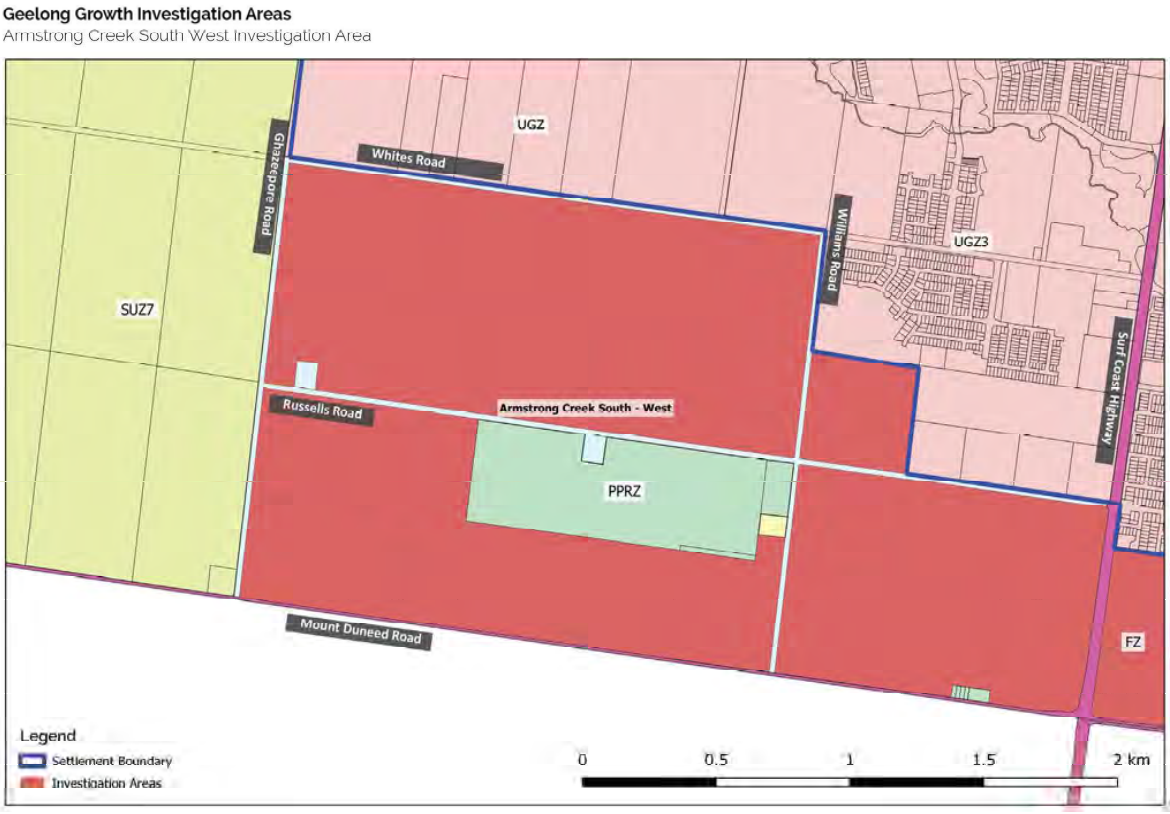


Figure 7. Armstrong Creek South West – Investigation Area Plan.

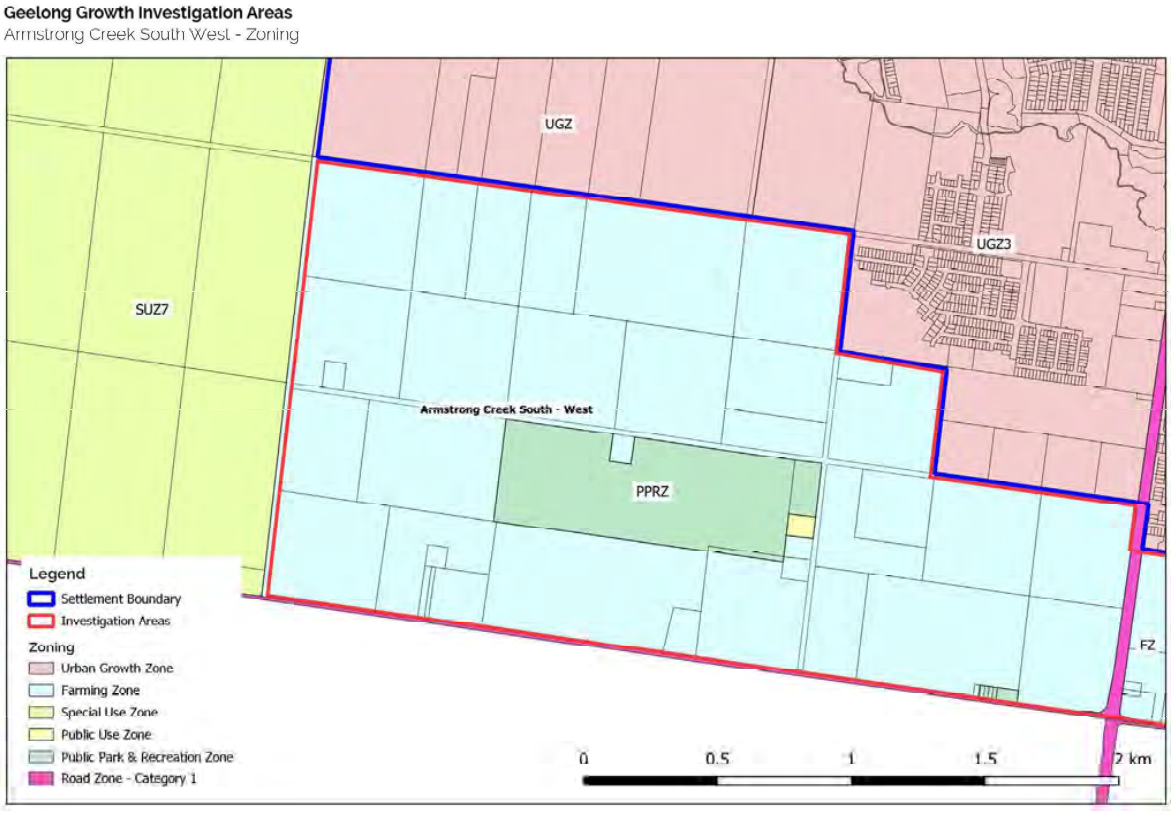


Figure 8. Armstrong Creek South West – Zoning Plan.

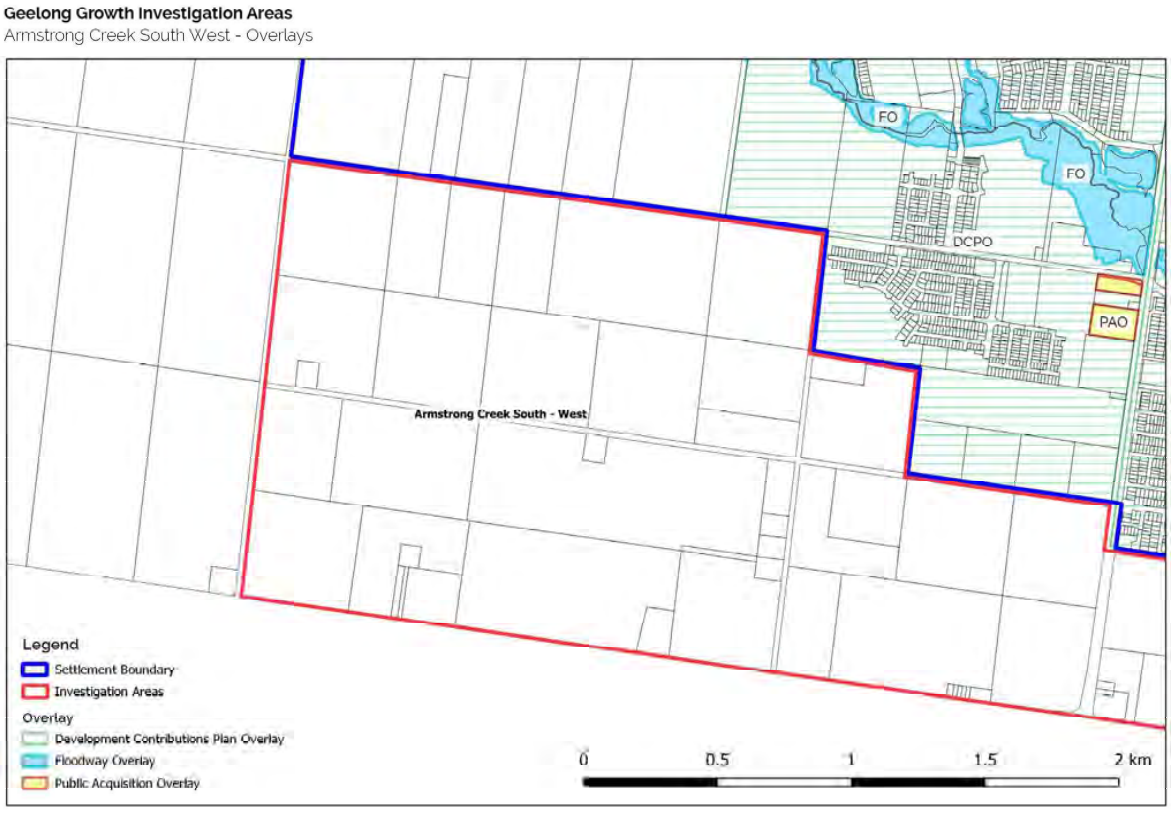


Figure 9. Armstrong Creek South West – Overlays Plan 1.

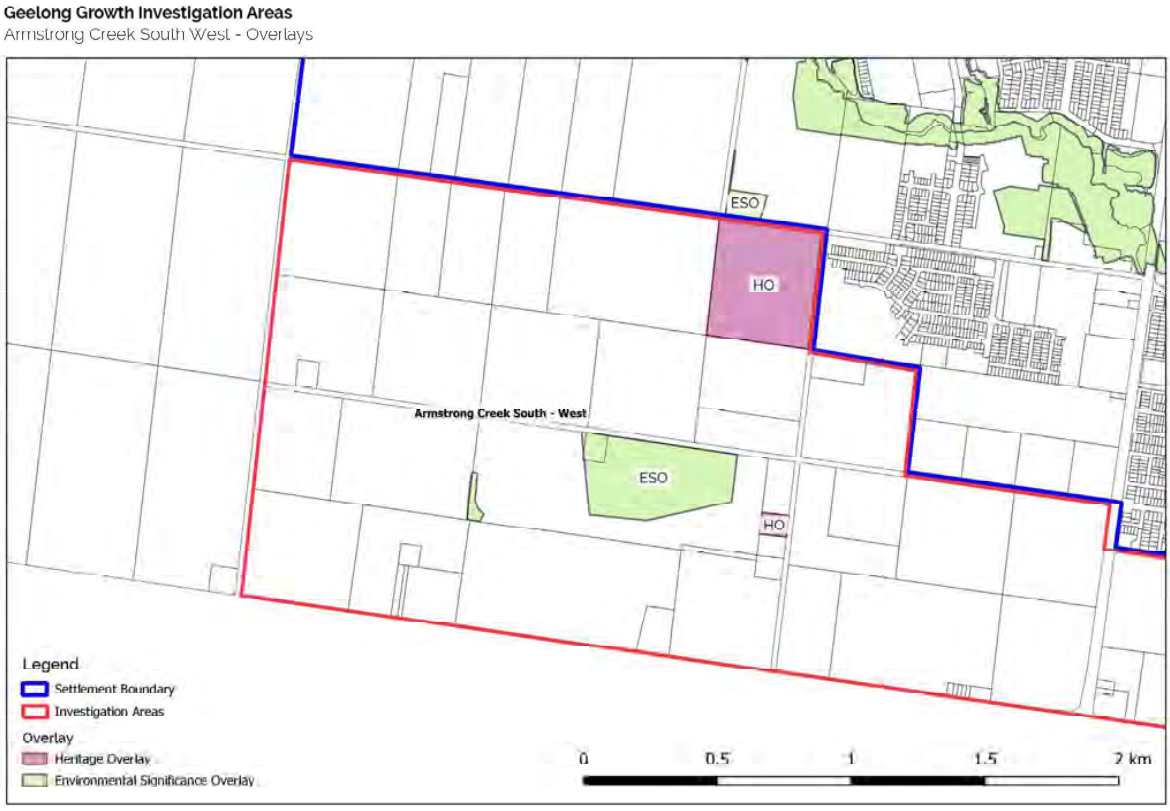


Figure 10. Armstrong Creek South West – Overlays Plan 2.



Figure 11. Armstrong Creek South West – Photo Montage.

1.4 Investigation Area & Surrounds:

Mt Duneed is the primary physical feature within the investigation area.

Mt Duneed is a prominent landscape feature which forms part of the wider landscape that delineates urban Geelong from the rural landscapes of the Surf Coast shire.

The rural hamlet at Mt Duneed includes a primary school, recreation reserve, pony club and cemetery located on the hilltop, as well as a series of farming and rural residential properties located across the investigation area. The Mt Duneed Hall reserve is located on the lower southern slope of Mt Duneed road.

The Armstrong Creek Growth Area and Armstrong Creek West PSP area are located to the north of the investigation area (refer Figures 12 and 13). Substantial residential development has already occurred in this part of the growth area. The land identified for employment purposes (north of Whites Road) is yet to be developed.

Land to the west of the investigation area comprises a circa 1,020 hectare land holding owned by Blue Circle. The north-west parts of this land holding have been used by Blue Circle and Boral for quarrying and concrete production, whereas the south and east parts of this land holding are rural in character and have not been subject to quarrying activities.

It is understood that the land will become surplus to Blue Circle and Boral's operational requirements, the existing cement works will be decommissioned, and site remediation works for the cement plant site and quarry will be undertaken in the coming years.

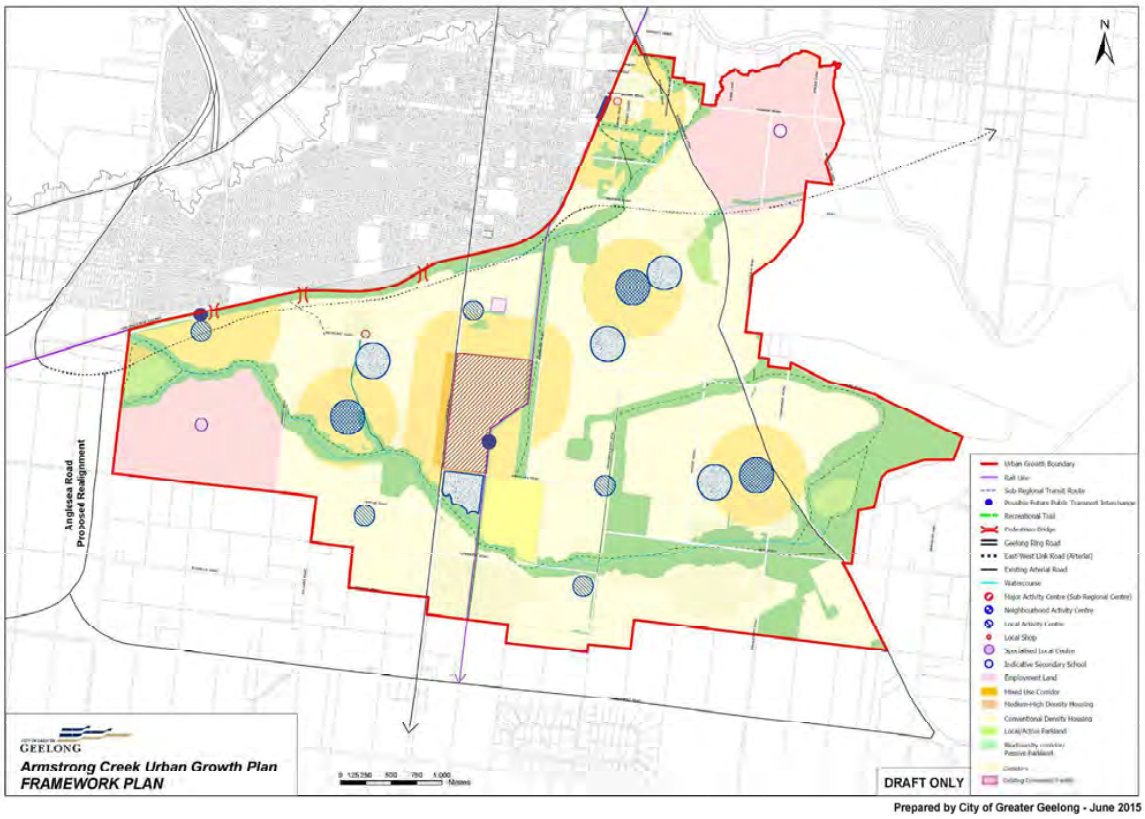


Figure 12. Armstrong Creek Urban Growth Plan (City of Greater Geelong [CoGG], 2015).

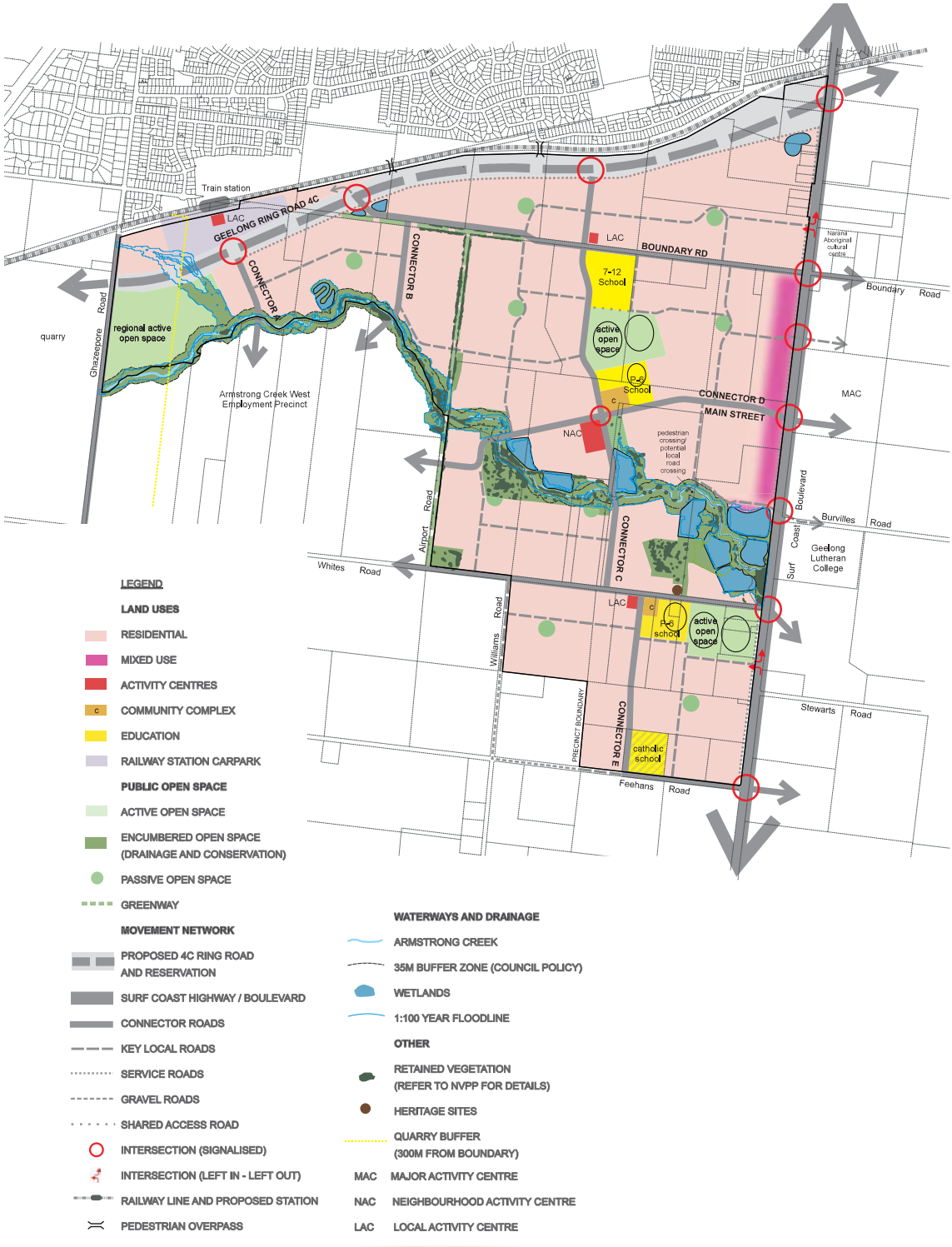


Figure 13. Armstrong Creek West Precinct Structure Plan - Urban Structure Plan (CoGG, 2012).

2 - Summary of Recent Submissions in Relation to the Settlement Boundary

2.1 Amendment C395 to the Greater Geelong Planning Scheme (Greater Geelong Settlement Strategy)

The following is a summary of submissions made to the City of Greater Geelong in relation to the settlement boundary identified in AmendmentC395 (Geelong Settlement Strategy):

Boral/Blue Circle:

Boral/Blue Circle have previously submitted that its 1020ha land holding should be designated as a growth area, included within Geelong's urban growth boundary, and rezoned to the Urban Growth Zone.

Victorian Planning Authority:

The VPA have previously submitted that the Boral/Blue Circle land within the SUZ7 could be a logical inclusion into Geelong's settlement boundary and that this area is a substantial long term opportunity as a future community of Geelong.

195 Whites Road (Landowner):

The owner of 195 Whites road has previously submitted that this land holding should be included within the Geelong Settlement Boundary on the basis that it adjoins the south western boundary of the Armstrong Creek Urban Growth Zone, it already drains into the existing Armstrong Creek Catchment and does not extend south into the escarpment that acts as a visual buffer between the City of Greater Geelong and the northern boundary of the Surf Coast Shire.

55 & 75 Williams Road (Landowner, Purdies Paddock):

The owner of Purdies Paddock has previously submitted that this land should be included within the Armstrong Creek Urban Growth area. Their submission was that its inclusion would satisfy the anticipated 'logical inclusions' criteria for being included within the settlement boundary, and that its inclusion would not have any adverse impact on wider landscape values because the land cannot be seen from Mt Duneed Road and is set lower than other land being developed for residential purposes to the north.

2.2 Draft Surf Coast Distinctive Areas and Landscapes (DAL) Strategy

A number of landowners made submissions to the Victorian Government in relation to question of whether and how the Geelong Settlement Boundary should be addressed in the DAL Strategy. The following is a summary of submissions made to the draft DALS:

Warwick & Julie Peel (address unidentified):

This submitter notes that Mount Duneed and Lower Armstrong Creek Corridor (COGG) has been included in the draft DAL based on the desire of Surf Coast Shire to maintain township separation between Torquay & Geelong. This can still occur without imposing the 50-year overlay of planning restrictions over the land within the City of Greater Geelong. Therefore, the Surf Coast DAL controls should stop at the boundary between Surf Coast Shire and the City of Greater Geelong (along Mt Duneed Road).

150-180 Williams Road, Mt Duneed (Peter and Christine Ashton):

The owner of 150-180 Williams Road, Mt Duneed opposed the inclusion of their land within the Surf Coast DAL Strategy or for the land to be subject to more restrictive planning controls. The submission challenges the proposition that all of the Mt Duneed landform is of such landscape significance to warrant it being kept free from further development.

David & Glennis Branagh (cnr Ghazeepore & Mt Duneed Road):

The owners of the property on the corner of Ghazeepore & Mt Duneed Road opposed the inclusion of their land within the Surf Coast DAL Strategy or for their land to be subject to more restrictive planning controls. The submission stated that the Surf Coast DAL protected settlement boundary should be on the southern side of Mount Duneed Road.

Cnr Surf Coast Highway & Feehans Road (Susan Wardrop):

The owner of the property at the corner of Surf Coast Highway & Feehans Road opposed the inclusion of their land within the Surf Coast DAL Strategy or for the land to be subject to more restrictive planning controls. The submission challenges the proposition that all of the Mt Duneed landform is of such landscape significance to warrant it being kept free from further development.

Whites Road, Mt Duneed (Mr Hall and Ms Higgins):

These submitters requested that properties on the south side of White Road be excluded from the Surf Coast DAL strategy and the Geelong settlement boundary be amended to the higher escarpment ridge lines of Mt Duneed, where the inference of regional significance can be sustained.

Mr Goonan (in relation to properties along Whites Road, Mt Duneed):

These submitters requested that properties on the south side of White Road be excluded from the Surf Coast DAL strategy, and that the settlement boundary extends too far north into Geelong than it needs to.

Whites Road, Mt Duneed (V & M Kelly):

These submitters considered that the inclusion of their land within the Surf Coast Declared Area under the DAL legislation was an error/ They submitted that the Land should be removed from the Declared Area and should not be identified within the proposed Statement of Planning Policy for that area. The submission also noted that If the Land is not removed from the declared area, then the protected settlement boundary should be aligned to include the Land in recognition that the land will be included in the urban growth boundary.

Boral:

This submitter requested that the Boral land within the Surf Coast DAL declared area should be identified as an "investigation area for future urban development".

55 & 75 Williams Road (Landowner, Purdies Paddock):

The owner of Purdies Paddock made a submission supporting the draft SPP provided that it clearly acknowledged that Greater Geelong Council will determine the southern boundary of its urban area at Armstrong Creek via the proposed logical inclusions process.

3 - Assessment of Investigation Area Against Suitability Criteria

The following is an assessment of the investigation area against the Long Term Boundary Review Decision Criteria.

3.1 - Settlement:

Criteria 1.1: Impacts of any proposed changes on the establishment of logical and enduring settlement boundaries (including consideration of natural features, location of major roads and reservations for public utilities).

The existing settlement boundary is located on the lower northern slopes of Mt Duneed, between Ghazeepore Road and the Surf Coast Highway. It follows Whites Road before running south and east along cadastral boundaries and then along Feehans Road.

This settlement boundary was set following the preparation of the Armstrong Creek Framework Plan and the review of the boundary by an independent planning panel in 2008 (Amendment C138 to the Greater Geelong Planning Scheme).

The settlement boundary was broadly based on the principles contained in the planning scheme at the time of maintaining non-urban breaks between settlements, and using natural boundaries as the edge of urban areas.[1]

The finer-grained objectives for setting of the boundary along the southern edge of Armstrong Creek were articulated as follows:

- establish a permanent and natural edge to development;
- maintain the green skyline viewed from within the growth area and from land to its north;
- maintain an attractive green edge to Geelong when approached from the south, south-east and south-west; and
- protect the existing character of Mt Duneed.[2]

The independent panel supported the above objectives and it generally endorsed the settlement boundary proposed by Council at that time, although it generally opted to extend development to the nearest property boundary on the Mt Duneed side of lots that were shown as being bisected by the proposed boundary.

We have reviewed the abovementioned objectives for setting the settlement boundary along the southern edges of Armstrong Creek and we consider that they continue to remain relevant. We have therefore adopted these objectives for the purposes of considering the impact of any proposed changes to the settlement boundary in this location.

The following potential boundary locations have been identified as an alternative to the existing settlement boundary, and assessed against the abovementioned objectives:

Option 1 – Mt Duneed Road:

Mt Duneed road is the administrative boundary between the City of Greater Geelong and the Surf Coast Shire. It is also a busy road which provides an alternative means of travel between the Geelong Ring Road, the Surf Coast Highway and the Bellarine Peninsula.

Whilst Mt Duneed Road could act as a permanent edge to urban development, it would not function as a 'natural edge'. It is located on the lower southern slopes of Mt Duneed, and if residential development were to occur on these southern slopes then the existing non-urban character of this area would be lost. The existing character of Mt Duneed would be irrevocably changed, and the longer-distance views to this landscape feature from the south, south east and south-west would be significantly compromised.

1 Amendment C138 Panel Report, page 73.
2 Ibid, page 74.

Option 2 – Mt Duneed hilltop and ridgeline:

The relative pros and cons of setting the settlement boundary along Whites road, Feehans Road and the cadastral boundaries between these roads were debated and tested as part of the Amendment C138 process. The settlement boundary in this location was ultimately adopted because it enabled the green skyline viewed from within the growth area and from land to its north to be maintained.

The settlement boundary location ensures that the majority of housing on the north-east slopes of Mt Duneed are located below the 50m contour line. The Mt Duneed slopes above this contour line are kept free of urban development so that they preserve a green skyline viewed from within the growth area and land to its north.

The gradient of the north and north-west slopes of Mt Duneed are less steep and the majority of urban development on these slopes are located below the 60m contour.

If the existing settlement boundary was relocated from Whites Road upslope towards Mt Duneed then the objective of retaining a green skyline viewed from within the growth area and land to its north and north-east would largely be lost.

Two properties are bisected by the 50m and 60m contour lines (Purdies Paddock and the northern part of 10-40 Williams Road – refer Figure 14). The impact of potentially including these properties (or part of them) on retaining the green skyline is a matter that warrants further visual analysis in order to determine whether any change to the settlement boundary should be considered.

The current settlement boundary satisfies this Criteria. Any change to the settlement boundary (other than minor changes) would have a negative impact on the satisfaction of this criteria.

The existing settlement boundary generally remains a logical and enduring settlement boundary. Further investigation of the potential landscape implications of including all or part of Purdies Paddock and the northern part of 10-40 Williams Road is suggested.

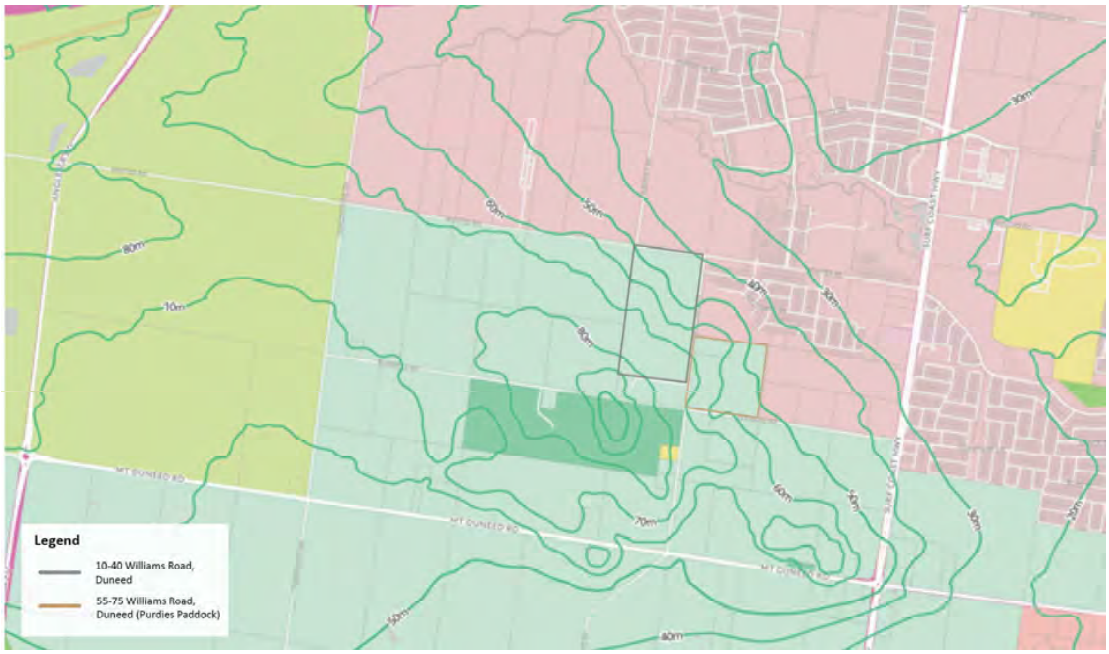


Figure 14. Contour Plan (base map source: Landchecker - see https://app.landchecker.com.au/properties/@?lng=144.31307285259504&lat=-38.24151602634505)

3.2 - Managing Growth:

Criteria 2.1: Impact on the orderly development of the adjoining urban area.

The inclusion of additional residential land south of Whites Road would have a generally adverse impact on the orderly development of the adjacent urban area, as that area is identified for employment purposes in the Armstrong Creek Urban Growth Plan.

It is unlikely that sufficient land would be established south of Whites Road to create a walkable neighbourhood (including local activity centre, school, etc.), and the western portion of this area is over 2km from the nearest (planned) local activity centre. The interface between residential and employment uses along Whites Road would also need to be managed to avoid land use conflict (including management of commercial and residential traffic movements).

The inclusion of smaller areas of residential land immediately adjacent to Williams Road is unlikely to impact on the orderly development of the adjoining area. However, a more detailed assessment of its impact on the provision of local open space, community services and infrastructure would be necessary to confirm any impacts and associated mitigation actions.

Any change to the settlement boundary (other than minor changes) would have a negative impact on the satisfaction of this criteria.

Criteria 2.2: Impact on management of the sequence of development and the early provision of services.

A substantial proportion of the residential land within the Armstrong Creek West PSP has already been completed or is currently under development. The inclusion of additional residential land south of Whites Road would not have any major impact on the management of sequencing of development or the early provision of infrastructure.

Any change to the settlement boundary would have a neutral impact on the satisfaction of this criteria.

Criteria 2.3: Impacts of any proposed boundary changes on the economic provision of other development fronts.

A substantial proportion of the residential land within all of the residential PSPs within Armstrong Creek has already been completed or is currently under development. The inclusion of additional residential land south of Whites Road would not have any major impact on the economic provision of existing development fronts, as the additional land is likely to be available to the market in the final phases of other PSP areas exhausting their land supply.

Any change to the settlement boundary would have a neutral impact on the satisfaction of this criteria.

3.3 - Planning for Places – Distinctive Areas & Landscapes:

Criteria 3.1: Impact on any identified unique features or special characteristics within a declared area.

The area is located within a Declared Area under the Distinctive Areas and Landscapes legislation. The area has been assessed under the draft DAL Strategy as forming an important part of the wider Mt Duneed Volcanic Plain Landscape Area, Mt Duneed is an important landscape feature in this part of the Declared Area.

The landscape assessment undertaken as part of the draft DAL Strategy describes the landscape significance of the wider area as follows:

> *"This area is very important visually and geographically for the role it plays as part of a broader strategic landscape area i.e. as an integral part of the Mount Duneed Volcanic Plain Landscape Area, and as an open rural green break between settlements, and between Geelong and the Great Ocean Road landscapes.*
>
> *An assessment of the visual significance of the landscape has found that it is of regional significance.*
>
> *When travelling along Mount Duneed Road/ Lower Duneed Road, the Thompson Valley green break to the north acts as an important 'distance barrier', mitigating the visual impact of the southern development front of Geelong.*
>
> *It also relates visually and geographically to the open landscape to the south of the City of Greater Geelong municipal boundary, the two areas combining to form the whole 'landscape experience' when driving along Mount Duneed Road....*
>
> *If residential development were to occur immediately adjacent to Mount Duneed Road, the rural green break as experienced by most would cease to exist."*[3]

The Landscape Assessment (Volume 2) refines the description of the landscape significance of the wider area as follows:

> *"The majority of the Mount Duneed Plain and Surrounds landscape is considered to be of low regional significance with areas of higher (moderate regional) significance coinciding with landscape features such as the Thompson Creek corridor, Mount Duneed itself, and the interface with the adjacent landscape of state significance."*
>
> *The open rural landscape between Armstrong Creek and Mount Duneed Road is an important part of the larger 'green break' that this Landscape Area forms, between the built up areas of Geelong and Torquay.*[4]

Any change to the settlement boundary in this area would have a negative impact on the landscape values identified via the draft DAL Strategy for this area, and therefore it would have a negative impact on the satisfaction of this criteria.

3 Surf Coast DAL Landscape Assessment Review Volume 1, page 129.

4 Surf Coast DAL Landscape Assessment Review Volume 2, page 7.



Figure 15. Armstrong Creek Urban Growth Plan - Roadside Vegetation & Remnant Vegetation (ARUP, 2006).

3.4 - Environmental & Landscape Values:

Criteria 4.1 Impact on the protection of biodiversity values.

The flora and fauna study commissioned for the Armstrong Creek Urban Growth Area identified two areas of remnant vegetation within the area, as well as areas of medium quality roadside vegetation (refer Figure 15).[5]

An Environment Significance Overlay applies to part of the western parcel of remnant vegetation.

Any change to the settlement boundary would have a generally neutral impact on the satisfaction of this criteria, as the relevant biodiversity values could be protected by planning and management measures.

Criteria 4.2 Impact on the protection of coastal areas & wetlands.

Not Applicable.

Criteria 4.3 Impact on the protection of significant landscapes.

The area is considered to contain a significant landscape, given that it is located within a Declared Area under the Distinctive Areas and Landscapes legislation (and has therefore met the criteria for inclusion under that legislation).

The area has been assessed under the draft DAL Strategy as forming an important part of the wider Mt Duneed Volcanic Plain Landscape Area. Mt Duneed is an important landscape feature in this part of the Declared Area.

Any change to the settlement boundary in this area would have a negative impact on the satisfaction of this criteria, for the reasons set out under Criteria 1 and 3.1.

5 Armstrong Creek Urban Growth Plan Flora and Fauna Technical Report (Ecology Australia, 2006).

Criteria 4.4 Impact on the preservation of identified urban breaks.

The Greater Geelong Planning Scheme (at Clause 21.06-2 and at Clause 21.11) seeks to maintain the non-urban breaks between the Armstrong Creek Growth Area and the Surf Coast.

The existing settlement boundary satisfies this objective by setting land aside between the settlement boundary and the municipal boundary as non-urban land.

If the settlement boundary were to be moved to Mt Duneed Road then there would no longer be a non-urban break within the Greater Geelong municipal boundary. This would be contrary to the intent of the non-urban break policies contained within the Greater Geelong Planning Scheme.

If the settlement boundary were to be moved south onto the upper north facing slopes of Mt Duneed Road then a non-urban break would be preserved.

Any change to the settlement boundary in this area would potentially have a negative impact on the preservation of a non-urban break within the municipal boundary (and therefore on the satisfaction of this criteria), depending on its location.

3.5 - Environmental Risks:

Criteria 5.1 Climate change – impacts of coastal inundation & erosion.

The area is not affected by coastal inundation or erosion.

Criteria 5.2 Bushfire risks in the location.

The investigation area is within a Bushfire Prone Area but is not located within or proximate to a Bushfire Management Overlay. Bushfire risk is not likely to be determinative of the suitability of urban development in the area. A Bushfire Management Plan could be prepared to manage the potential risks posed by bushfire on urban development in the area.

Any change to the settlement boundary would have a neutral impact on the satisfaction of this criteria.

Criteria 5.3 Impacts on/of floodplains.

The area is not located on or adjacent to a floodplain.

Criteria 5.4 Impacts on/of soil degradation.

The Geological Survey of Victoria (1:63,360) Geological Map Series Geelong Sheet indicated that the are is underlain by Newer Volcanics and Moorabook Viaduct Sands.[6]

No soil degradation impact risks have been identified in the desktop review for this area.[7]

Any change to the settlement boundary is expected to have a neutral impact on the satisfaction of this criteria, however If development was approved in this area further analysis would be required to investigate soil conditions and the impact development might have on soil degradation.

6 See map sheet 9 - http://earthresources.efirst.com.au/categories.asp?cID=33
7 https://www.ccmaknowledgebase.vic.gov.au/nrmpp

Criteria 5.5 Impacts on/of erosion & landslip.

The area is identified as having a low-moderate risk of gully and sheet erosion.[8]

Any change to the settlement boundary is expected to have a neutral impact on the satisfaction of this criteria, however If development was approved in this area further analysis would be required to investigate soil conditions and the impact erosion and landslip might have on development.

Criteria 5.6 Impacts on/of salinity, acid sulfate soils.

No salinity or acid sulfate soil impact risks have been identified in the desktop review for this area.[9]

Any change to the settlement boundary is expected to have a neutral impact on the satisfaction of this criteria, however If development was approved in this area further analysis would be required to investigate soil conditions and the impact salinity and acid sulfate soil conditions might have no development.

Criteria 5.7 Land use compatibility – compatibility with nearby agricultural, industrial, extractive industry, tourism and other established and valued land uses.

The area is located in proximity to the existing Boral/Blue Circle limestone quarry and concrete manufacturing facility. However, Boral has discontinued limestone quarrying at the site, and will soon relocate concrete activities to its new facility at the Port of Geelong. The site is now under active rehabilitation.[10]

The Geelong Pistol Club and Mt Duneed Pony Club are both located within the area, and consideration would need to be given to the compatibility of residential development with these uses.

Land to the immediate south of the area is in a Farming Zone and currently used for grazing and other rural purposes. There are no land uses that require separation from residential or other sensitive uses within 1km of Mt Duneed Road. Any change to the settlement boundary is expected to have a neutral impact on the satisfaction of this criteria.

Any change to the settlement boundary is expected to have a neutral impact on the satisfaction of this criteria.

Criteria 5.8 Impacts on/of major hazard facilities.

There are no major hazard facilities located in proximity to this area.

3.6 - Natural Resource Management:

Criteria 6.1 Impact on the protection of agricultural land.

The Greater Geelong Planning Scheme seeks to support the use of the land within the southern rural areas for productive agriculture.[11]

The area has been identified as having a combination of Class 3 (moderate-high) and Class 4 (Moderate) land capability, as have all of the rural areas within the Bellarine Peninsula and Surf Coast Shire.[12] These are defined as follows:

> Class 3 - *Land that is inherently capable for soil-based agriculture at moderate to high intensity. The potential/capability may vary (e.g. according to slope, inherent fertility and drainage) but is often realised with access to a constant water supply.*
>
> Class 4 - *Land that is not as inherently capable for intensive soil-based agriculture. Extensive agriculture (including broadacre cropping with suitable land management practices) and non-soil utilisation activities are often most appropriate, and more intensive grazing is possible in some higher rainfall areas or where consistent water supplies are available.*

8 https://www.ccmaknowledgebase.vic.gov.au/nrmpp
9 Ibid.
10 Boral submission to Surf Coast DAL Standing Advisory Committee, 2021.
11 Clause 21.07-4
12 Assessment of agricultural land capability in Melbourne's green wedge and peri-urban areas (Agriculture Victoria, 2018).

The land holdings vary in size in the area, and the majority are under 30ha in area. There are a number of non-agricultural land uses located across Mt Duneed (including a school, recreation reserve, cemetery, pistol club, pony club and some larger rural lifestyle dwellings).

Any change to the settlement boundary is expected to have a negative impact on the availability of land for agricultural production and therefore the satisfaction of this criteria. However, given the existing subdivision and land use patterns in the area, the impact on the achievement of wider agricultural production objectives would be modest.

Criteria 6.2 Impact on the protection of catchments, waterways, estuaries, bays, and the marine environment, protection of extractive resources.

The northern part of the area drains towards Armstrong Creek and the southern part towards Thompsons Creek. Residential development within the area would impact on these waterways but these impacts could be readily mitigated through the design of any urban stormwater infrastructure within the area.

Any change to the settlement boundary is expected to have a neutral impact on the protection of nearby catchments and therefore the satisfaction of this criteria.

Criteria 6.3 Impact on the protection of extractive resources.

The area is not identified as an Extractive Industries Interest Area. Residential development in part of this area would be located close to nearby stone resources (west of Ghazeepore Road). However, the holder of the work authority for these resources (Boral) has discontinued limestone quarrying at the site, and the site is now under active rehabilitation.

Any change to the settlement boundary is expected to have a neutral impact on the protection of extractive resources and therefore the satisfaction of this criteria.

3.7 - Heritage:

Criteria 7.1 Impact on presently disclosed Wadawurrung living cultural heritage and values.

The Aboriginal Cultural Heritage Registration Information System (ACHRIS) mapping identifies the Armstrong Creek and Thompsons Creek waterways as Areas of Cultural Heritage Sensitivity. There are also a number of Areas of Cultural Heritage Sensitivity in the Mt Duneed recreation reserve..[13]

Any change to the settlement boundary is expected to cause material detriment to Wadawurrung tangible and or intangible living cultural heritage, part of which are identified in Areas of Cultural Heritage Sensitivity. Having regard to clause 148 (fd) of the Aboriginal Heritage Act 2006, Council will consult with the Wadawurrung Traditional Owners Aboriginal Corporation if land within this area was to be further considered for inclusion within the settlement boundary.

Criteria 7.2 Impact on known post contact heritage values.

A Heritage Overlay currently applies to the Mt Duneed cemetery, and the 'Hillside' residence on Williams Road.

Any change to the settlement boundary is expected to have a neutral impact on the protection of known post contact heritage values.

13 See https://achris.vic.gov.au/#/onlinemap

3.8 - Transport:

Criteria 8.1 Accessibility of the location, including the feasibility and cost of providing adequate public transport and roads access.

The majority of the area currently does not have access to local bus services (except for services which run along the Surf Coast Highway). The area is not located within walking distance of existing and planned activity centres within the Armstrong Creek Growth Area, and it would be necessary to re-route local public transport services to the area in order to connect residents to regional employment, health, education and other services.

Any change to the settlement boundary is expected to have a negative impact on the ability to cost-effectively provide public transport services to the Armstrong Creek growth area, as it would be necessary to extend and re-route existing bus services to connect to this area.

3.9 - Infrastructure:

Criteria 9.1 Ability to cost-effectively provide urban services including both utility, community services and drainage.

The area has access to an existing primary school and recreation reserve, and could be connected to the existing growth area via Williams Road and new local streets. The area is not located within walking distance of existing or planned secondary schools, activity centres or other community facilities within the Armstrong Creek Growth Area, and those facilities were not originally planned to cater for additional housing growth in this area.

Initial consultation with Barwon Water has identified the following:

- Land South of the PPRZ land drains away from the existing network and therefore would be difficult to service
- The land identified in Figure 14 could potentially drain into the existing sewerage system.
- Potential that a new pump station may be needed for recycled water

The technical feasibility and cost-effectiveness of providing additional urban services to cater for additional housing growth in this location has not been examined as part of this desktop review.

However, any change to the settlement boundary in this area is anticipated to have a negative impact on the ability to cost-effectively provide urban services to the Armstrong Creek growth area, as it would be necessary to construct at least some new community facilities and utility services to cater for the additional demand, rather than being able to rely on available capacity within existing/planned urban services.

4 - Response to submissions on the Draft boundary review.

A total of 11 submissions were received in relation to the Armstrong Creek South West investigation area. The following summarises issues raised in submissions relating to this area, together with a response to them (submissions 1.01, 1.02 1.03, 1.04, 1.07, 1.11, 1.12, 1.14, 1.15, 1.17, 1.18).

The submissions have been geographically grouped as follows:

- Mt Duneed Road (west of Williams Road)
- Mt Duneed Road (east of Williams Road)
- Land west of Ghazeepore Road (Boral)
- Whites Road
- Central (in vicinity of Whites & Williams Road)

4.1 Mt Duneed Road (west of Williams Road)

Submissions:

A number of landowners in this area have submitted that their land holdings are no longer viable for farming purposes and have requested that:

- Their properties be included within the City of Greater Geelong's settlement boundary, and
- The entire ACSW investigation area be rezoned to 'low density rural residential' (ie the Rural Living zone) with variable lot sizes ranging from 1-3ha.

Response:

The purpose of the Settlement Boundary identified under Clause of the Greater Geelong Planning Scheme is to define the long term extent of urban (residential) growth of the City of Geelong.[1]

It would only be appropriate to include the area within the settlement boundary if it was intended to be developed for urban residential purposes. It remains the view of this report's authors that this area is not suitable for urban residential development and that it should therefore remain outside the settlement boundary, for the reasons set out in section 3.1 of this chapter of the report.

As noted in submissions, the land within this area comprise a wide range of lot sizes, and are currently occupied for a mixture of semi-rural and 'lifestyle' purposes.

The Victorian Government guidelines on the application of rural zoning notes that the Rural Living Zone is designed to be applied to areas where (inter-alia):

- the rural land has a mainly residential function
- farming may take place on the land but this is subordinate to the residential use
- residents require certainty about the residential amenity of the area and are protected from potentially incompatible land uses
- farming is of a nature or scale that will not conflict with housing
- residents will have access to most of the normal services and infrastructure provided in urban areas.[2]

These guidelines describe rural residential development as follows:

> *"land in a rural setting, used and developed for dwellings that are not primarily associated with agriculture. Some agriculture may take place on the land however it will be ancillary to the use for a dwelling. It is likely to be carried on for 'lifestyle' reasons and is unlikely to provide a significant source of household income. Rural residential land is typically also used for non-agricultural home occupations or for large gardens. These lots are larger than typical residential lots, but are usually too small for agricultural use.*
>
> *Because of its primarily residential function, rural residential development requires access to most of the normal services and infrastructure provided in urban settlements.*

1 Noting that a 'protected settlement boundary' under the Distinctive Areas and Landscapes legislation refers to a long term boundary for any form of outward urban growth (ie not just residential) which if identified in an approved Statement of Planning Policy can only be changed if ratified by both houses of the Victorian parliament.

2 Planning Practice Note 42 – Applying the Rural Zones (2022)

Typically it also generates urban residential amenity expectations."[3]

The above descriptions could be said to apply to some but not necessarily all of the land within the area.

The guidelines also note the following in relation to the relationship between rural residential development and urban development:

> *"Rural residential development is inappropriate on land that is suitable and required for present or future residential use at usual urban densities. For example, if a town has limited supplies of development land at urban densities, but has unused town water and waste water treatment capacity, land that can easily be served by this infrastructure should normally be considered first as a candidate for development at urban densities."*[4]

Both state and local policy anticipate that this area will play a long term strategic role as a green edge to the City of Geelong, and that the southern slopes of Mt Duneed are not appropriate for urban development today or even in the long-term.

Given this policy context, the proximity of the area to the Armstrong Creek growth area, and the mix of lot sizes and activities within the area, there is merit in considering reasoning this land within this area to the Rural Living Zone.

Planning Practice Note 42 (Applying the Rural Zones) provides further guidance on how any such rezoning and development would need to address matters such as housing need, protecting natural resources, environmental values, landscape value, land use compatibility, servicing, provision of social infrastructure, lot size and design, etc.

The impact of any rural residential development on the Mt Duneed landscape feature and the 'green edge' of Geelong and the DAL region would be a primary consideration in any such assessment.

Any proposed rezoning would need to address these matters.

Some further analysis of interface design options has been undertaken to inform the response to submissions (refer Appendix 3) and a broad concept plan for this area has been prepared The options consider potential lot numbers as follows:

- North of Russells Road - 47-94 RLZ lots
- South of Russells Road - 32-63 RLZ lots

The future subdivision layout, siting, infrastructure and landscape design of the area will require coordination via a Development Plan Overlay or similar tool.

Recommendation:

This area should not be included within the Geelong Settlement Boundary.

However, it is **recommended** that further consideration be given to rezoning land within this area to the Rural Living Zone.

The future development of land within this area will need to respond to the policy aspirations of retaining Mt Duneed as a prominent landscape feature and the maintenance of a 'green edge' along the boundary between urban Geelong and the declared Surf Coast DAL area. It will also need to matters such as environmental values, land use compatibility, infrastructure, lot size and design, etc. Development options for this investigation area have been considered in Appendix 3. The recommendations for this investigation area are a combination of options 3 & 5.

It is **recommended** that any rezoning of this land be accompanied by a requirement to prepare a development plan, infrastructure plan and infrastructure funding agreements. A Development Plan Overlay is similar tool should be applied to the land to address such matters.

4.2 Mt Duneed Road (east of Williams Road)

This area encompasses the land bound by Feehans Road, Surf Coast Highway, Mt Duneed

3 Planning Practice Note 37 – Rural Residential Development (2015)
4 Planning Practice Note 37 – Rural Residential Development (2015)

Rd and Williams Road.

Submitters in this area have variously requested that the land be:

- included within the settlement boundary and developed for urban residential purposes
- zoned to allow a transition from urban residential, low density residential and rural living purposes
- zoned for rural living purposes

Response:

It remains the view of this report's authors that this area is not suitable for urban residential development and that it should therefore remain outside the settlement boundary, for the reasons set out in section 3.1 of this chapter of the report.

Whilst parts of the land within this area (facing Surf Coast Highway) are located below the 60m contour line, the land faces towards the north and east and it is therefore visible from a distance across the Armstrong Creek growth area and along Lower Duneed Road.

Conventional residential development on these slopes would negatively impact on the maintenance of an attractive green edge to Geelong that is sought by the objectives described in section 3.1 of this chapter of the report.

Both state and local policy anticipate that this area will play a long term strategic role as a green edge to the City of Geelong, and that the southern slopes of Mt Duneed are not appropriate for urban development.

Given the policy aspirations for this area to play a long term strategic role as a green edge to the City of Geelong, the proximity of the area to the Armstrong Creek growth area, and the mix of lot sizes and activities within the area, there is merit in further exploring whether land within this area could be rezoned to the Rural Living Zone.

As is the case with the area further along Mt Duneed Road (west of Williams Road) it would be necessary for any such reasoning to address the matters set out in Planning Practice Note 42 to confirm how the area could be developed for rural residential purposes.

The impact of any rural residential development on the Mt Duneed landscape feature and the 'green edge' of Geelong and the DAL region would be a primary consideration in any such assessment.

Recommendation:

This area should not be included within the Geelong Settlement Boundary.

However, it is **recommended** that further consideration be given to rezoning land within this area to the Rural Living Zone.

The future development of land within this area will need to respond to the policy aspirations of retaining Mt Duneed as a prominent landscape feature and the maintenance of a 'green edge' along the boundary between urban Geelong and the declared Surf Coast DAL area. It will also need to matters such as environmental values, land use compatibility, infrastructure, lot size and design, etc.

It is **recommended** that any rezoning of this land be accompanied by a requirement to prepare a development plan, infrastructure plan and infrastructure funding agreements. A Development Plan Overlay is similar tool should be applied to the land to address such matters.

4.3 Land West of Ghazeepore Road (Boral)

Boral are the owners of a 1,030 hectare property located west of Ghazeepore road, opposite the proposed western industrial precinct (WIP) within the Armstrong Creek growth area.

Boral submits that there merit in considering at least including a portion of Boral's land that is abutting the WIP for inclusion within Geelong's long term urban settlement boundary now, even if there are parameters around timing for any consideration of future urban residential use on that land.

Boral also submits that its northern and central land parcels should also be considered for inclusion in a long term settlement boundary to allow for the development of a modern business park including a mix of commercial, community and residential uses.

The submission notes that Council is currently undertaking an employment land study which is considering the future role of the Western Industrial Precinct (WIP) and Boral's Waurn Ponds holdings as part of a regional employment land assessment.

Boral acknowledges that the ultimate use of this land will be subject to the outcomes of Council's separate review of employment land requirements in Geelong's southeast (which is currently underway). However, it is Borals view that its northern and central land holdings within this investigation areas should be included within the settlement boundary as part of the current boundary review, and not be deferred pending the outcomes of the abovementioned regional employment land assessment.

Response:

The purpose of the current settlement boundary review is to determine if there are any locations along the existing settlement boundary where the boundary to existing or planned residential communities is anomalous or lacks logic from and urban planning or development perspective.

The Geelong Settlement Strategy states that for land to be included within the settlement boundary review then the land must be 'contiguous with urban residential areas'. The Boral land holding adjoins an area currently designated for employment purposes (the WIP), and the outcomes of the current regional employment land assessment that is examining both these locations are not yet finalised.

The Geelong Settlement Strategy also notes the next phases of growth for the city would be further considered if Council's regular demand and supply analysis make it clear that further land needs to be identified due to higher take-up or issues with delivering identified areas. This would occur via a review of the Geelong Settlement Strategy, and the Boral land holdings are identified in the Geelong Settlement Strategy as an investigation area for the above purpose.[5]

This is consistent with the findings of the C395 Panel which identified the Boral landholding as a 'strategic landholding' for the city as distinct to a 'logical inclusion' land holding.

The preferred use of the WIP and Boral land will also need to be informed by the outcomes of the abovementioned regional employment land assessment.

Given all of these circumstances, it is our view that it is premature to include any of the Boral land holdings within the settlement boundary as part of the current review process.

Recommendation:

That the land west of Ghazeepore Road remain outside of the settlement boundary.

4.4 Whites Road

This area encompasses the existing lots located on the south side of Whites Road, between Ghazeepore Road and 10-40 Williams Road.

Submitters in this area have variously requested that the land be:

- included within the settlement boundary and developed for urban residential purposes
- zoned to allow for an 'urban to rural transition'

The submissions state that (inter-alia) the potential contributions that this land can make towards creating a green skyline setting for the Armstrong Creek growth area have been overstated, and that its adjacency to a planned employment area to the north is not an impediment to the land being included in the settlement boundary for housing purposes.

Response:

The Geelong Settlement Strategy states that

5 Gelong Settlement Strategy, page 94

for land to be included within the settlement boundary review then the land must be 'contiguous with urban residential areas' (defined as including the GRZ, RGZ, NRZ or UGZ.).

The land south-west of the Whites/Airport Road intersection adjoins land that is located within the UGZ but which is identified as employment land in the Armstrong Creek Urban Growth Plan. This land was therefore assessed as not satisfying Principle 2 on the basis that the land was not 'contiguous with urban residential areas'.

Notwithstanding the above, this land was included within the ACSGA investigation area, on the basis that its inclusion will enable a more holistic assessment of the area, and in particular a holistic consideration of the landscape characteristics associated with Mt Duneed that must inform the boundary review.

The settlement boundary along Whites Road was ultimately supported by the C138 Panel and adopted by the Planning Authority on the basis that it would enable the green skyline viewed from within the growth area and from land to its north to be maintained.

Whilst that Panel did observe that the prominence, importance and visual contribution made by Mt Duneed was somewhat overstated in the analysis put to it by Council and its consultants at that time, the Panel nonetheless supported the use of visual analysis to define the Urban Growth Boundary in the Mt Duneed area, and it also supported the use of Whites road as the settlement boundary.[6]

Having considered the landscape assessment which accompanies submissions in this area, it remains our view that if the existing settlement boundary was relocated from Whites Road upslope towards Mt Duneed then the objective of retaining a green skyline viewed from within the growth area would largely be lost.

We acknowledge that the author of the landscape assessment that accompanies these submissions considers that large parts of the Mt Duneed landscape feature are not particularly distinctive and that their opinion is that using Whites road as the boundary to protect views to these landforms is a conservative approach to take. We do not share these views and we are also not certain that development could in fact continue up to the 80m contour without views from the south being affected as suggested in this assessment.

The South West Geelong Employment Land Review is examining the future of the WIP land along with the former Boral quarry land to determine the quantum and preferred location of employment land in this region. It is understood that alternative land uses may be considered on any land identified as being surplus for employment purposes n this location. Parties with an interest in the WIP land have made previous submission for this area to be developed for residential purposes, on the basis that the Boral land could accommodate all the employment land needs in this part of Geelong.

Therefore whilst the current planning framework identifies this land as industrial, there is some possibility that the outcomes of the above mentioned review may result in a different land use being identified for some or all of this area.

Regardless of the future land use to the north, it is not recommended urban development extend further south in this location. Most of the land outside the current settlement boundary is located above the 65m contour which provides the green backdrop to Armstrong Creek. Maintaining a non-urban setting for Mount Duneed for both views and to provide an appropriate 'green' setting for the landform itself remains an important landscape objective to retain for the area.

Whist this is in part because it would be necessary to manage interface between residential and employment uses along Whites Road to avoid land use conflict, it is also because it is unlikely that sufficient land would be established south of Whites Road to create a walkable neighbourhood (including local activity centre, school, etc.). The western portion of this area is over 2km from the nearest (planned) local activity centre, and in our opinion creating an elongated residential development so far removed from key neighbourhood amenities would not represent an orderly planning outcome

6 C138 Panel report, page 76

for this area.

However, land within this location could be included within the Rural Living Zone, for the same reasons (and subject to the same conditions) as the land on the southern slopes of Mt Duneed.

Recommendation:

This area should not be included within the Geelong Settlement Boundary.

However, it is **recommended** that further consideration be given to rezoning land within this area to the Rural Living Zone.

The future development of land within this area will need to respond to the policy aspirations of retaining Mt Duneed as a prominent landscape feature and the maintenance of a 'green edge' along the boundary between urban Geelong and the declared Surf Coast DAL area. It will also need to matters such as environmental values, land use compatibility, infrastructure, lot size and design, etc.

It is **recommended** that any rezoning of this land be accompanied by a requirement to prepare a development plan, infrastructure plan and infrastructure funding agreements. A Development Plan Overlay is similar tool should be applied to the land to address such matters.

6.4.5 Central (in vicinity of Whites & Williams Road)

There are two land holdings located centrally within the ACSW investigation area that were identified as warranting further consideration for inclusions within the settlement boundary. The response to the submissions relating to these sites is set out below.

Site 1 - Purdies Paddock (55 & 75 Williams Road, Mt Duneed):

The submission in relation to this site expresses the view that the application of the Assessment Criteria solely to Purdies Paddock would result in a different assessment outcome to the whole of precinct assessment.

It argues that the application of the Assessment Criteria to Purdies Paddock would yield a significantly more positive outcome than is the case across the wider precinct, and that the inclusion of that site within the Settlement Boundary could also deliver a number of significant community benefits.

The submission is accompanied by a detailed landscape/visual analysis, infrastructure assessment and surface water management strategy, and a letter of support from the Mt Duneed Primary School.

Response:

A whole of precinct assessment is required for the purposes of determining whether there is sufficient strategic planning grounds to make any changes across the length of the existing settlement boundary between the Surf Coast Highway and Ghazeepore Road.

However, the assessment approach set out in this specific report provides sufficient flexibility to identify any locations where inclusion of land within the Settlement Boundary could be further consider.

The original assessment identified the opportunity to further investigate whether including all or part of Purdies Paddock within the Settlement Boundary would have any adverse impact on retention of the landscape characteristics in this location.

The Landscape and Visual Assessment Report ('landscape report') that accompanies the landowner submission concludes that development on Purdies Paddock would not be detrimental to the overall visual quality or landscape character as viewed from either the rural landscape areas to the south or from within the Armstrong Creek growth area, save for a minor reduction in the green backdrop to the growth area.

The analysis and conclusions of this landscape report appear to be generally sound from a strategic planning perspective, but they should be

subject to peer review before being accepted.

One caveat to the above observation is that the viewshed analysis contained within this landscape report (pp 18-20) identifies that visual exposure of the site encroaches along lower Duneed Road into the Kallara Cres. Rural living area, but this has not been assessed in the accompanying photomontage analysis contained within the landscape assessment (the report includes a photomontage viewpoint immediately east of the site (on the Surf Coast highway) but not from the south-east along Lower Duneed Road).

It will be necessary to verify the extent of visual impact of urban development on Purdies Paddock when viewed from the east, along lower Duneed Road. Further view analysis work is required to confirm this.

The majority of this land holding is below the 65 AHD contour, and keeping as much of the land above this contour free from housing development as possible will mean that the land above this contour line can serve it intended function as a green backdrop to the growth area.

Further consideration should be given to ensuring that part of the lot that is located above the 65AHD contour be set aside as part of a wider linear open space corridor which can define the settlement boundary location. The physical form and character of this linear open space reserve should be resolved as part of the precinct and infrastructure planning that forms the basis of the any future rezoning of this land.

The inclusion of Purdies Paddock within the settlement boundary would essentially allow for the construction of modest number of additional homes (circa 200 dwellings) within the Armstrong Creek Growth Area which in our opinion would not have any significant impacts on the orderly sequencing of development or the delivery of infrastructure and services within this location. Residential development on the site could also be designed to integrate with the adjoining urban areas.

A structure plan will need to be prepared for the area at time of rezoning to ensure that it is properly integrated into its adjoining neighbourhood.

It is expected that this area will be able to connect into the utility infrastructure within this area (albeit that some augmentation may be required) and that this area will also generate some additional requirements for drainage, open space and social infrastructure.

Inclusion of this area into the settlement boundary should be contingent upon new or augmented physical and social infrastructure being funded by the development of the land without the need for reliance on substantial external funding sources. An infrastructure plan and funding agreement will need to be prepared for this area at the time of rezoning to ensure that these requirements are fully addressed.

Any infrastructure funding agreement should also include provision for the creation, embellishment and transfer of a linear open space reserve along the settlement boundary. The exact location, physical form and character of this linear open space reserve should be resolved as part of preparing the structure plan and funding agreement for the area.

Recommendation:

It is **recommended** that:

- Purdies Paddock be included within the Geelong Settlement Boundary, subject to confirmation that developing this land for housing will have an acceptable visual impact on views to Mt Duneed when viewed from the east, along Lower Duneed Road.
- A structure plan, infrastructure plan and infrastructure funding agreement be prepared for the future residential development of the land.
- Following the preparation of the abovementioned plans and agreement, a planning scheme amendment should be initiated to rezone of the land to give statutory effect to the structure plans infrastructure funding agreements.

Site 2 - 10-40 Williams Road, Mt Duneed:

This submission expresses the view that the

application of the Assessment Criteria to the entirety of the ACSW investigation area unfairly prejudices consideration of the merits of including 10-40 Williams Road (the site) within the settlement boundary. It also argues that the principles of that preserving views to the green skyline of Mt Duneed and of avoiding residential development abutting employment land do not stand in the way of the site being included with in the settlement boundary.

The submission proposes a refined settlement boundary defined by a combination of the 65-75m contour can achieve the following outcomes:

- Preservation of natural landscape values
- Ensuring contiguous residential land use
- Establishing a natural and enduring boundary
- Avoiding the need for new urban infrastructure

The submission is accompanied by a visual analysis and a stormwater management technical memorandum.

Response:

As noted in the response to the Purdies Paddock submission, whilst a whole of precinct assessment is required in order to consider the wider strategic planning logic of the existing versus alternative boundary locations, it retains flexibility to identify any specific locations where their inclusion could be further considered.

The original assessment identified the opportunity to further investigate whether including all or part of the site within the Settlement Boundary would have any adverse impact on retention of the landscape characteristics in this location.

The original assessment did not rule out inclusion of the site based on its proximity to the employment land north of Whites Road, or on the basis that the inclusion of this land alone would have adverse effects on orderly development sequencing, accessibility or infrastructure criteria.

The main factors that ought to determine whether or not to include the site within the Settlement Boundary are as follows:

- Whether its inclusion would result in the creation of a logical and enduring settlement boundary, and;
- What potential impact its inclusion might have on the achievement of the landscape-related settlement boundary objectives set out in section 3.1 of this chapter of the report.

Whites Road and Williams Road currently function as a logical and enduring settlement boundary in this location. The title boundaries associated with 10-40 Williams Road do not represent a more logical or enduring boundary than the existing road reserve.

Therefore if any part of this site was to be included then it would be necessary to create a new physical feature which meaningfully delineates the long term settlement boundary in this location. This would need to take the form of public open space feature (such as a landscaped open space corridor) rather than simply a local street, as the latter would not read in the landscape as a strong urban boundary.

If this type of public open space feature could not be delivered on the subject site, then it would be better for Whites and Williams Road to remain as the long-term settlement boundary in this location.

In relation to the landscape-related objectives associated with the settlement boundary, the submission argues that these objectives can be satisfied by a refined settlement boundary which is based on a combination of the 65m and 75m contours (with some rationalisation of the boundary at the eastern and western ends of the site). A viewshed analysis has been prepared in support of this submission.

In our assessment, some of the site could potentially be developed without adversely impacting on the abovementioned landscape-related settlement boundary objectives. However, the viewshed analysis provided with the submission does not definitively demonstrate that the proposed alternative settlement boundary is the correct location for the

achievement of these outcomes.

The near-view viewshed analysis contained within the submission has not addressed the degree to which residential development on this site would impact on more distant views of Mt Duneed from locations further north within the Armstrong Creek growth area, including within the Armstrong Creek waterway corridor and along the Surf Coast Highway.

Having considered the abovementioned viewshed analysis, we consider that the inclusion of the northern title of this land holding within the revised Geelong settlement boundary would most likely still provide for the upper slopes of Mt Duneed to remain visible as a 'green backdrop' when viewed for locations further north within the Armstrong Creek growth area.

A large proportion of this lot boundary follows the 65 AHD contour, and generally keeping land above this contour free from housing development may well mean that the 35+m elevation above this contour line can satisfactorily provide a green backdrop to the growth area. However, it will be necessary to verify the extent of visual impact of urban development of this site when viewed from a distance, from (for example) Armstrong Creek Waterway, town centre and Waurn Ponds Station.

As noted above, in our opinion, that part of the lot that is located above the 65AHD contour should be set aside as part of a wider linear open space corridor which can define the settlement boundary location. The physical form and character of this linear open space reserve should be resolved as part of the precinct and infrastructure planning that forms the basis of the any future rezoning of this land.

For simplicity, the whole of the northern lot could be included within the settlement boundary, and the future planning of that land could potentially resolve which parts of the land in the vicinity of the 65AHD contour should form part of the abovementioned linear open space reserve. Given that the western edge of this land holding would function as part of the settlement boundary, this abovementioned open space link should connect along this western boundary to Williams Road.[7]

It is expected that part of the southern lot would also form part of the abovementioned linear open space reserve, and that the balance of this land (south of the ultimate open space reserve) could be rezoned to the Rural Living Zone, consistent with the recommended rezoning of other land south of this location.

The inclusion of the northern site within the settlement boundary would essentially allow for the construction of a relatively modest number of additional homes (up to circa 200 dwellings) within the Armstrong Creek Growth Area.

In our opinion, the aggregate impact of including the site and Purdies Paddock within the Settlement Boundary is also unlikely to have any significant impacts on the orderly sequencing of development or the delivery of infrastructure and services within this location (refer Appendix 4 for details).

A structure plan will need to be prepared for the area at time of rezoning to ensure that it is properly integrated into its adjoining neighbourhood.

It is expected that this area will be able to connect into the utility infrastructure within this area (albeit that some augmentation may be required) and that this area will also generate some additional requirements for drainage, open space and social infrastructure.

Inclusion of this area into the settlement boundary should also be contingent upon new or augmented physical and social infrastructure being funded by the development of the land without the need for reliance on substantial external funding sources. An infrastructure plan and funding agreement will need to be prepared

7 Part of the adjoining land west of 10-40 Williams Road is also located below the 65AHD contour. This is a relatively small diagonal land area that represents a small proportion of that 26ha site. We do not think inclusion of the adjoining site into the settlement boundary is practical or warranted given what we say are the requirements to deliver a substantial linear open space feature as an alternative boundary to the existing road. For this reason, it is our view that the title boundary between 10-40 Williams Road and this site (with the associated open space link running along it) can suffice as a settlement boundary.

for this area at the time of rezoning to ensure that these requirements are fully addressed.

Any infrastructure funding agreement should also include provision for the creation, embellishment and transfer of a linear open space reserve along the settlement boundary. The exact location, physical form and character of this linear open space reserve should be resolved as part of preparing the structure plan and funding agreement for the area.

Recommendation:

It is **recommended** that:

- The northern lot of 10-40 Williams Road be considered for inclusion within the Geelong Settlement Boundary, and the southern part of this site be considered for rezoning to the Rural Living Zone, subject to confirming that development on this land for housing will have an acceptable visual impact on views to Mt Duneed when viewed from the north and north east (i.e. locations such as the Armstrong Creek Waterway, town centre and Waurn Ponds Station).
- A structure plan, infrastructure plan and infrastructure funding agreement be prepared for future residential development on the northern part of the land. This plan (together with any development plan for the southern part of the site that is identified for rural living purposes) should make provision for the creation of a wide linear open space corridor in the vicinity of the 65AHD contour. This link should connect along the western site boundary to Whites Road, to delineate the long-term edge of urban Geelong in this location.
- Following the preparation of the abovementioned plans and agreement, a planning scheme amendment should be initiated to rezone the land to give statutory effect to the structure plan's infrastructure funding agreements.
- If there is any doubt about being able to successfully realise the above outcomes then Whites and Williams Road should remain as the long-term settlement boundary in this location.

6.2

Armstrong Creek South Central

1 - Investigation Area Context

1.1 Total area of land within investigation area

376.953 ha (gross land area).

1.2 Definition of investigation area:

The investigation area in Armstrong Creek South Central (i.e. east of the Surf Coast Highway) is defined by the land parcels which are (in the majority) contiguous with the Urban Growth Zone land contained within the existing settlement boundary (refer Figures 16 and 17). This land therefore satisfies Principle 2 of the Long Term Boundary Review in that it is contiguous with urban residential areas.

There are a small number of land holdings located at the Lower Duneed Road intersection of Surf Coast Highway and Barwon Heads road that are not contiguous with the urban residential area. This land has been included within the investigation area, on the basis that this will enable a more holistic consideration of the landscape characteristics that will inform the settlement boundary in this location.

1.3 Current Zoning and Overlays:

The land within the investigation area is zoned Farming Zone (refer Figure 18).

The following overlay controls apply to land within the investigation area:

- Vegetation Protection Overlay (roadside locations)
- Heritage Overlay (farming residence and structures, 21 Lower Duneed Road)
- Flood Overlay (western part of area)
- Land Subject to Inundation Overlay (eastern part of area)
- Public Acquisitions Overlay (Barwon Heads Road widening)

(Refer Figures 19 and 20).

A photo montage of the existing site context of the investigation area is shown at Figure 21.

Geelong Growth Investigation Areas
Armstrong Creek South - Central

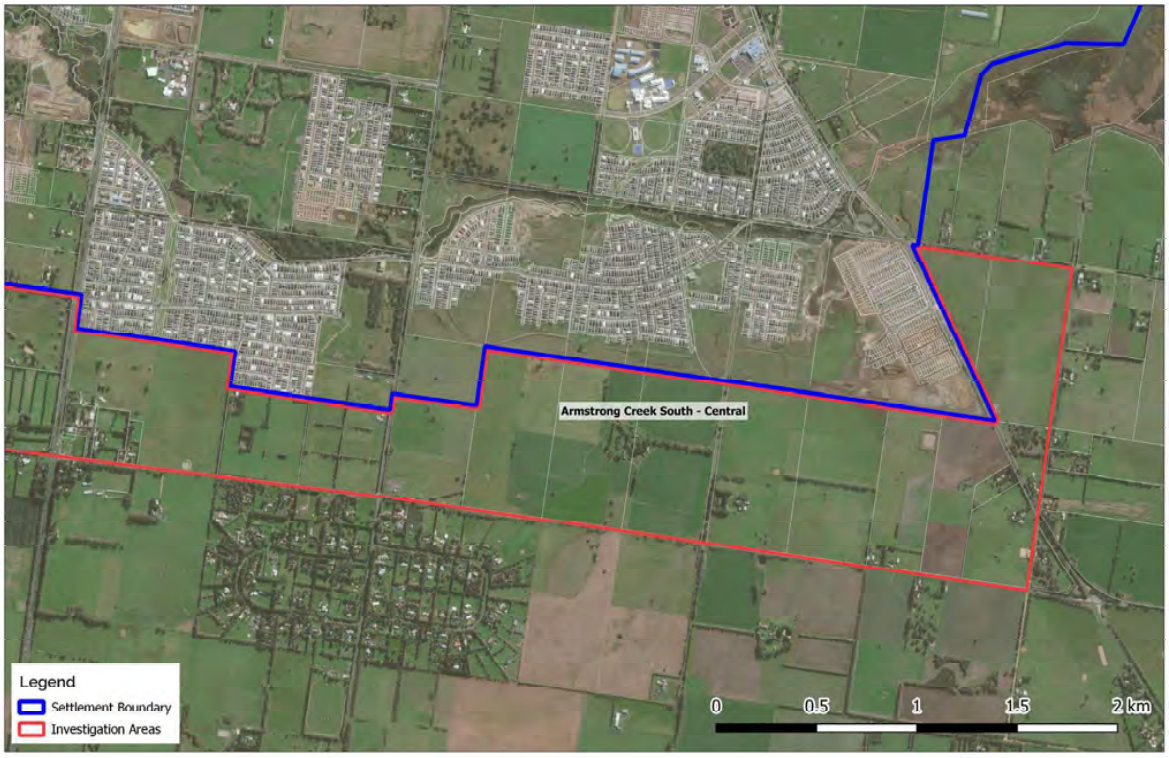


Figure 16. Armstrong Creek South Central – Aerial Cadastral Plan.

Geelong Growth Investigation Areas
Armstrong Creek South Central Investigation Area

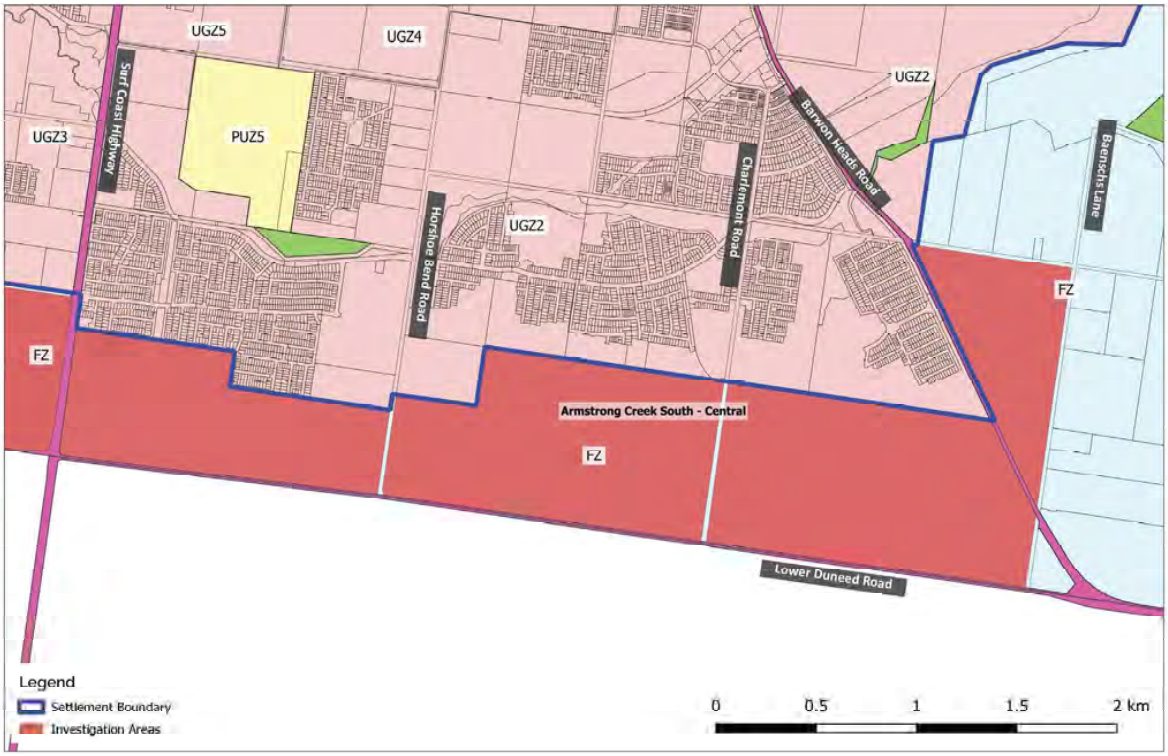


Figure 17. Armstrong Creek South Central – Investigation Area Plan.

Geelong Growth Investigation Areas
Armstrong Creek South Central - Zoning

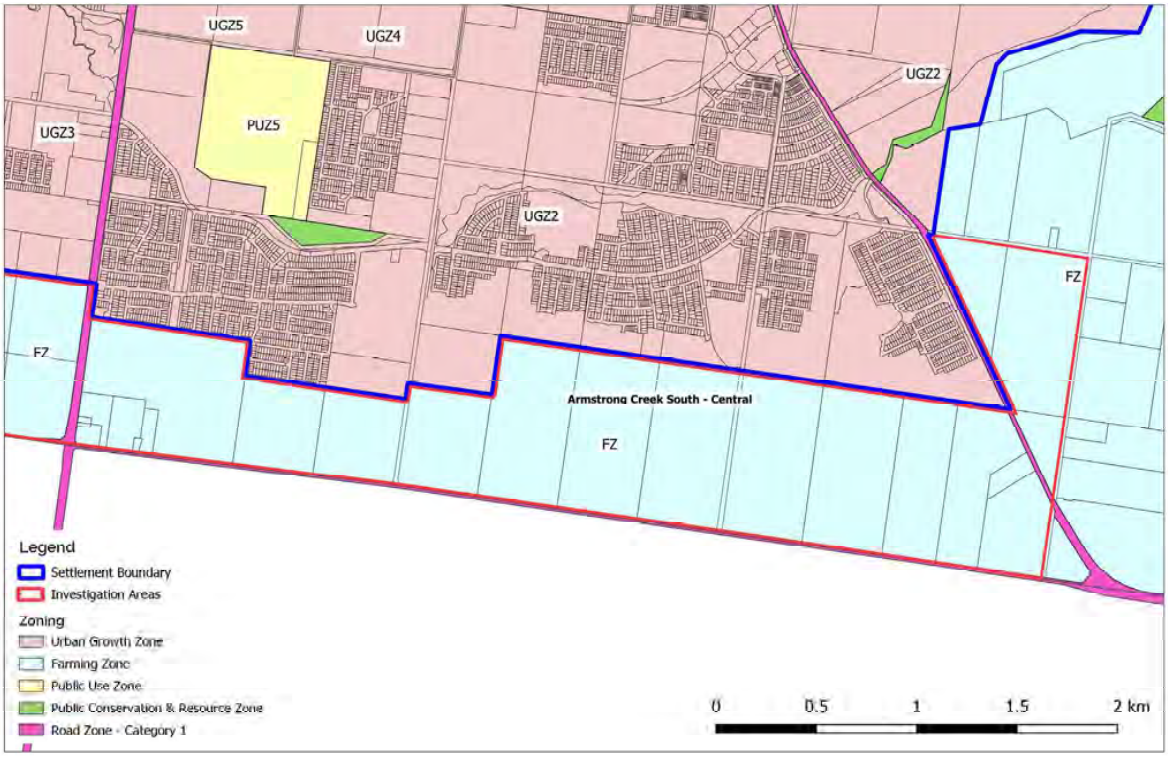


Figure 18. Armstrong Creek South Central – Zoning Plan.

Geelong Growth Investigation Areas
Armstrong Creek South Central - Overlays

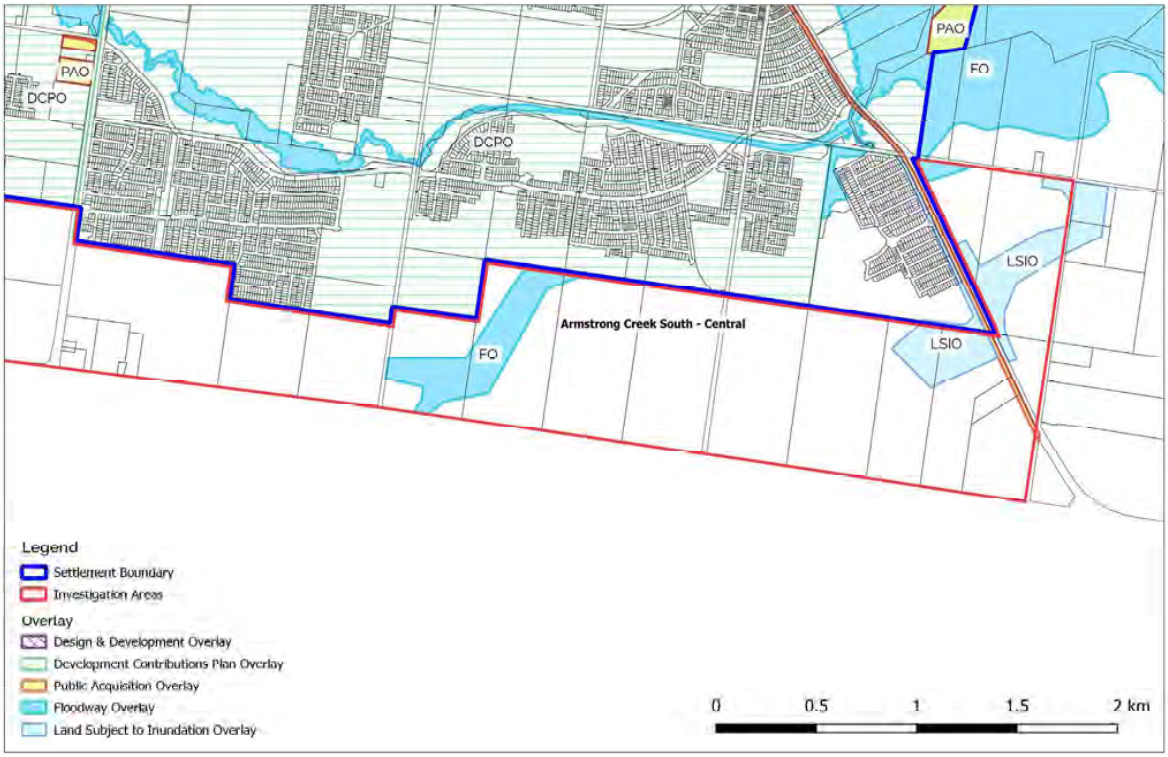


Figure 19. Armstrong Creek South Central – Overlays Plan 1.

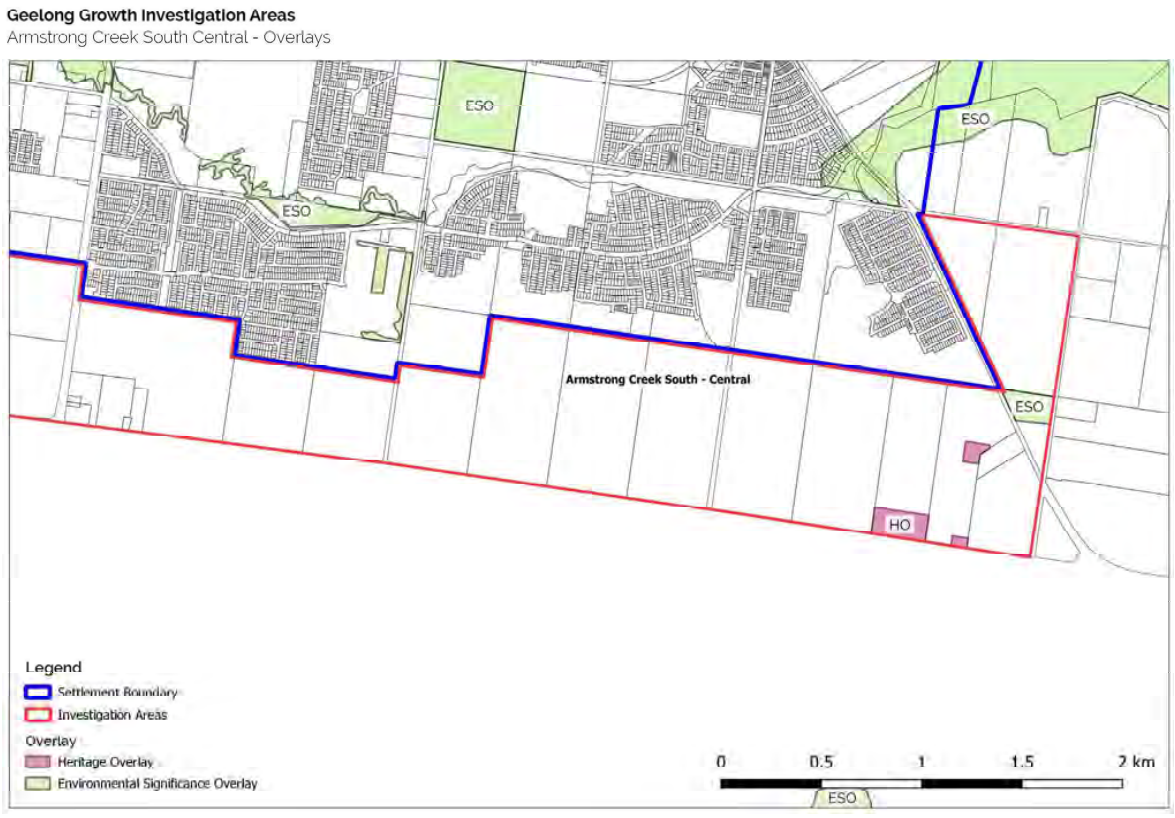


Figure 20. Armstrong Creek South Central – Overlays Plan 2.



Figure 21. Armstrong Creek South Central – Photo Montage.

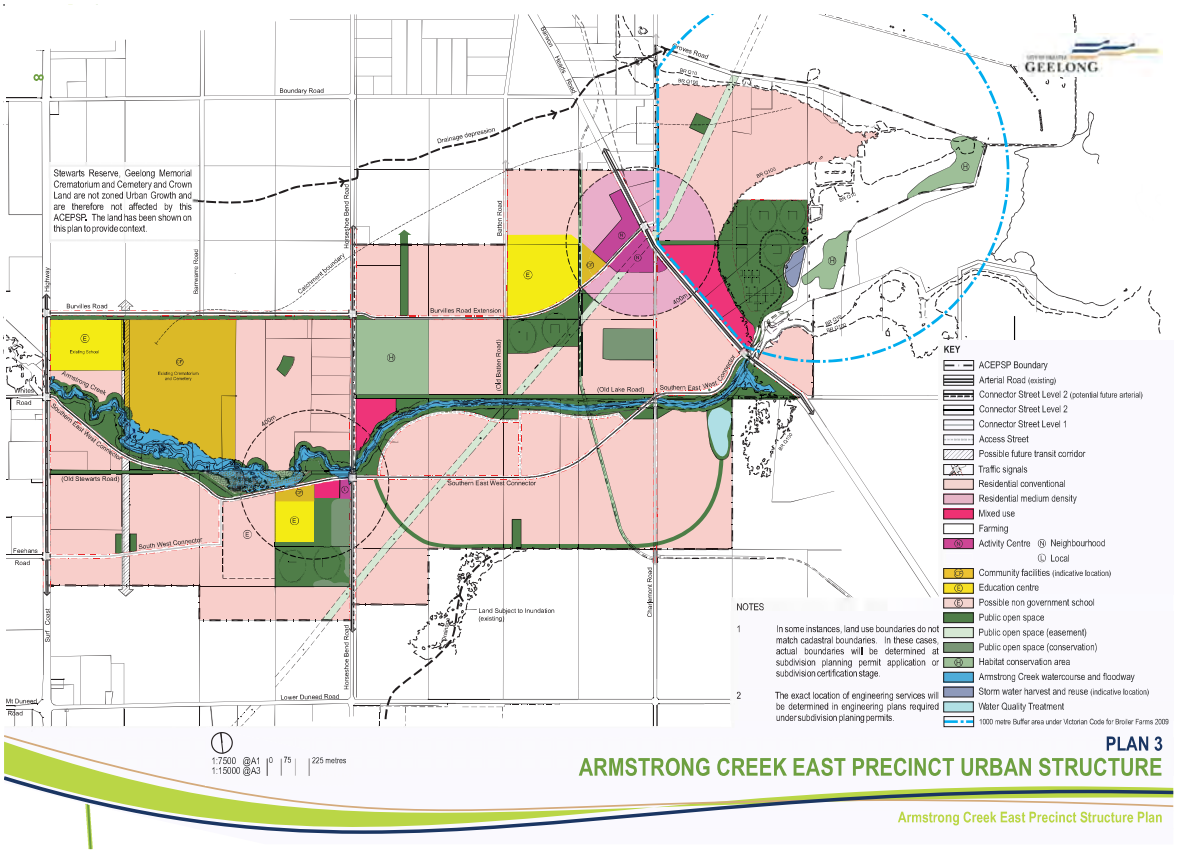


Figure 22. Armstrong Creek East Precinct - Urban Structure (Armstrong Creek East Precinct Structure Plan, City of Greater Geelong, 2010).

1.4 Investigation Area & Surrounds:

The investigation area is generally flat in the central and western parts, and gently rises towards Mt Duneed to the west. The land is primarily used for cropping and grazing, and there are a small number of farm houses located on land within the area.

The Armstrong Creek Growth Area and Armstrong Creek East PSP area are located to the north of the investigation area (refer Figure 22). Substantial residential development has already occurred in this part of the growth area. The urban form within this growth area is visible at a distance from Lower Duneed Road, and is set back from this road between 450-800m.

The prevailing character of the area is rural, with both sides of Lower Duneed Road being used for farming or (in the case near Horseshoe Bend Road) low density residential.

2 - Summary of Recent Submissions in Relation to the Settlement Boundary

2.1 Amendment C395 to the Greater Geelong Planning Scheme (Greater Geelong Settlement Strategy)

The following is a summary of submissions made to the City of Greater Geelong in relation to the settlement boundary identified in Amendment C395 (Geelong Settlement Strategy):

372-450 Charlemont Road Armstrong Creek (DFC Services Pty Ltd and Landowner):

It is the view of DFC Services Pty Ltd and the landowner (the Sprague family), that the 372-450 Charlemont Road property is suitable for urban residential development and should be treated as a logical extension of the Warralily development located to the immediate north. The submitter supports the use of a 'logical inclusions' process in order to determine a settlement boundary and assess the suitability of contiguous land.

70 Baenschs Lane (Property Corporate Holdings Pty Ltd):

This submission seeks recognition of 70 Baenschs Lane, Connewarre as a suitable candidate for inclusion within the Geelong Settlement Boundary.

The submission makes the following points:

- The site exhibits a range of features that are in-keeping with those features present on the land to the west before it was rezoned from Farming Zone to Urban Growth Zone via Amendment C301.
- Inclusion of the site within the Geelong Settlement Boundary can demonstrate consistency with the planning aspirations and objectives of the State and Local Planning Policy Frameworks of the Greater Geelong Planning Scheme, including the following:
- The existence of major road infrastructure in the form of Barwon Heads Road and the approval of Amendment C301 results in good accessibility to a range of services from the site.
- Inclusion of the subject site into the Armstrong Creek Growth Area will result in improved utilisation of the neighbourhood centre and associated recreational facilities within a 1.6km catchment of the subject site.

70 Baenschs Lane (Property Corporate Holdings Pty Ltd):

This submission seeks recognition of 70 Baenschs Lane, Connewarre as a suitable candidate for inclusion within the Geelong Settlement Boundary. It also argues that:

- The subject site does not exhibit any of the attributes listed under section 46Ap of the Planning and Environment Act 1987 that must apply for a site to be declared as a distinctive area ad landscape.
- The subject site does not exhibit any of the attributes qualifying the Bellarine Peninsula as a distinctive area and landscape listed in table 1 of the draft SPP.
- The approach taken to classifying land under the SPP is highly generalised and lacks clear guidance
- The subject site is no more visually prominent or sensitive than land to the west, which is within the Armstrong Creek Growth Area.

2.2 Draft Surf Coast Distinctive Areas and Landscapes (DAL) Strategy

A number of landowners made submissions to the Victorian Government in relation to question of whether and how the Geelong Settlement Boundary should be addressed in the DAL Strategy. The following is a summary of submissions made to the draft DALS:

372-450 Charlemont Road Armstrong Creek (DF (Sprague Farm) Developments Pty Ltd):

DF (Sprague Farm) Developments Pty Ltd submitted that the location, purpose, characteristics and implementation of a final protected settlement boundary for Armstrong creek Urban Growth Areas are matters of further investigation, to be finalised following the completion of a 'logical inclusions' process facilitated by the City of Greater Geelong.

The submission stated that it is premature for the Surf Coast DAL Advisory Committee to make any recommendations in relation to the green link and settlement boundary in this location.

413-491 Charlemont Road, Armstrong Creek (DFC Services Pty Ltd and Landowner):

It is the view of DFC Services Pty Ltd and the landowner (the Cameron Family) that land north of Lower Duneed Road and east of Horseshoe Bend Road should not have formed part of the Surf Coast DAL and instead should be consumed within the Armstrong Creek Urban Growth Area as part of the City of Greater Geelong's future logical inclusions review process.

The submitter argued that the settlement break proposed within the draft Surf Coast DAL Statement of Planning Policy should be located south of Lower Duneed Road, focused on the Thompson Creek Valley, and that the land north of Lower Duneed Road be included within the Geelong Settlement Boundary via Council's logical inclusions process.

91 Lower Duneed Road (Geoff and Carolyn Blyth):

The owner of 91 Lower Duneed road submitted that an additional set of planning controls as proposed in the DAL is unwarranted. Further, it was their submission that their property and those in the immediate area within the City of Greater Geelong do not meet the requirements / criteria as set out in Section 46AP of the Planning and Environment Act 1987 to be included in the Surf Coast DAL. The submitter noted that is no concentration of unique attributes of State and/ or National significance that are under threat of significant or irreversible change in this location.

2.3 Draft Bellarine Peninsula Distinctive Area and Landscape (DAL) Strategy

70 Baenches Lane, Conneware (Property Corporate Holdings Pty Ltd):

The owners of 70 Baenches Lane made a submission to the Victorian Government in relation to question of whether and how the Geelong Settlement Boundary should be addressed in the DAL Strategy. Key points raised in this submission are as follows:

- The submitter seeks to ensure that the land can be considered for inclusion within the Armstrong Creek settlement boundary as part of the further strategic planning work of the City of Greater Geelong will lead before the draft SPP is finalised.
- The land landholding exhibits any of the attributes listed in Section 46AP of the Planning and Environment Act that must apply for a site to be declared a distinctive area and landscape.
- The approach taken in the SPP to classifying areas is highly generalised and lacks any clear guidance on why land is located within a declared area.
- Agricultural activity on the land will be limited in the future due to a range of factors, and the land does not have particular values in terms of Aboriginal Cultural Heritage, landscape, tourism or biodiversity.

3 - Assessment of Investigation Area Against Suitability Criteria

The following is an assessment of the investigation area against the Long Term Boundary Review Decision Criteria.

3.1 - Settlement:

Criteria 1.1: Impacts of any proposed changes on the establishment of logical and enduring settlement boundaries (including consideration of natural features, location of major roads and reservations for public utilities).

The existing settlement boundary is located along cadastral boundaries circa 450-800m north of Lower Duneed Road, between the Surf Coast Highway and Barwon Heads Road.

This settlement boundary was set following the preparation of the Armstrong Creek Framework Plan and the review of the boundary by an independent planning panel in 2008 (Amendment C138 to the Greater Geelong Planning Scheme).

The settlement boundary was broadly based on the principles contained in the planning scheme at the time of maintaining non-urban breaks between settlements, and using natural boundaries as the edge of urban areas.

The finer-grained objectives for setting of the boundary along the southern edge of Armstrong Creek were articulated as follows:

- establish a permanent and natural edge to development;
- maintain the green skyline viewed from within the growth area and from land to its north;
- maintain an attractive green edge to Geelong when approached from the south, south-east and south-west; and
- protect the existing character of Mt Duneed.

We have reviewed the abovementioned objectives for setting the settlement boundary along the southern edges of Armstrong Creek and we consider that they continue to remain relevant.

We have therefore adopted these objectives for the purposes of considering the impact of any proposed changes to the settlement boundary in this location.

The original application of the abovementioned objective to this area sought to define a limit to urban development which limited the degree of intrusion into the rural landscape when viewed along Lower Duneed Road (and specially when viewed from either end of the 'dip' along this road between the Surf Coast Highway and a point approximately 600 metres east of Horseshoe Bend Road).

In each of these views, a prominent natural feature was identified part way down the north-facing slope of Mt Duneed or the ridgeline that was considered to be critical to the 'green' character experienced from the road (refer Figure 23).

The settlement boundary that was introduced by Amendment C138 was selected in a location which sought to protect the rural character along Lower Duneed road as viewed between these two locations. It was broadly based on the viewline analysis prepared by Council but adapted in some locations to follow cadastral boundaries.

An additional 52ha of land was included within the settlement boundary (and rezoned Urban Growth Zone) by Amendment C301 to the Greater Geelong Planning Scheme in 2016. The independent panel that assessed this amendment was satisfied that this boundary expansion would not remove the urban break between the Armstrong Creek Urban Growth Area and the Surf Coast Shire to the south of the amendment area.

The settlement boundary options outlined in Table 1 (overleaf) have been identified as potential alternatives to the existing settlement boundary.

Each of these options has been assessed against the abovementioned settlement boundary objectives.

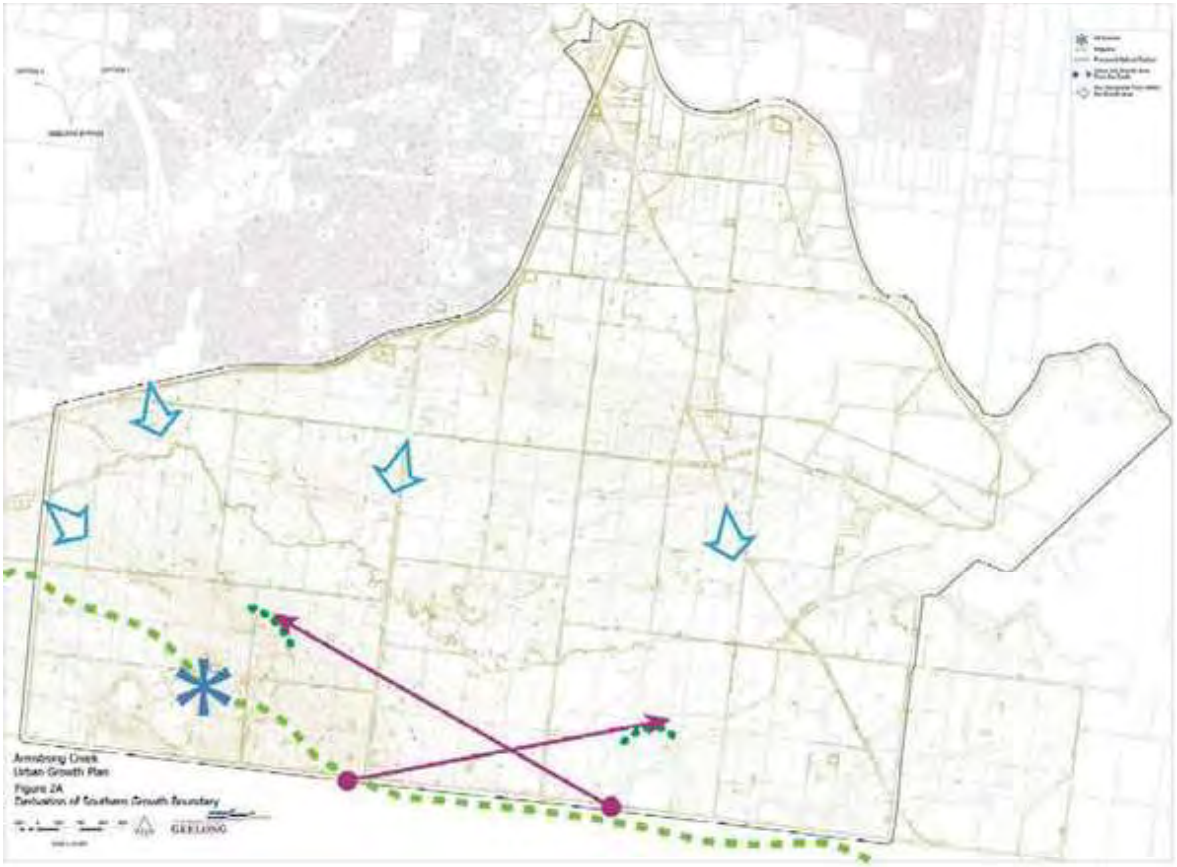


Figure 23. Diagram illustrating the derivation of the southern growth boundary (Mark Sheppard Evidence Statement, Amendment C138 Panel hearing, 2007)

Table 1. Settlement Boundary Options – Armstrong Creek South Central.

Option	Title	Description
1	Lower Duneed Road	Move the boundary to Lower Duneed Road and rezone land within it to Urban Growth Zone
2	Lower Duneed Road Hybrid	Move the boundary to Lower Duneed Road and rezone part of the land within it to Urban Growth Zone, and land closest to the road to Low Density Residential
3	Minor boundary change	Make minor boundary changes to marginally encroach into the view corridors identified in the original ACGU study
4	Rural Living	Rezone land to Rural Living Zone

Option 1 - Lower Duneed Road:

This option is to move the boundary to Lower Duneed Road and rezone land within it to Urban Growth Zone. It would result in the inter-urban break between Geelong and Torquay being moved to the municipal boundary.

Clause 21.06-2 of the Greater Geelong Planning Scheme contains the following policy in relation to inter-urban breaks:

> *"Maintain the non-urban breaks between Geelong and Melbourne (Wyndham), Geelong and the Surf Coast, urban Geelong and the Bellarine Peninsula, and the townships on the Bellarine Peninsula."*

The intention of the above policy is that land within the Geelong municipal boundary would be set aside for the purposes of contributing towards the maintenance of the non-urban break.

Maintaining a non-urban break between the ACUGA and the Surf Coast Shire is also identified as a key issue to be addressed via the Armstrong Creek Urban Growth Plan (Clause 21.01-1).

The existing settlement boundary that was established via Amendment C138 sets land aside between the growth area and the municipal boundary to give effect to these non-urban break policy aspirations (and the equivalent policies which pre-dated them back in 2007).

Moving the settlement boundary to Lower Duneed Road is not consistent with the above policy expectations. Whilst certain subdivision, urban and landscape design treatments could be applied to the settlement boundary to visually soften this edge, the policy intent is to maintain an urban break on land within the municipality, rather than treat the municipal boundary itself as the edge between urban and non-urban uses.

Option 2 - Lower Duneed Road Hybrid:

This option is to move the boundary to Lower Duneed Road, rezone part of the land within it to Urban Growth Zone, and rezone land closest to the road to the Low Density Residential Zone (LDRZ).

Under the LDRZ, each lot must be at least the area specified for the land in a schedule to this zone, and any area specified must be at least:

- 0.4 hectare for each lot where reticulated sewerage is not connected.
- 0.2 hectare for each lot with connected reticulated sewerage.

The Geelong Settlement Strategy defines the term 'rural residential development' as including land in the LDRZ and it notes that this form of development is discouraged, as it is not sustainable and results in high servicing costs.[1]

Clause 21.06 of the Geelong Planning Scheme seeks to limit rural-living developments to existing zoned land in Lara, Drysdale/Clifton Springs, Wallington, Waurn Ponds, Lovely Banks Batesford, Fyansford, Leopold, Newcomb, Moolap, Curlewis, Portarlington and Ocean Grove.

Notwithstanding the lack of policy support for using the LDRZ this location, it is nonetheless a tool that could be used to create a more sensitive interface along the settlement boundary. If applied in conjunction with siting, design and landscaping guidelines, then zoning which allowed low density residential lots of between 0.2 and 0.4ha could result in a more sensitive transition between rural and urban land uses in this location.

The LDRZ is an urban rather than a rural zone under the Victoria Planning Provisions, albeit one that is intended to facilitate low density residential outcomes.

1 Geelong Settlement Strategy, pages 50 & 65.

Whilst this type of outcome would result in a better landscape interface than would be the case if an urban zone was applied to this edge, the outcome would still not be consistent with the intent of setting of an genuinely non-urban break on land within the Geelong municipal boundary.

Option 3 – Minor boundary change:

This option is to make minor boundary changes to marginally encroach into the view corridors identified in the original ACGU study and create an alternative rural-urban edge condition along the revised boundary.

This option would still necessitate land within the western and eastern flanks of the area remaining in a non-urban zone, but would provide for an extension of the existing settlement boundary at the margins of the view-corridors identified in the original ACUGA study.

This could be achieved by 'squaring off' the existing boundary location or (preferably) creating a more curvilinear edge (refer Figure 24), each of which could incorporate extensive landscaping at the interface to create a stronger green edge to the boundary in this area.

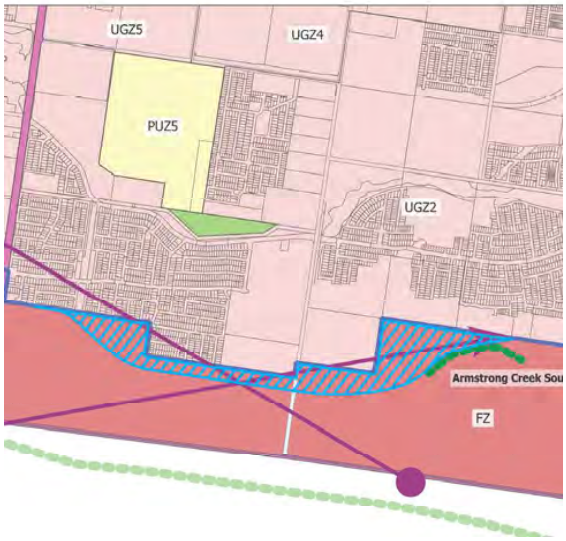


Figure 24. Option 3 – Minor boundary change (based on view corridors identified within original ACGU study).

This type of boundary change would not follow any natural features or roads, and it would only be more logical and enduring than the existing boundary if the edge that was created took the form of a public open space link (such as a cycling or bridle trail).

There would be relatively limited benefit in making minor boundary changes, other than to potentially create opportunities to establish a more substantial green edge than is provided for within the existing PSP for this area.

The benefit in creating this type of open space link in this location would need to be demonstrated, given the cost associated with creating and maintaining such a link and given that the Armstrong Creek corridor is only 400-800m from the existing settlement boundary.

Further analysis would be required of both the degree of encroachment into the non-urban landscape that would be acceptable (when measured against the original objectives for setting the boundary referred to earlier in this chapter) as well as the merit and design parameters of any linear landscaped public open space treatment along this alternative edge. Additionally, consideration would need to be given to the feasibility and cost/benefit of this option.

Option 4 – Rural Living:

This option is to zone land between the existing settlement boundary and Lower Duneed Road to a Rural Living Zone (RLZ).

Under the RLZ, each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 2 hectares.

The planning panel that considered Amendment C138 found that there was no strategic support at that time for a rural living designation for the areas south of the settlement boundary. It also found that there was no reason for it to recommend a further strategic review given that the Rural Land Use Strategy had only recently been completed just prior to the Panel hearing.[2]

2 Amendment C138 Panel report, page 81.

The Geelong Settlement Strategy defines the term 'rural residential development' as including land in the RLZ and it notes that this form of development is discouraged, as it is not sustainable and results in high servicing costs.[3]

The Geelong Planning Scheme seeks to limit rural-living developments to existing zoned land in other locations across the municipality, and it also supports the use of the land within the southern rural areas for productive agriculture.[4]

Rezoning the area to RLZ would be contrary to these policies.

Notwithstanding the lack of policy support for using the RLZ this location, it is nonetheless a tool that could be used to create a more sensitive interface along the settlement boundary. If applied in conjunction with siting, design and landscaping guidelines, then zoning which allowed large (notionally 2ha) lots could result in a more sensitive transition between rural and urban land uses in this location. Notwithstanding the lack of policy support for using the RLZ in this location, it is nonetheless a tool that could be used to create a more sensitive interface along the settlement boundary.

At present, there are long and mid-range views from Mt Duneed Road to the edge of residential development further north across the open, relatively flat intervening rural land. Including this land in a zoning which allowed large (notionally 2ha lots) along with the use of with siting, design and landscaping guidelines could potentially result in a more sensitive transition between rural and urban land uses in this location than the current situation.

This outcome would be relatively more consistent with the intent of setting of a non-urban break on land within the Geelong municipal boundary than Options 1-3. The outcome might be expected to be similar to the development in the RLDRZ subdivision located on the south side of Lower Duneed Road (refer Figures 25–28)[5]. The streets within this estate have a semi-rural in character, but they have a very different character to present-day the open farmland character that makes up most of the present-day inter-urban break.

Low density rural development would also need to be able to support services in a cost effective and sustainable manner. This would include being able to support either reticulated or septic waste systems, drainage, water and power supply and road access. It would be necessary to undertake a feasibility to study to determine whether this form of subdivision would be cost effective and sustainable, having regard to State infrastructure policies relating to these matters (Clause 19).

The current settlement boundary satisfies this Criteria. Options 1 and 2 would have a negative impact on the satisfaction of this criteria. Options 3 and 4 could potentially satisfy this criteria, depending on the layout, building and landscape design strategies adopted. Further concept development and assessment of these options would be needed in order to determine whether these options could satisfactorily address this criteria.



Figure 25. Example rural living dwelling 1 (source: Google StreetView).



Figure 26. Example rural living dwelling 2 (source: Google StreetView).

3 Geelong Settlement Strategy, pages 50 & 65
4 Clause 21.06; Clause 21.07-4.
5 Noting that overlay controls would be required to ensure that the landscape, site and design controls created an appropriate non-urban break



Figure 27. Horseshoe Bend Road Rural Living Area Aerial.
(source: Google Satellite)



Figure 28. Example Horseshoe Bend Road rural living streetscape.
(source: Google StreetView)

The Settlement Boundary along Barwon Heads Road.

Barwon Heads Road (south of Lake Road) forms the eastern boundary of Geelong's settlement boundary in the investigation area.

Land to the north of this point is partially located within the settlement boundary and partially located within a Farming Zone. This land is impacted by flooding and a substantial portion of this area (both within and outside the settlement boundary) is included within a Flood Overlay.

Barwon Heads road is an important connection between urban Geelong and coastal areas to the south, and it represents a logical and enduring settlement boundary.

Baenschs lane is the next nearest physical feature west of Barwon Heads road that could be considered as an alternative settlement boundary in this location.

The triangle of land bound by Baenschs lane and Lake Road is located in a Farming Zone and is partially affected by a Flood Overlay (northern edge), Land Subject to Inundation Overlay and Environment Significance Overlay - 'Areas of flora and fauna habitat and geological and natural interest' (central area).

This area does not contain sufficient land to accommodate a self-contained neighbourhood and any residents in this area would be reliant on infrastructure and services located in on land to its north and west. However, this area is physically separated from the Armstrong Creek Growth Area by Barwon Heads Road and it is located between 1-3km from the nearest town centre to the north. As a result, future residents in this area would not enjoy walkable access to local community infrastructure.

For the above reasons, Baenschs lane is not a more logical or enduring settlement boundary than Barwon Heads Road. Additional factors against the use of Baenschs lane as an alternative settlement boundary include the following:

- Urban development within this area will result in an encroachment onto fringes of the environmentally sensitive Reedy Lake/ Lake Connewarre environs. This would require sensitive management to ensure that the habitat values of these adjoining areas are not adversely affected.
- The Geelong Settlement Strategy calls for green breaks to be preserved between urban Geelong and other settlements within the Bellarine Peninsula. The existing rural/ urban transition is at the Barwon Heads Road intersection with Lake Road, and including this area within the settlement boundary would relocate this transition 2km south to the Barwon Heads Road intersection with Mt Duneed Road.

The current settlement boundary satisfies this Criteria. The alternative settlement Boundary (Baensches Road) is not a more logical or enduring boundary than Barwon Heads road, and expanding urban development across this land will not contribute to other policy outcomes relating to walkable neighbourhoods, urban breaks and protecting the environmental values of the adjoining wetlands environs.

3.2 - Managing Growth:

Criteria 2.1: Impact on the orderly development of the adjoining urban area.

Significant research and analysis has gone into determining the physical and social infrastructure that is needed to support urban growth within the wider Armstrong Creek Urban Growth Area. The outcomes are reflected in the PSPs and DCPs that have been put in place to guide the delivery of urban development in this growth area.

The inclusion of all or a substantial portion of the area into the settlement boundary would potentially have a significant impact on the orderly development of the adjacent urban area, as described below.

Using the social infrastructure benchmarks set out in the methodology chapter of this report, the potential for residential development to generate demand for additional infrastructure on the western and eastern portions of the PSP area has been assessed.

Land on the west side of the area will be relatively proximate to the southern community hub identified in the Armstrong Creek East PSP. This hub comprises a primary school, sporting ovals and a local activity centre. Notwithstanding, inclusion of all of the land in the western portion of the area could potentially generate the need for an additional government primary school, Level 1 community centre and active open space reserve.

Land on the east side of the area is not proximate to any of the community hubs identified in the Armstrong Creek East PSP. The closest town centre is almost 3km from the south-east edge of the area, and the majority of the social infrastructure (other than a local open space and Catholic primary school) is located on the north side of Armstrong Creek, which is circa 1.6+km from Lower Duneed Road).

The inclusion of all of the land in the eastern portion of the area is highly likely to generate the need for an additional government primary school, Level 1 community centre and active open space reserve. This area is located sufficiently far away from existing and planned infrastructure that it would be necessary to create a new community hub (including local activity centre) in order to provide residents with reasonable walkable access to social infrastructure.

The above is only a desktop analysis for the purposes exploring the broad likelihood of including this land impacting on the orderly development of adjacent areas. The likely impacts would ultimately depend on how much land was included within the settlement boundary, the extent to which the capacity of existing/planned infrastructure could be re-sized to accommodate additional growth, and how close the additional land is located to existing and planned infrastructure.

However, the desktop analysis suggests that:

- There is unlikely to be sufficient capacity for the social infrastructure in the existing/ planned residential areas to the north of the south-east portion of the investigation area to cater for substantial additional population growth.

  If the concept of the 20 minute neighbourhood and 800m walking catchments is maintained in the planning of this part of the Armstrong Creek growth area then it will be necessary to plan an entire new community in the south-east portion of the area.

- There may not be capacity for the social infrastructure in the existing/planned residential areas to the north of the south-west portion of the investigation area to cater for substantial additional population growth.

  This is a smaller area than land in the north-east portion of the investigation area, and it is located significantly closer to planned activity centre and social infrastructure south of Armstrong Creek.

So whilst it should not be necessary to have to plan an entire new community in the south-west portion of the area, it would be necessary to provide additional social infrastructure, including increasing the capacity of schools, community and active open space facilities.

These features are relatively fixed now within the adjacent PSP, and so re-casting the plan for an expanded settlement boundary in this location will not be a straightforward task.

Any change to the settlement boundary (other than minor changes) would have a negative impact on the satisfaction of this criteria.

Criteria 2.2: Impact on management of the sequence of development and the early provision of services.

A substantial proportion of the residential land within the Armstrong Creek East PSP has already been completed or is currently under development. The inclusion of additional residential land south of Whites Road would not have any major impact on the management of sequencing of development or the early provision of infrastructure.

However, it is likely to have a significant impact on the demand for infrastructure and services, and resolving how this demand is met (either via existing/planning facilities or via the creation of new facilities) would be challenging. It would be essential that the inclusion of any additional land within the settlement boundary was accompanied by a strategy for ensuring the timely delivery (and funding) of the additional infrastructure and services required to meet the needs of a larger population in this location.

Any change to the settlement boundary would potentially have a negative impact on the satisfaction of this criteria, depending on how the provision and funding of services was addressed.

Criteria 2.3: Impacts of any proposed boundary changes on the economic provision of other development fronts.

A substantial proportion of the residential land within all of the residential PSPs has already been completed or is currently under development. The inclusion of additional residential land in this area would not have any major impact on the economic provision of existing development fronts in the growth area or elsewhere in Geelong, as the additional land is likely to be available to the market in the final phases of other PSP areas exhausting their land supply.

Any change to the settlement boundary would have a neutral impact on the satisfaction of this criteria.

3.3 - Planning for Places – Distinctive Areas & Landscapes:

Criteria 3.1: Impact on any identified unique features or special characteristics within a declared area.

The area is located within a Declared Area under the Distinctive Areas and Landscapes legislation. The area has been assessed under the draft DAL Strategy as forming an important part of the wider Mt Duneed Volcanic Plain Landscape Area, Mt Duneed is an important landscape feature in this part of the Declared Area.

The landscape assessment undertaken as part of the draft DAL Strategy describes the landscape significance of the wider area as follows:

"The geographical location of the northern part of the Thompson Valley green break (north of Mount Duneed Road/Lower Duneed Road), immediately abutting the southern development front of Geelong makes it vulnerable to development pressure and future change.

This area is very important visually and geographically for the role it plays as part of a broader strategic landscape area i.e. as an integral part of the Mount Duneed Volcanic Plain Landscape Area, and as an open rural green break between settlements, and between Geelong and the Great Ocean Road landscapes.

An assessment of the visual significance of the landscape has found that it is of regional significance.

When travelling along Mount Duneed Road/ Lower Duneed Road, the Thompson Valley green break to the north acts as an important 'distance barrier', mitigating the visual impact of the southern development front of Geelong.

It also relates visually and geographically to the open landscape to the south of the City of Greater Geelong municipal boundary, the two areas combining to form the whole 'landscape experience' when driving along Mount Duneed Road.

As such, the wider Thompson Valley green break has a direct relationship with the coastal landscapes of state significance further south, in that it separates them (and specifically Torquay) from the built-up urban edge of Geelong.

In order to maintain the open rural green break, particularly from the area where it is most frequently viewed and experienced, i.e. Mount Duneed Road, there should be no policy change or rezoning of agricultural land beyond the current Greater Geelong Urban Growth Boundary.

If residential development were to occur closer to Mount Duneed Road it would erode the rural views and experience of travelling to Barwon Heads/the Bellarine Peninsula via this route, and this scenario would need to be mitigated with a substantial distance buffer and indigenous screening vegetation.

If residential development were to occur immediately adjacent to Mount Duneed Road, the rural green break as experienced by most would cease to exist."[1]

Volume 2 of the landscape assessment work undertaken as part of the draft DAL Strategy went on to clarify the different landscape significance of different parts of the Mt Duneed Plain and Surrounds landscape, as follows:

> *"The majority of the Mount Duneed Plain and Surrounds landscape is considered to be of low regional significance with areas of higher (moderate regional) significance coinciding with landscape features such as the Thompson Creek corridor, Mount Duneed itself, and the interface with the adjacent landscape of state significance."*[2]

Given that the area is located some distance away from Mt Duneed, the Thompsons Creek Corridor and any landscapes of state significance, it is understood that the area forms part of a landscape rated as being of 'low regional significance' in the abovementioned DAL landscape assessment.[3]

Any change to the settlement boundary in this area would have a negative impact on the landscape values identified via the draft DAL Strategy for this area (albeit that these values are rated as being of low regional significance), and therefore it would have a negative impact on the satisfaction of this criteria.

1 Surf Coast DAL Landscape Assessment Review Volume 1, page 129.
2 Surf Coast DAL Landscape Assessment Review Volume 2, page 7.
3 Armstrong Creek Urban Growth Plan Flora and Fauna Technical Report (Ecology Australia, 2006).

3.4 - Environmental & Landscape Values:

Criteria 4.1 Impact on the protection of biodiversity values.

The flora and fauna study commissioned for the Armstrong Creek Urban Growth Area identifies some areas of medium quality roadside vegetation (refer Figure 29).[4] An Environment Significance Overlay has been applied to these areas of roadside vegetation.

Any change to the settlement boundary would have a generally neutral impact on the satisfaction of this criteria, as the relevant biodiversity values could be protected by planning and management measures.

Criteria 4.2 Impact on the protection of coastal areas & wetlands.

Not Applicable.

Criteria 4.3 Impact on the protection of significant landscapes.

The area is considered to contain a significant landscape, given that it is located within a Declared Area under the Distinctive Areas and Landscapes legislation (and has therefore met the criteria for inclusion under that legislation).

The area has been assessed by the landscape significance assessments undertaken as part of the draft DAL Strategy as being of 'low regional significance'.



Figure 29. Armstrong Creek Urban Growth Plan - Roadside Vegetation & Remnant Vegetation (ARUP, 2006).

4 Armstrong Creek Urban Growth Plan Flora and Fauna Technical Report (Ecology Australia, 2006).

Any change to the settlement boundary in this area would have a negative impact on the satisfaction of this criteria, for the reasons set out under Criteria 1 and 3.1.

Criteria 4.4 Impact on the preservation of identified urban breaks.

The Greater Geelong Planning Scheme (at Clause 21.06-2 and at Clause 21.11) seeks to maintain the non-urban breaks between the Armstrong Creek Growth Area and the Surf Coast.

The existing settlement boundary satisfies this objective by setting land aside between the settlement boundary and the municipal boundary as non-urban land.

If the settlement boundary were to be moved to Lower Duneed Road then there would no longer be a non-urban break within the Greater Geelong municipal boundary. This would be contrary to the intent of the non-urban break policies contained within the Greater Geelong Planning Scheme.

Alternative settlement boundary options are explored in the discussion against Criteria 1.

Any change to the settlement boundary in this area would potentially have a negative impact on the preservation of a non-urban break within the municipal boundary (and therefore on the satisfaction of this criteria), depending on its form and its location (refer discussion under Criteria 1).

3.5 - Environmental Risks:

Criteria 5.1 Climate change – impacts of coastal inundation & erosion.

The area is not affected by coastal inundation or erosion.

Criteria 5.2 Bushfire risks in the location.

This area is within a Bushfire Prone Area but is not located within or proximate to a Bushfire Management Overlay. Bushfire risk is not likely to be determinative of the suitability of urban development in the area. A Bushfire Management Plan could be prepared to manage the potential risks posed by bushfire on urban development in the area.

Any change to the settlement boundary would have a neutral impact on the satisfaction of this criteria

Criteria 5.3 Impacts on/of floodplains.

Any urban development within the area would need to be designed to ensure that it did not adversely affect either existing floodplains or residential areas that are downstream of the area.

The land immediately west of Horseshoe Bend Road is located within a Flood Overlay, and the land immediately east of Barwon heads Road is located within a Land Subject to Inundation Overlay. The constraints imposed by these controls on urban development would need to be further investigated before these areas could be identified as being suitable for urban development.

Any change to the settlement boundary would have a minor and potentially neutral impact on the satisfaction of this criteria

Criteria 5.4 Impacts on/of soil degradation.

The Geological Survey of Victoria (1:63,360) Geological Map Series Geelong Sheet indicated that the area is underlain by Newer Volcanics geology.[1]

No soil degradation impact risks have been identified in the desktop review for this area.[2]

Any change to the settlement boundary is expected to have a neutral impact on the satisfaction of this criteria, however If development was approved in this area further analysis would be required to investigate soil conditions and the impact development might have on soil degradation.

Criteria 5.5 Impacts on/of erosion & landslip.

The area is identified as having a moderate risk of gully and sheet erosion.[3]

Any change to the settlement boundary is expected to have a neutral impact on the satisfaction of this criteria, however If development was approved in this area further analysis would be required to investigate soil conditions and the impact erosion and landslip might have on development.

Criteria 5.6 Impacts on/of salinity, acid sulfate soils.

No salinity impact risks have been identified in the desktop review for this area.[4] The eastern portion of the area has been identified has being potentially affected by coastal acid sulfate soils.[5]

Any change to the settlement boundary is expected to have a neutral or low impact on the satisfaction of this criteria, however if development was approved in this area further analysis would be required to investigate soil conditions and the impact salinity and acid sulfate soil conditions might have no development.

Criteria 5.7 Land use compatibility – compatibility with nearby agricultural, industrial, extractive industry, tourism and other established and valued land uses.

The area is not located in proximity to industrial, extractive industry, tourism and other established and valued land uses that require separation from residential or other sensitive uses.

Land to the immediate south of the area is in a Farming Zone and currently used for grazing and other rural purposes. There are no land uses that require separation from residential or other sensitive uses within 1km of Lower Duneed Road.

Any change to the settlement boundary would have a neutral impact on the satisfaction of this criteria.

Criteria 5.8 Impacts on/of major hazard facilities.

There are no major hazard facilities located in proximity to this area.

3.6 - Natural Resource Management:

Criteria 6.1 Impact on the protection of agricultural land.

The Greater Geelong Planning Scheme seeks to support the use of the land within the southern rural areas for productive agriculture.[6] The area south of urban Geelong has been identified as having a combination of Class 3 (moderate-high) and Class 4 (Moderate) land capability, as have all of the rural areas within the Bellarine Peninsula and Surf Coast Shire.[7]

1 See map sheet 9 - http://earthresources.efirst.com.au/categories.asp?cID=33
2 https://www.ccmaknowledgebase.vic.gov.au/nrmpp
3 Ibid.
4 Ibid.
5 Ibid.

6 Clause 21.07-4.
7 Assessment of agricultural land capability in Melbourne's green wedge and peri-urban areas (Agriculture Victoria, 2018)

These are defined as follows:

> Class 3 - *Land that is inherently capable for soil-based agriculture at moderate to high intensity. The potential/capability may vary (e.g. according to slope, inherent fertility and drainage) but is often realised with access to a constant water supply.*
>
> **Class 4** - *Land that is not as inherently capable for intensive soil-based agriculture. Extensive agriculture (including broadacre cropping with suitable land management practices) and non-soil utilisation activities are often most appropriate, and more intensive grazing is possible in some higher rainfall areas or where consistent water supplies are available.*

The land holdings vary in size in the area, ranging from circa 1ha to 100 ha, and the land is primarily used for agricultural production with associated farm dwellings.

Any change to the settlement boundary is expected to have a negative impact on the availability of land for agricultural production and therefore the satisfaction of this criteria.

Criteria 6.2 Impact on the protection of catchments, waterways, estuaries, bays, and the marine environment, protection of extractive resources.

The area drains towards Armstrong Creek. Residential development within the area could potentially impact on this waterway but these impacts could be readily mitigated through the design of any urban stormwater infrastructure within the area.

Any change to the settlement boundary is expected to have a neutral impact on the protection of nearby catchments and therefore the satisfaction of this criteria.

Criteria 6.3 Impact on the protection of extractive resources.

The area is not identified as an Extractive Industries Interest Area, and there are no quarries located within 1km of the area.

3.7 - Heritage:

Criteria 7.1 Impact on presently disclosed Wadawurrung living cultural heritage and values.

The Aboriginal Cultural Heritage Registration Information System (ACHRIS) mapping identifies the Armstrong Creek and Thompsons Creek waterways as Areas of Cultural Heritage Sensitivity. There is also Areas of Cultural Heritage Sensitivity located in the eastern portion of the area.[8]

Any change to the settlement boundary is expected to cause material detriment to Wadawurrung tangible and or intangible living cultural heritage, part of which are identified in Areas of Cultural Heritage Sensitivity. Having regard to clause 148 (fd) of the Aboriginal Heritage Act 2006, Council will consult with the Wadawurrung Traditional Owners Aboriginal Corporation if land within this area was to be further considered for inclusion within the settlement boundary.

Criteria 7.2 Impact on known post contact heritage values.

A Heritage Overlay currently applies to a farming residence and associated structures at 21 Lower Duneed Road).

Any change to the settlement boundary is expected to have a neutral impact on the protection of known post contacts heritage values

8 See https://achris.vic.gov.au/#/onlinemap

3.8 - Transport:

Criteria 8.1 Accessibility of the location, including the feasibility and cost of providing adequate public transport and roads access.

The majority of the area currently does not have walkable access to local bus services (except for services which run along the Surf Coast Highway and Barwon Heads Road). The eastern and western portions of the area are not located within walking distance of existing and planned activity centres within the Armstrong Creek Growth Area, and it would be necessary to re-route local public transport services to the area in order to connect residents to regional employment, health, education and other services.

Any change to the settlement boundary is expected to have a potentially negative impact on the ability to cost-effectively provide public transport services to the Armstrong Creek growth area, as it would be necessary to extend and re-route existing bus services to connect to this area.

3.9 - Infrastructure:

Criteria 9.1 Ability to cost-effectively provide urban services including both utility, community services and drainage.

The social and recreational facilities constructed and proposed within the Armstrong Creek Growth Area were not originally planned to cater for additional housing growth in this area.

The western portion of the area will in future have access to a local activity centre, sporting oval and primary school, and could be connected to the existing growth area via Horseshoe Bend Road and new local streets. A preliminary analysis of the potential additional community services needed to support additional residential growth in this area indicates that some significant upgrades or even new facilities might be required to accommodate additional growth in this location.

The eastern portion of area is not located within walking distance of existing or planned secondary schools, activity centres or other community facilities within the Armstrong Creek Growth Area. A preliminary analysis of the potential additional community services needed to support additional residential growth in this area indicates that a number of additional facilities are likely be required to accommodate additional growth in this location.

(Refer assessment against Criteria 2 for further discussion)

Initial consultation with Barwon Water has identified the following:

- The investigation area could be serviced by water, sewerage and recycled water.
- The land drains into the existing sewer infrastructure.
- Potential capacity in the network to accommodate additional growth. However, constraints would need to be addressed
- Triangular parcel to the east would be difficult to service from a sewer perspective as the land is too flat and potentially falls in the wrong direction. A new pump station would be needed.

The preliminary assessments undertaken as part of this review suggest that some significant additional community infrastructure might be needed to support additional residential growth across the whole area. The technical feasibility and cost-effectiveness of providing additional urban services to cater for additional housing growth in this location has not been examined as part of this desktop review.

However, any change to the settlement boundary in this area is anticipated to have a negative impact on the ability to cost-effectively provide urban services to the Armstrong Creek growth area, as it would be necessary to upgrade and /or construct at least some new community facilities and utility services to cater for the additional demand, rather than being able to rely on available capacity within existing/ planned urban services.

4 - Response to submissions on the Draft boundary review.

A total of 8 submissions were received in relation to land within this investigation area (submissions 1.05, 1.06, 1.08, 1.09, 1.10, 1.13, 1.16, 1.19). Seven submissions related to the land north of Lower Duneed Road (between the Surf Coast Highway and Barwon Heads Road) and one submission related to land west of Barwon Heads Road.

A number of different views were put in submission relating to the settlement boundary location on the land north of Lower Dundeed Road varied, as follows:

- The settlement boundary should not move and the land should remain in the Farming Zone (1.08)
- The land south of the existing settlement boundary should be rezoned for rural residential purposes (1.09)
- The settlement boundary should be moved to Lower Dundeed Road and the land within it either rezoned to UGZ or a combination of UGZ and LDRZ (1.05, 1.06, 1.10, 1.13, 1.19)

The submission in relation to land east of Barwon Heads Road requested that land be included within the settlement boundary in this location.

The following summarises the key issues raised in submissions relating to the land north of Lower Duneed Road and west of Barwon Heads Road, together with a response to them.

4.1 Land north of Lower Dudeed Road

The primary policy considerations in determining the location of the settlement boundary in this investigation area are as follows:

- The boundary should be logical and enduring (criteria 1.1)
- The boundary should enable orderly development and support the provisions of services (criteria 2.1, 2.2, 8.1 & 9.1)
- The boundary should not adversely impact on valued landscape characteristics or the preservation of an urban break along the southern edge of the Geelong LGA (criteria 3.1, 4.3 & 4.4)

The issues raised in submissions in relation to each of the above considerations is discussed further below.

4.1.1 The boundary should be logical and enduring.

Some submitters contended that the existing boundary is neither logical nor enduring, and that making only a minor change to this boundary location (Option 3 in this report) would be a manufactured outcome rather than one based on obvious or prominent physical features in the landscape.

A number of submitters considered that Lower Duneed Road would be a more logical and enduring boundary than either the existing boundary or Option 3, and most submitters acknowledged that some form of lower density or landscaped interface treatment would be desirable along this boundary under either Options 1 or 2 in this report.

Response:

The current location and form of the Armstrong Creek Central settlement boundary is not particularly logical or enduring. Rezoning the land south of the existing boundary to Rural Living (Option 4) would go some way towards strengthening the sense of the existing location as an enduring boundary but it is also possible than this land would come under further pressure for rezoning in future years.

It is accepted that Mt Duneed Road (in the form of either Option 1 or 2) could function as a more logical and enduring boundary than the current boundary, if that were the only consideration. However, there are other policy outcomes that also need to be taken into consideration when setting a boundary, including the need for the boundary to preserve valued landscape characteristics and an urban break along the southern edge of the Geelong LGA. This is discussed further in section 4.1.3 of this report.

In relation to Option 3, the intention would be to create new, prominent and enduring physical features (comprising an open space corridor with trails and housing development on larger

lots facing it from across a road reserve). It is acknowledged that this will need to be created as it does not currently exist. However, this does not mean that these types of features could not serve the purpose of being a logical and enduring boundary just as well as the existing Mt Duneed Road reserve might.

4.1.2 The boundary should enable orderly development and support the provision of services

Some submitters contend that extending the boundary to Mt Duneed Road and developing all or most of the land within it for housing at urban densities can be managed in a way which is orderly, will not have any adverse impact on existing neighbourhoods to the north, and can be provided with urban infrastructure and services.

Submission 1.10 (on behalf of DF (Sprague Farm) Developments Pty Ltd) describes this outcome is a logical extension of an existing development front, as opposed to being an entirely new development front. This submission is supported by various reports which set out how traffic, servicing and surface water management issues could be addressed in relation to the future development of the Sprague Farm land holdings.

Response:

The abovementioned technical reports do not address how the wider investigation area might be serviced (ie beyond the land buildings that the reports relate to), and they do not contain any detailed assessment of how community infrastructure could be delivered to any future urban development across the wider investigation area.

The Geelong Settlement Strategy contains the following urban growth Principles to guide the setting of any revised long term settlement boundary:

- Land must deliver a benefit to existing or identified residential land/development through for example more efficient infrastructure provision or utilisation.
- Land must be able to rely on existing facilities and services and not create the need for additional or new community infrastructure or significant council investment that would be required for a new residential node.

The original assessment contained in this report concluded that extending the boundary to Mt Duneed Road and developing all or most of the land within it for housing at urban densities (ie Options 1 and 2) would not satisfy the above principles. The submissions do not contain compelling arguments to suggest otherwise.

The key issue with Options 1 and 2 relates to social infrastructure rather than the provision of utility services. The initial investigations undertaken at the time of preparing the Settlement boundary review confirmed that Barwon Water considered that the investigation area could be serviced by water, sewerage and recycled water.

However, the desktop analysis of the potential social infrastructure requirements associated within residential development across the wider investigation area concluded that there was unlikely to be sufficient capacity for the social infrastructure within the existing Armstrong Creek growth area to cater for the population levels that might be accommodated within a settlement boundary that extended to Lower Duneed Road.

This desktop analysis found that it was likely that the infrastructure in the western portions of the existing growth areas would need to be augmented to cater for new population in the west of the investigation areas, and that it would be necessary to plan an entirely new community in the eastern portions of the investigation area.

Whilst growth plans could potentially be prepared for land within the investigation area to address the requirements for provision of social and other forms of infrastructure, this would not be a small task, as the investigation area could potentially accommodate circa 11,000 residents across its almost 5km length.

Consideration would also need to be given to the integration of each new housing area along this

length into the various neighbourhoods that have been planned and are being developed to the north of the investigation area.

It is for these reasons that the Option 1 (and to a lesser extent Option 2) are considered to not satisfy the abovementioned urban growth Principles, and that they would have a potentially negative impact on the achievement of Criteria 2.1, 2.2, 8.1 & 9.1.

Having said that, it is necessary to take account of the DAL legislation and Surf Coast DAL SPP which intends for any revised settlement boundary within Armstrong Creek to be a 'protected settlement boundary' which endures over the long term (circa 50 years). Once a protected settlement boundary is established there is an expectation that it will not be revisited in the short or even medium term.

We consider that the assessment of land within Armstrong Creek against the abovementioned urban growth principles must therefore be cognisant of this 'protected settlement boundary' context, whereas this context does not apply to most other locations across the Geelong settlement boundary.

Given this context, it is reasonable to decide today whether the future planning and development of any land to be included within the Armstrong Creek settlement boundary could be done in an orderly manner and support the provisions of services to the area, even if its inclusion does not benefit adjoining areas or rely upon services within those areas. We say this because the DAL context does not allow for this question to be revisited as part of future periodic reviews of the Geelong Settlement Strategy in this location.

It is our view that some of the land within the investigation area could be included within the settlement boundary without presenting any great risk of 'orderly development' and infrastructure outcomes being able to be achieved via more detailed planning processes for this area.

In this context, is our view that some (but not all) of the land within this investigation area could be included within the settlement boundary without presenting any great risk of disrupting the orderly development or provision of infrastructure and services to this growth area.

The extent of land that might be included within the settlement boundary should be informed by how the landscape characteristics of the non-urban land on the edge of the settlement boundary are addressed (refer section 4.1.3 for discussion).

Furthermore detailed analysis of the specific demand for infrastructure and services associated with the development of any land included within the settlement boundary would need to be done as part of future development planning for this area (this is addressed further in section 4.1.4).

4.1.3 The boundary should not adversely impact on valued characteristics or the preservation of an urban break along the southern edge of the Geelong LGA.

A number of submitters considered that the landscape characteristics and preservation of an urban break along the southern edge of the Geelong LGA could be achieved by the placement of low density residential or rural living allotments along Lower Duneed Road.

Submission 1.01 (on behalf of DF (Sprague Farm) Developments Pty Ltd) is supported by a detailed landscape appraisal and accompanying technical reports. The main points raised in this appraisal are set out below (along with our response to them in italics):

- A more forensic and technical examination of the landscape and viewshed is required to inform the definition of any permanent or long-term settlement boundary in this investigation area. The 4 options described in the review report have not been sufficiently articulated in terms of form, density and configuration, or measured for visual impacts from key vantage points.

Response - Agree in principle:

The definition of any revised boundary and the evaluation of potential options should be informed by a more detailed visual landscape analysis. However, we consider that it is possible to eliminate some options based on the current knowledge of the existing landscape setting, including eliminating the option of development of conventional or low density (0.2-0.4ha) residential along the edge of Lower Duneed Road. In our view neither of these development typologies would present a sufficiently respectful 'urban break' or landscape interface along Lower Duneed Road.

Some further analysis of interface design options has been undertaken to inform the response to submissions (refer Appendix 3) and a broad concept plan for this area has been prepared (refer to section 4.1.4 for details).

The fine tuning of this ultimate layout and design of the low density edge along the southern edge of the prepared revised settlement boundary can be undertaken at the time of rezoning the preparation of development plans for this land.

- The investigation area is in a wider regional landscape setting that has been rated as being of low regional significance in the DAL process, and the land north of Lower Duneed Road is largely dissociated with the regional landscape setting on land to the south of this road.

Response – Disagree:

Whilst the changes in landform across Lower Duneed Road create some degree of dissociation with the wider landscape to the south, the land to the north still remains visually connected to the wider regional landscape setting described in the DAL landscape assessment.

- The combined effect of rising topography south of Lower Duneed Road, roadside vegetation and substantive canopy cover within the Mount Duneed Estate results in a prevailing green silhouette to the south that will not be threatened by proximate urban development.

Response - This requires further testing:

The landscape setting of the ascribed 'green silhouette' could be significantly altered by urban development to the immediate north of Lower Duneed road, depending on what form it takes. In any event, a semi-rural interface along the northern boundary of this road would have a far more positive impact on this landscape context than an urban interface would.

- Land along Lower Duneed Road has both filtered and open aspects to the north towards suburban housing within Armstrong Creek and both rural and low-density residential to the south.

Response - Agree

- Option 3 (Rural Living) would represent minimal visual impacts in this landscape.

Response – Agree:

This would be the most straightforward means of achieving the policy aspiration to create an 'urban break' or landscape interface along both sides of Lower Duneed Road.

- A hybrid configuration of conventional and low-density residential development could also be designed to have minimal landscape impacts (an indicative development representation is included within this submission).

Response - Agree in Part:

Whilst this is something that requires further design development and testing as part of the more detailed planning of subdivision and development in this locations, it is the authors view that the development of low density (0.2-0.4ha) residential development at the edge of Lower Duneed Road would not present a sufficiently respectful 'urban break' or landscape interface along this edge.

In our view a mix of conventional, low-density

and rural living residential development could be designed to have minimal landscape impacts, subject to there being sensitive transition from rural living to conventional densities across the landform (ie from south to north, and from the central to the east/west part of the area).

Any such transition should take account of the policy aspiration to create an 'urban break' or landscape interface along both sides of Lower Duneed Road, and also the need to design a layout which presents a semi-rural landscape interface from the more distant views in and out of the investigation area (refer to Section 4.1.4 for further conclusion).

4.1.4 Conclusions and recommendations

The current location and form of the Armstrong Creek Central settlement boundary is not particularly logical or enduring, and it requires modification.

An alternative long term settlement boundary can be established for Armstrong Creek Central that is logical and enduring, preserves the desired landscape and 'urban edge' character along Lower Duneed Road, whilst allowing for the orderly urban development of some additional land within the boundary.

The alternative settlement boundary would differ from all 4 of the original settlement boundary options identified in this report, in that it would include a more substantial land area within it than Option 3, but it would also retain substantial areas of land along Lower Duneed Road within a non-urban (rural living) zone.

This alternative settlement boundary option is conceptually illustrated in Figure 30.

The key features of this alternative settlement boundary concept include the following:

- The settlement boundary would be established along a new linear open space corridor running along the southern edge of the Armstrong Creek Growth Area.
- Rural living development would be permitted on the land area between the new settlement boundary and Lower Duneed Road. Lot sizes would transition from larger to smaller rural living allotments, and requirements relating to landscape character, access, servicing, etc., would be guided by development plans and infrastructure funding agreements.
- Urban development to the north of the settlement boundary would be guided by precinct plans, supporting technical analysis and infrastructure funding agreements.

The following recommendations are made in relation to abovementioned elements of the alternative settlement boundary concept:

A. Location of the revised settlement boundary:

It is **recommended** that the revised settlement boundary should be set in a location which accommodates the following configuration of land uses:

- Larger (1.5-3ha) rural living lots on the land north of Lower Duneed Road and on the corners of the Surf Coast Highway and Barwon Heads Road.
- Smaller (0.2-0.4ha) rural living lots between the abovementioned larger lots and the linear open space corridor along the alignment of the settlement boundary, to provide a transition in density towards the settlement boundary.
- Internal roads to provide access from the rural living lots via Horseshoe Bend and Charlemont Roads.

The alternative settlement boundary location conceptually illustrated in Figure 30 can accommodate all of the above features.

B. Physical form of the boundary:

The interface between urban development within the settlement boundary and rural living allotments outside of it should be clearly delineated in both functional and landscaping terms. This delineation should comprise a combination of walking/cycling trails, open space, drainage reserves, etc. with urban residential

housing facing these features across a road reserve located within the settlement boundary.

It is **recommended** that any future rezoning of land within the revised settlement boundary make provision for the creation, embellishment and transfer of a linear open space reserve along the alignment of the boundary. The physical form and character of this linear open space reserve should be resolved as part of the development and infrastructure planning that forms the basis of the land rezoning (see below for details).

C. Rural living allotments and landscape character:

The preservation of an urban break and respectful landscape interface at the southern edge of the Armstrong Creek Growth Area will be best achieved by establishing rural living allotments along Lower Duneed road.

Siting, design and landscape requirements should be applied to the larger (1.5-3.0ha) lots along Lower Duneed Road and so as to ensure that the landscape character along this road interface presents a high quality rural living character.

These lots would not have direct access to this road, and so it will be necessary to ensure that these design requirements ensure that fencing, the siting/design of structures and landscaping on these lots is respectful of the desired 'urban break' landscape character for this location.

Siting, design and landscape requirements should also be applied to the smaller (0.2-0.4ha) rural living lots to ensure that this area presents a high quality, landscaped rural living character.

The design and landscaping of existing and new roads in the area between Lower Duneed Road and the Settlement Boundary should reflect the role of this location as a permanent rural

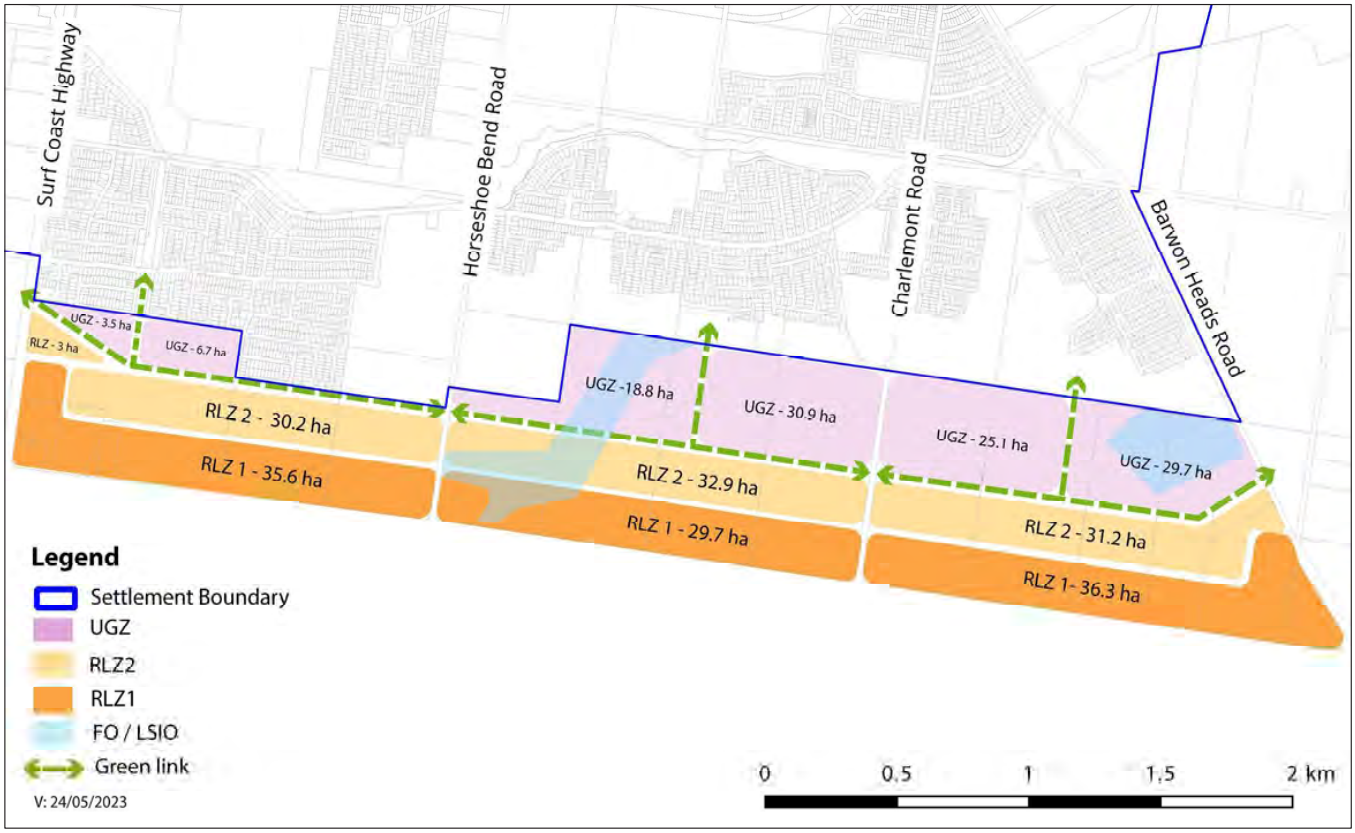


Figure 30. Armstrong Creek South Central Investigation Area - Settlement Boundary Alternative

edge to urban Geelong. It should also consider opportunities to preserve distant views to Mt Duneed where possible.

Given the proximity of this land to Armstrong Creek, options to connect these lots to urban services should be explored.

It is **recommended** that:

- The land between Lower Duneed Road and the revised settlement boundary be rezoned to the Rural Living Zone
- Minimum lot sizes be applied via schedules to the UGZ for land along Lower Duneed Road (min 1.5ha) and the balance of the land (min 0.2ha)
- A Development Plan Overlay be applied to the land between Lower Duneed Road and the revised settlement boundary at the time of rezoning in to establish subdivision design, infrastructure, building siting and landscape design requirements for this area.

D. Orderly development and infrastructure delivery:

The alternative settlement boundary concept provides for circa 114 ha (gross) of land to be made available for residential development purposes. This includes (circa):

10.2 ha of land near to the Surf Coast Highway
49.7 ha of land near to Barwon Heads Road
54.8 ha of land located centrally between Horseshoe Bend and Charlemont Roads.

The broad-brushed 'community infrastructure needs' assessment methodology described in Chapter 5 of this report has been applied the above-mentioned potential additional 114ha in order to determine the potential scale of social infrastructure needs that might arise from including this land within the Geelong settlement boundary (noting that this is based on 70% net developable area, 15 lots per hectare average and 2.8 people per household).

The adoption of the above assumptions would mean that circa 1,200 new dwellings might be created in the revised settlement boundary, accommodating an additional population of circa 3,350 people. The potential aggregate social infrastructure associated with this additional population is set out in Appendix 4 to this report. This is based on a simplified application of infrastructure benchmarks to the population size.

Structure Plans will need to be prepared for each area at the time of rezoning to ensure that they are properly integrated into existing/planned neighbourhoods that they adjoin.

It is expected that they will each be able to connect into the utility infrastructure within these areas (albeit that some augmentation may be required) and that they will also generate additional requirements for drainage, open space and social infrastructure.

The potential future population would be distributed across multiple neighbourhoods along the southern edge of Armstrong Creek, and each of these will be 'add-ons' to the existing/ planned neighbourhoods that they adjoin. The capacity of existing facilities to accommodate (or be upgraded to accommodate) the needs of the additional population has not been assessed as part of this review. However such an assessment will be needed in order to determine how to deliver (and fund) the necessary additional social infrastructure.

Inclusion of these areas into the settlement boundary should be contingent upon new or augmented physical and social infrastructure being funded by the development of the land without the need for reliance on substantial external funding sources. An infrastructure plan and funding agreement will need to be prepared for each area at the time of rezoning to ensure that these requirements are fully addressed.

Any infrastructure funding agreement should also include provision for the creation, embellishment and transfer of a linear open space reserve along the settlement boundary. The physical form and character of this linear open space reserve should be resolved as part of preparing the structure plan for the relevant residential area.

It is **recommended** that:

- Structure plans, infrastructure plans and infrastructure funding agreements be prepared for the future residential development of land between the revised settlement boundary and existing UGZ.
- Following the preparation of the abovementioned plans and agreements, a planning scheme amendment should be initiated to rezone the land between the revised settlement boundary and existing UGZ and to give statutory effect to the structure plans infrastructure funding agreements.

4.2 Land east of Barwon Heads Road.

The owner of a large land holdings (70 Baenchs Lane) has made a detailed submission which argues for the inclusion of that land within the settlement boundary. The submission raises a range of issues that were not explored in sufficient detail in the Background Review report and therefore a detailed response to these issues is set out as follows:

4.2.1 Consideration of relevant technical reports.

The landowner submits that the Background Report investigation falls short of the detailed analysis that the Planning Scheme requires to be completed to inform 'logical inclusions' decisions pertaining to the Armstrong Creek settlement boundary.

Response:

The original Background Report was informed by the written submissions made on behalf of the land owner to Amendment C395 (Geelong Settlement Strategy) and the Bellarine DAL Advisory Committee hearing. However, it was not informed by the technical reports referred to in the current submission, aside from the ecological report appended to submission to the Bellarine DAL Advisory Committee.

These reports have now been considered in the formulation of this response to the landowner submission (noting that the report authors are not qualified to comment on the technical substance of these reports).

It should also be noted that this review is a strategic, corridor-wide review of geographically large sections of the existing Geelong Settlement Boundary. Whist all relevant site-specific considerations have been taken into account in the review (to the extent known to the authors at the time of the review), the city and corridor-wide nature of the review means that there are limits to the level of site-based analysis that has been possible within the review scope.

This review has broadly followed the approach that taken by the State Government in the 'Logical Inclusions' review of Melbourne's Urban Growth Boundary in 2012, although this review has sought to include a substantially more detailed level of assessment for each investigation area than was the case in the Logical Inclusions review.[1]

4.2.2 Approach to the assessment of land west of Barwon Heads Road.

The landowner submits that the Background Report has failed to give proper consideration to the specific circumstances of the land west of Barwon Heads Road, and the opportunities that they present to support for including this land within the settlement boundary.

Response:

The original Background Report assessed the land west of Barwon Heads Road separately to the land north of Lower Duneed road on the basis that:

a. The former area has a different physically relationship to the Armstrong Creek Growth Area, in that it is physically separated by an arterial road whereas the latter area does not.
b. The environmental context of the former area differs from the latter area in that it is located between the Armstrong Creek Growth Area and environmentally sensitive Reedy

1 See for example: //https://vpa.vic.gov.au/wp-content/Assets/Files/GROWTH%20AREAS%20LOGICAL%20INCLUSIONS%20REVIEW%20PROCESS%20West%20Region%20Report%202011%20Final.pdf

Lake/Lake Connewarre environs, whereas the latter is not.

The assessment did not consider the same 4 boundary options to the land west of Barwon Heads Road because it concluded that there were strong prima facie grounds to retain the settlement boundary in its current location. It did not include a 'sub-precinct' assessment of the land west of Barwon Heads Road against the remaining criteria for the same reason.

However, the submission raises a number of propositions about the suitability of this land for inclusion that warrant further consideration. The following assessment seeks to respond to the issues raised in the submission in relation to this area.

4.2.3 Determining a logical and enduring boundary (Criteria 1.1).

The landowner submission notes that urban development already straddles Barwon Heads Road further north within the Armstrong Creek growth area, and that this road is not a logical and enduring boundary. It requests that 70 Baenchs Lane be included within the settlement boundary in order to 'round out' and facilitate the double sided activation of Barwon Heads Road.

Response:

The fact that urban development straddles Barwon Heads Road further north of Lake Road is acknowledged, as is the fact that the inclusion of additional land into the Armstrong Creek East PSP means that there will be urban development opposite 70 Baenchs Lane.

There are numerous factors that influence whether a boundary is determined to be logical or enduring, and the following comments are made in relation to the relative merit of each location:

- Both locations are on a physical feature (a road reserve) although Barwon Heads Road is a substantially more prominent physical feature than Baenchs Lane.
- The submission argues that Barwon Heads Road is a connection route which would enable housing on both sides of it to gain access to urban services and amenities by various modes, and that the distance between this land and those amenities is comparable to the distance in other locations north of Lower Duneed Road.
- This spatial context can also be characterised differently, depending on the persons view about how land, infrastructure and services ought to be composed in order to create sustainable, walkable and liveable neighbourhoods.[2]

It remains the views of this report authors that creating a relatively small pocket of housing that cannot support the provision of services within its boundaries, is physically separated from other neighbourhoods by a busy arterial road and that is not within walking distance of the amenities further north and west of the site does not represent an orderly or logical planning outcome.

4.2.4 Impact on the orderly development of the adjoining urban area (Criteria 2.1).

The landowner submits that including their land within the settlement boundary would not adversely impact on the orderly development of the area.

Response:

This criteria addresses both state policy on the provision of infrastructure to meet community need, as well as the principles set out in the Geelong Settlement Strategy that any land to be included within the settlement boundary must deliver a benefit to existing development (Principle 4) and also be able to rely on existing facilities and services within established areas (Principle 5).

Principle 4 relates to the provision of physical infrastructure (for example, where including land might enable drainage, access or other physical services to be delivered in a timely or cost effective manner), whereas Principle 5 relates to the provision of social infrastructure (for example, where dwellings on land to be

2 Pursuant to state policies for the planning of new communities (clause 11.02-2S)

included can demonstrate that it will not generate demands that cannot be met by existing or planned social infrastructure).

It is not evident how moving the settlement boundary to Baenchs Lane would enable any drainage, access or other physical services needed by the existing growth area to be delivered in a timely or cost effective manner (Principle 4).

It is also not evident that the additional social infrastructure demands generated by including this land within the settlement boundary could be met by the existing/planned infrastructure within the existing growth area (Principle 5). Whilst these demands might potentially be incremental in the scheme of things, the submission for inclusion of this land does not demonstrate this, other than making general assertions in relation to this point.

4.2.5 Impact on environmental values and risks (Criteria 4 and 5).

The landowner submits that allowing urban development on the site would not adversely impact on environmental values and risks for the site its environs.

Response:

The Background Report assessment noted that urban development within this area will result in an encroachment onto fringes of the environmentally sensitive Reedy Lake/ Lake Connewarre environs, and that this would require sensitive management to ensure that the habitat values of these adjoining areas are not adversely affected.

The technical information contained within the submission relating to surface water management, flora and fauna is noted, as are the observations of the authors of those reports in relation to the potential to manage the relevant environmental values and risks.

Whilst it is acknowledged that there is insufficient information in material considered by the Background Report to say that including the land within the settlement boundary would have a negative impact, further verification of the potential impacts are needed before it could be said that such impacts were neutral or positive.

4.2.6 Impact on landscape values (Criteria 3.1, 4.3, 4.4).

The landowner submission includes a landscape and visual sensitivity analysis which concludes that there is no strong rationale for protection of the land on landscape-related principles, and that appropriate development of the land for residential use can occur without impinging upon the established value or significance of the broader Bellarine Peninsula rural landscape as defined in the Bellarine Peninsula DAL.

Response:

The conclusions of the landscape and visual sensitivity analysis that the site has moderate landscape value, and generally moderate sensitivity relative to views from Barwon Heads Road and Lower Duneed Road are noted.

Whist there is no assertion made in the analysis that this landscape is unique or significant, the Geelong Planning Scheme and Settlement Strategy both call for green breaks to be preserved between urban Geelong and other settlements within the Bellarine Peninsula.

The original assessment contained within the Background Report noted that the existing rural/ urban transition is located at the Barwon Heads Road intersection with Lake Road (ie this is the point at which land to the east of Barwon Heads Road is designated as rural under the Geelong Settlement Framework).

Inclusion of the site within the settlement boundary would result in the conversion of the land east of Barwon Heads Road (from Lake Road to Lower Duneed Road) from rural to urban.

Notwithstanding the moderate significance and sensitivity of this landscape, moving the settlement boundary as proposed would have a generally negative impact on the policy aspiration to preserve a green break at this south-eastern edge of Geelong, in that it shifts the rural edge (as

viewed east across Barwon Heads Road) circa 2 km further south from its current location.

4.2.7 Ability to cost effectively provide urban services to the site (Criteria 9).

The landowner submission includes a servicing report that concludes that road, sewer, water and other urban services can be provided to the site.

Response:

The servicing report that accompanies the landowner submission identifies the two closest existing sewer infrastructure locations which may have capacity to service the land. However, this advice does not definitively demonstrate that sewer can be provided to the site, and it also pre-dates the advice of Barwon Water that this the land would be difficult to service from a sewer perspective.

It is acknowledged that there is insufficient information at this point to say that including the land within the settlement boundary would have a negative impact on the achievement of Criteria 9.1, further verification of the potential impacts is needed before it could be said that such impacts were neutral or positive.

4.2.8 Conclusions and recommendations.

Barwon Heads Road (south of Lake Road) is considered to be a logical and enduring south-eastern settlement boundary for the Armstrong Creek Growth Area.

Whilst there is insufficient information at this point to conclude that extension of the boundary to Baenschs Lane would have a negative impact on the achievement of environmental values and risk criteria (Criteria 3 and 4), or the cost effective provision of urban services (Criteria 9.1), further more detailed assessments would be required before it could be said that such impacts were neutral or positive.

However, Baenschs Lane is not considered to be a logical or enduring alternative settlement boundary (Criteria 1) for the reasons set out above.

Moving the settlement boundary to this location would also not support or enhance the orderly development of the Armstrong Creek Growth Area (Criteria 2, Principles 4 & 5). Further, it would have a negative impact on the policy aspiration to preserve a green break at this south-eastern edge of Geelong.

For the above reasons, it is **recommended** that there be no change to the settlement boundary in this location.

6.3

Sparrovale

1 - Investigation Area Context

1.1 Total area of land within investigation area

659.512 ha (gross land area).

1.2 Definition of investigation area:

The Sparrovale investigation area comprises rural land generally located between the Armstrong Creek Growth Area and the Barwon River (north of Lake Road) (refer Figures 30 and 31).

The majority of the allotments in this area adjoin land within the Urban Growth Zone that is identified for urban residential purposes under the Armstrong Creek Growth Area Framework Plan.[1]

Whilst there are some allotments that do not, the whole of the area between the existing settlement boundary has been included in order to enable a holistic assessment of the area.

Whilst land to the north of the investigation area adjoins land within the Urban Growth Zone, this land is identified in the Armstrong Creek Growth Area Framework Plan for employment purposes. This land was not included in the investigation area for this reason.

1.3 Current Zoning and Overlays:

The land within the investigation area is located within the Farming Zone.

All of the land within the investigation area is included within the Flood Overlay.

A Public Acquisition overlay applies to a large area of land in the northern portion of the area.

The above zones and overlays are shown at Figures 32 to 34.

1 Refer Clause 21.11 of the Greater Geelong Planning Scheme.

Geelong Growth investigation areas
Sparrovale Investigation Area

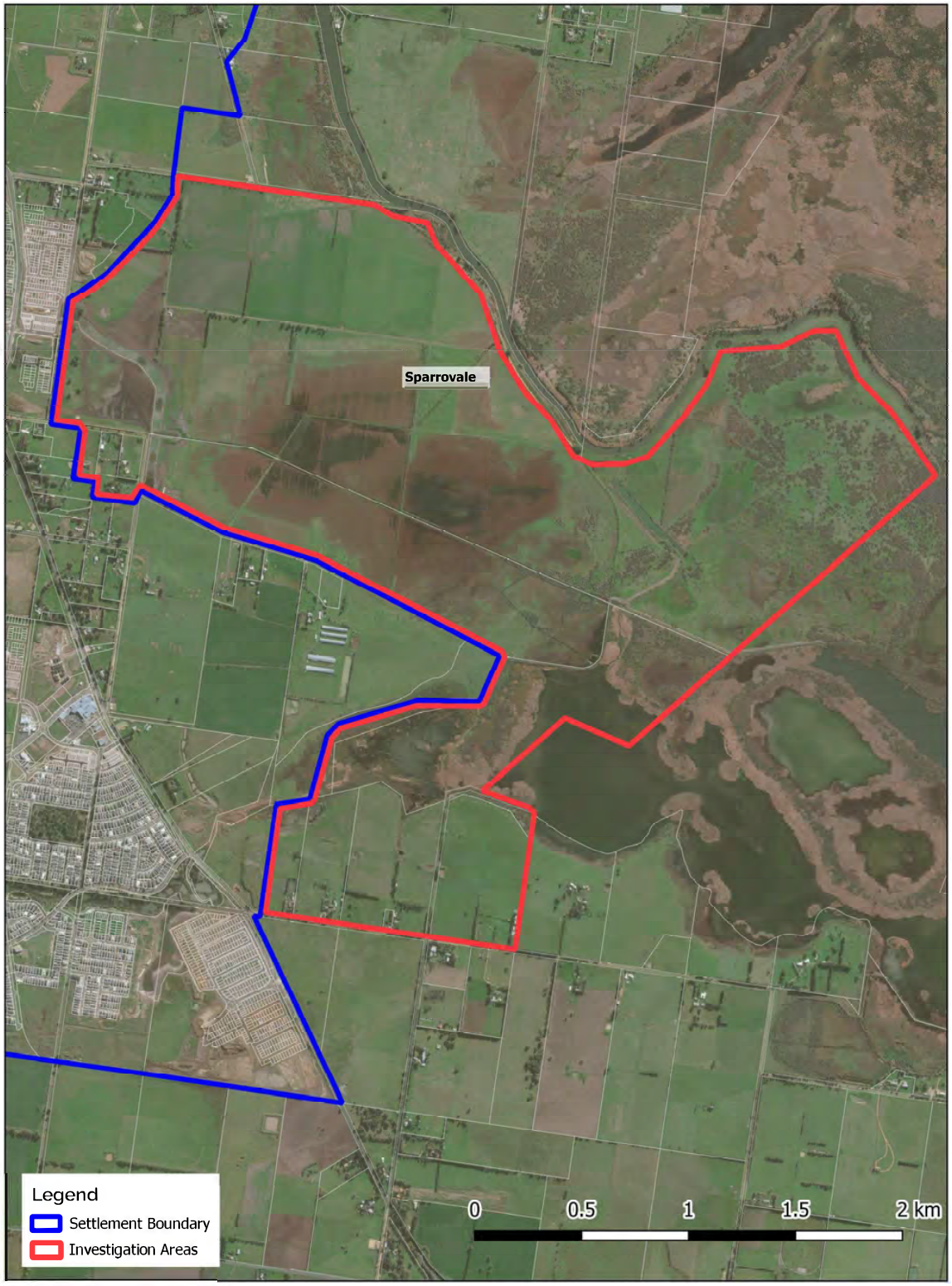


Figure 31. Sparrovale – Aerial Cadastral Plan.

Geelong Growth investigation areas
Sparrovale Investigation Area

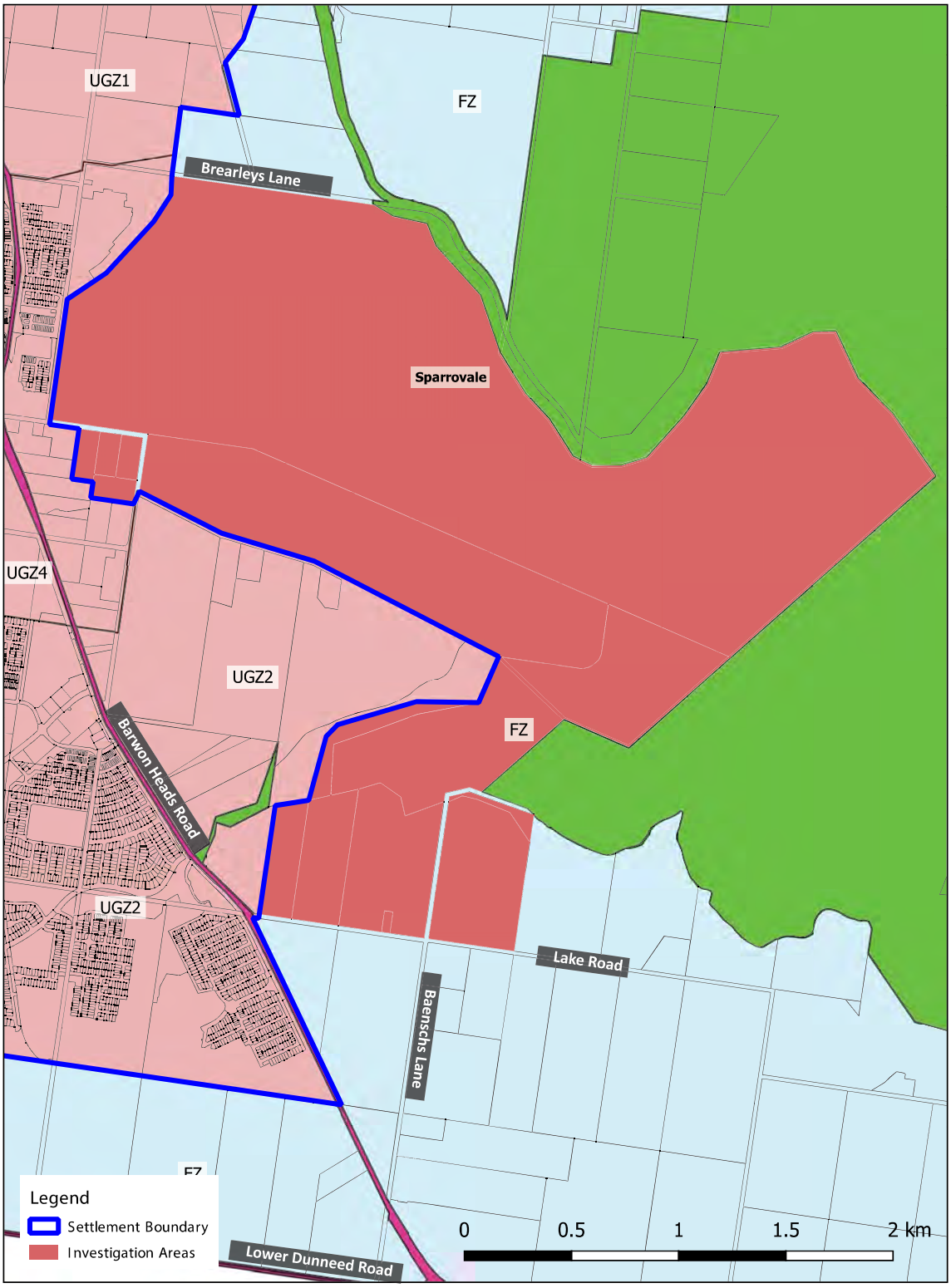


Figure 32. Sparrovale – Investigation Area Plan.

Geelong Growth investigation areas
Sparrovale - Zoning

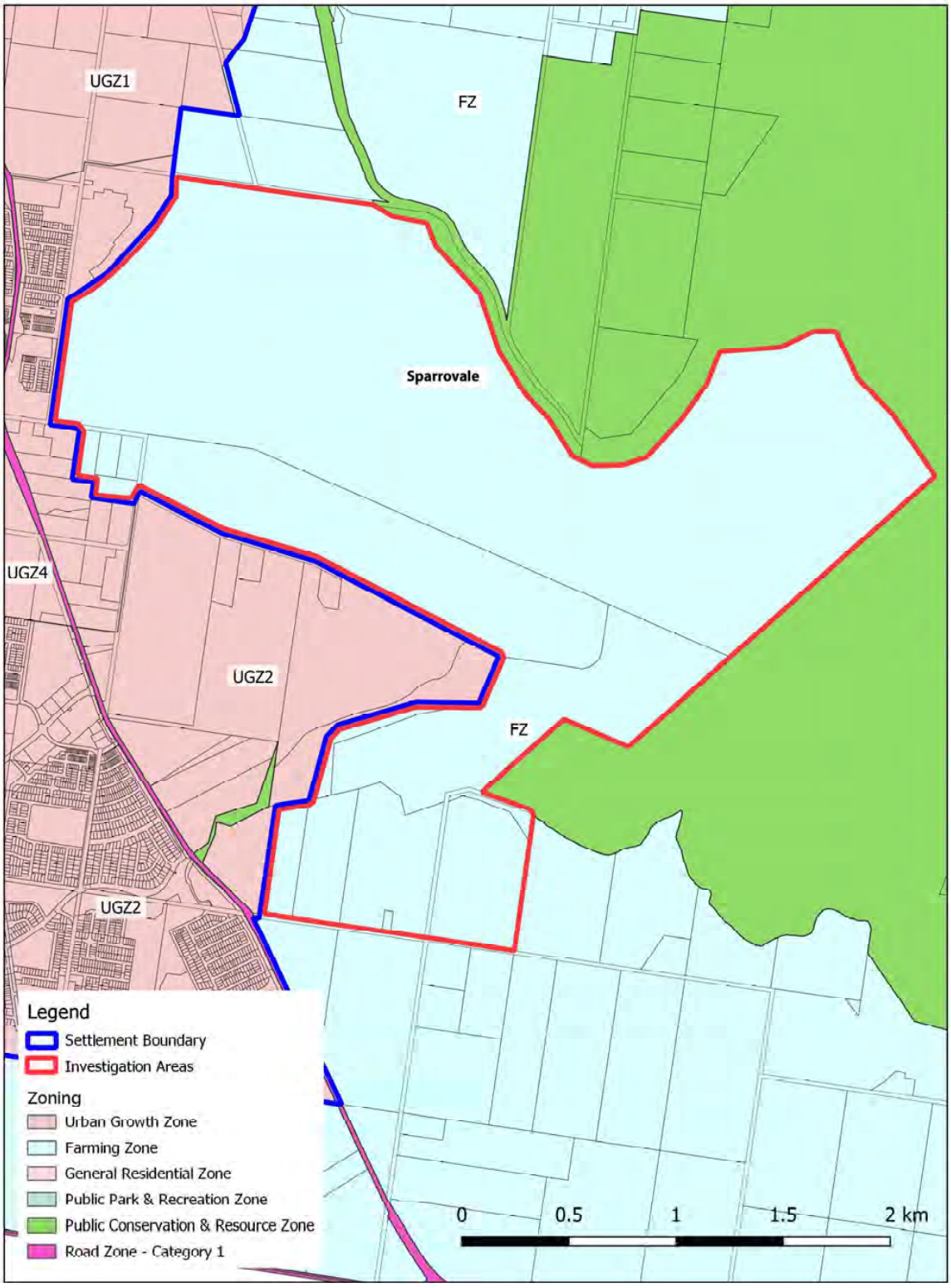


Figure 33. Sparrovale – Zoning Plan.

Geelong Growth investigation areas
Sparrovale - Overlays

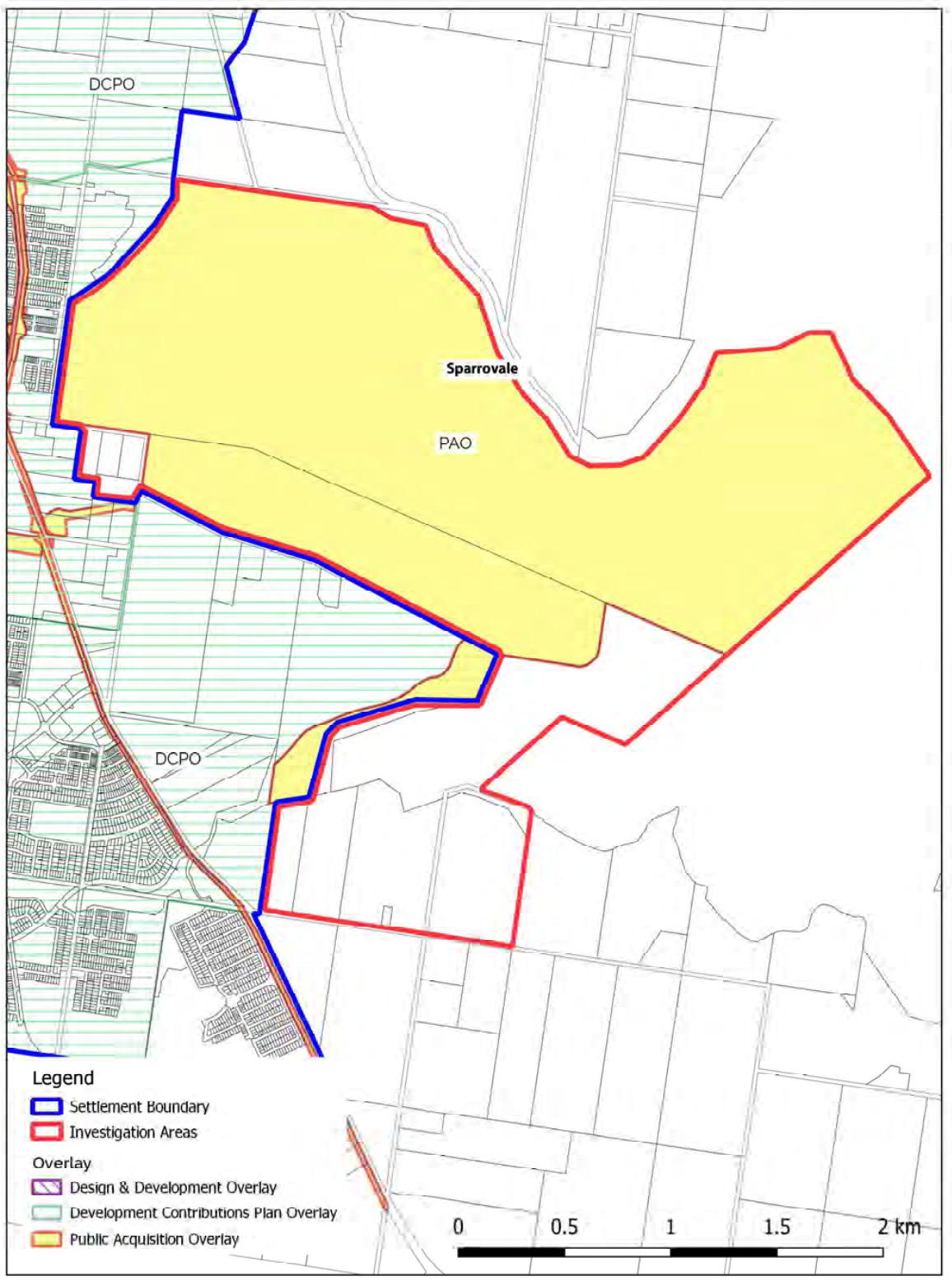


Figure 34. Sparrovale – Overlays Plan 1.

Geelong Growth investigation areas

Sparrowvale - Overlays

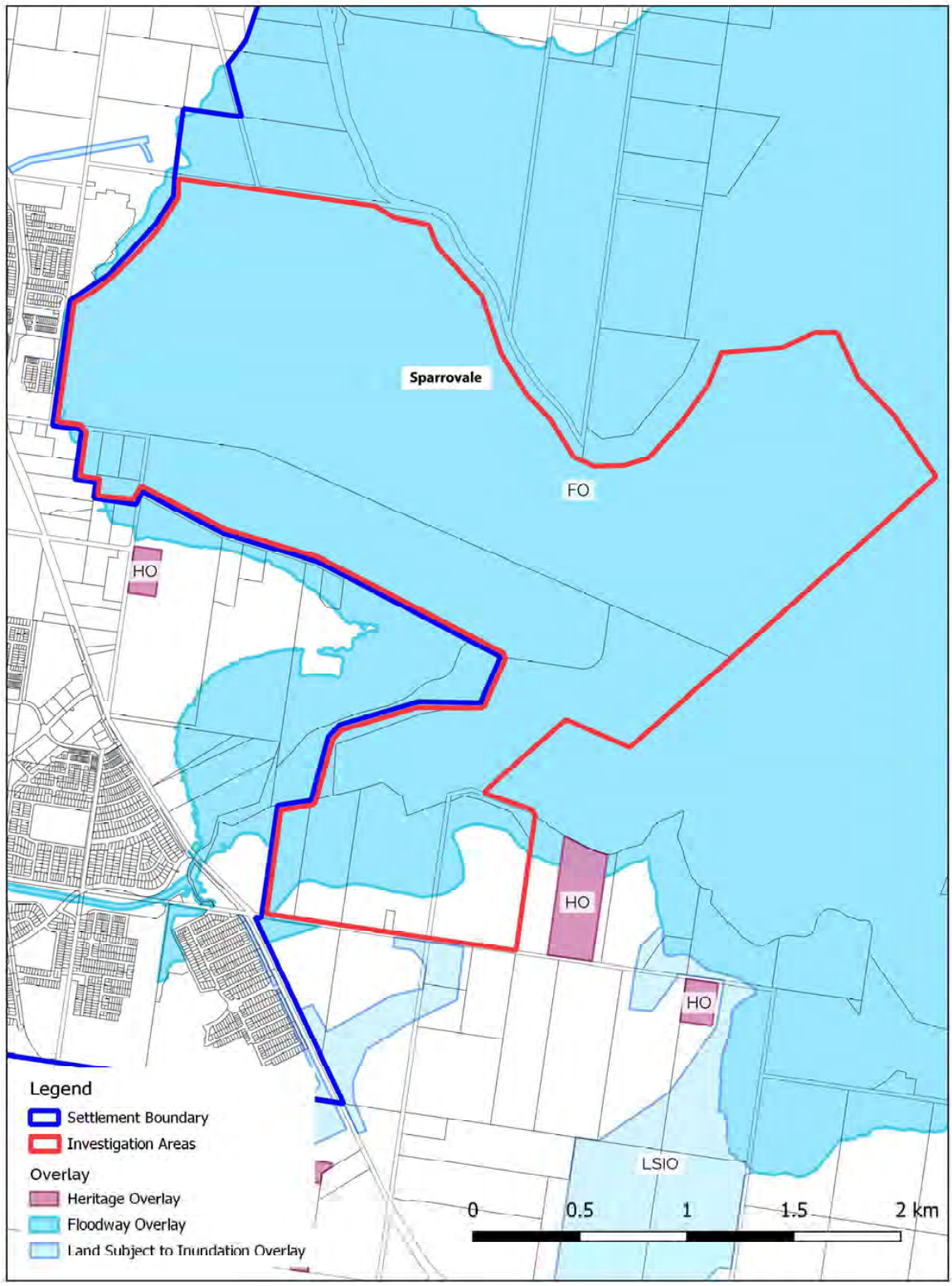


Figure 35. Sparrovale – Overlays Plan 2.

1.4 Investigation Area & Surrounds:

All of the land within the investigation area is affected by flooding, and the majority of the northern part of the investigation area will form part of the future Sparrovale Wetlands open space complex.

The City of Greater Geelong owns a large portion of this land (refer Figure 36) and/or is intended to be licensed by Council for parkland purposes.

Council adopted the Sparrovale-Ngubitj yoorree Wetlands Master Plan in July 2021 (refer Figure 36). The master plan provides for a 500-hectare nature reserve comprising a mix of natural and constructed wetlands which will be developed over three phases:

- Phase One (2019-2022): completion of major drainage infrastructure works, pest plant and animal control, protection of threatened flora and fauna;
- Phase Two (2022-2030): establishment of public reserve, plus continued pest plant and animal control and revegetation; and
- Phase Three (2030-2040): connection of the Barwon River Trail to Geelong, and promotion of Sparrovale Wetlands as a key tourism, environmental, cultural and recreational site for the region.

Land in the southern portion of the investigation area comprises Armstrong Creek at its interface with the adjacent Hospital Swamp. The majority of the Land to the south of Armstrong Creek is (along Lake Road) is affected by flooding.

Land to the immediate west of the investigation area forms part of the Armstrong Creek Growth area, and a Precinct Structure Plan (SP) has been approved for this area (refer Figure 36).

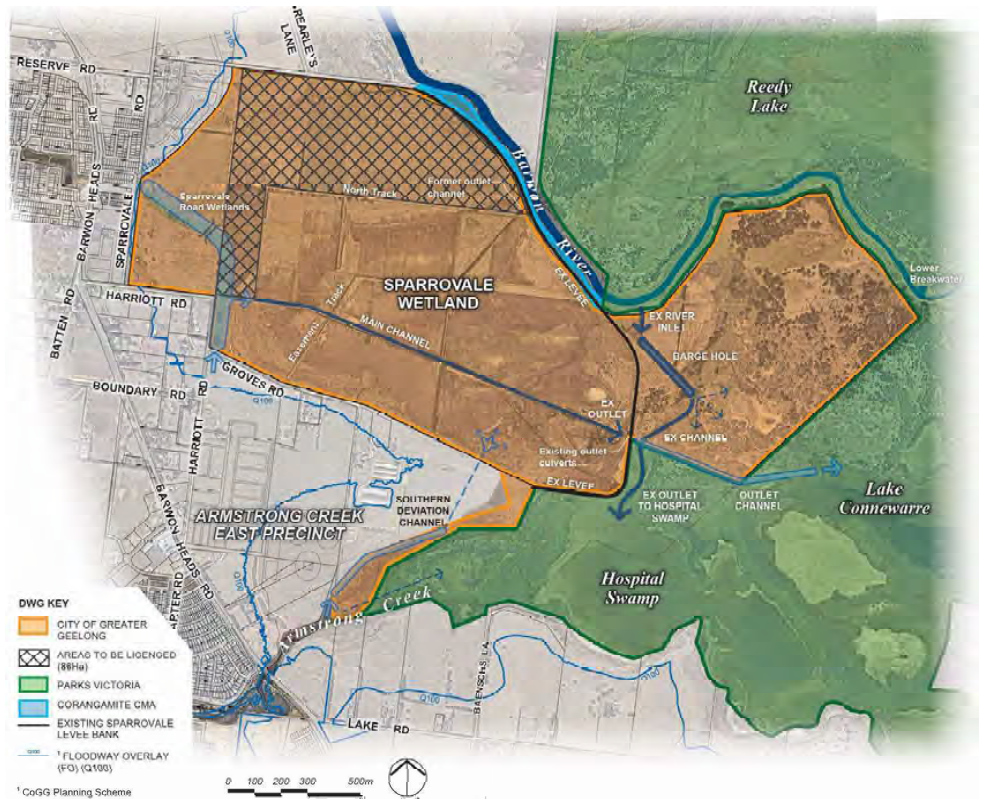


Figure 36. Sparrovale-Nubitj yoorree Wetlands area – land ownership and management.

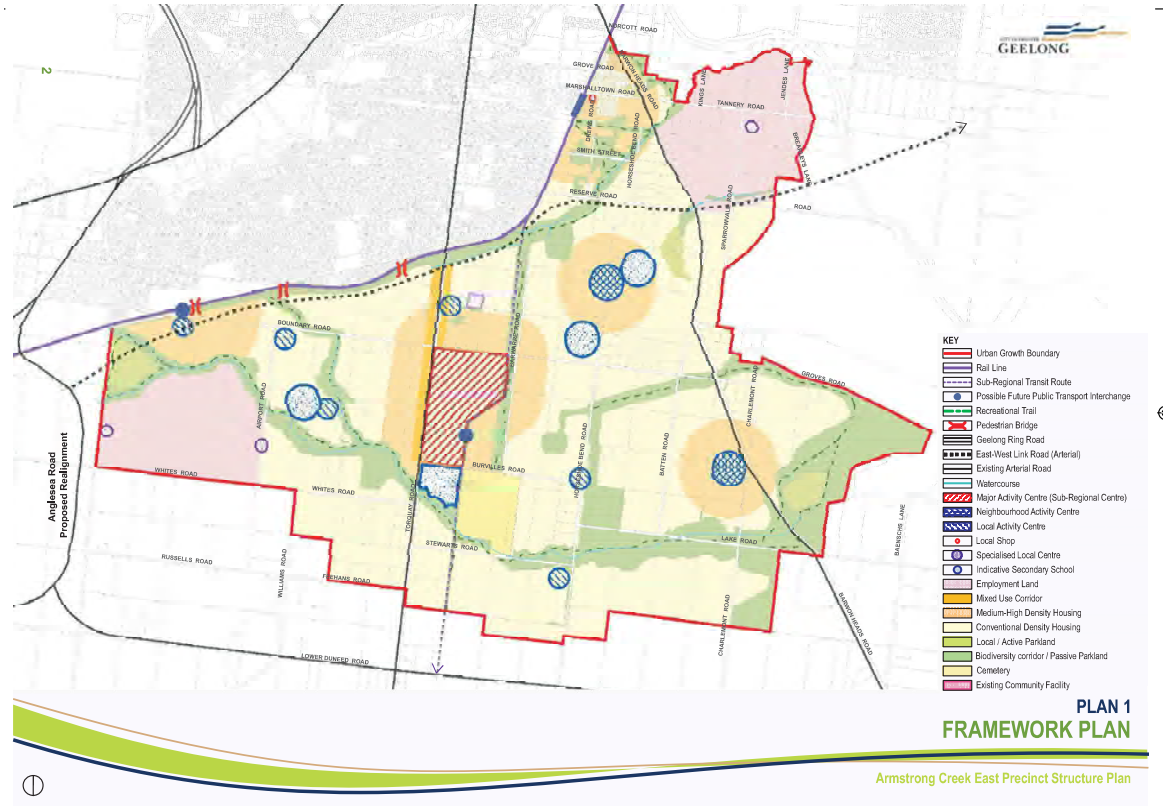


Figure 37. Armstrong Creek East Precinct Structure Plan (2010).

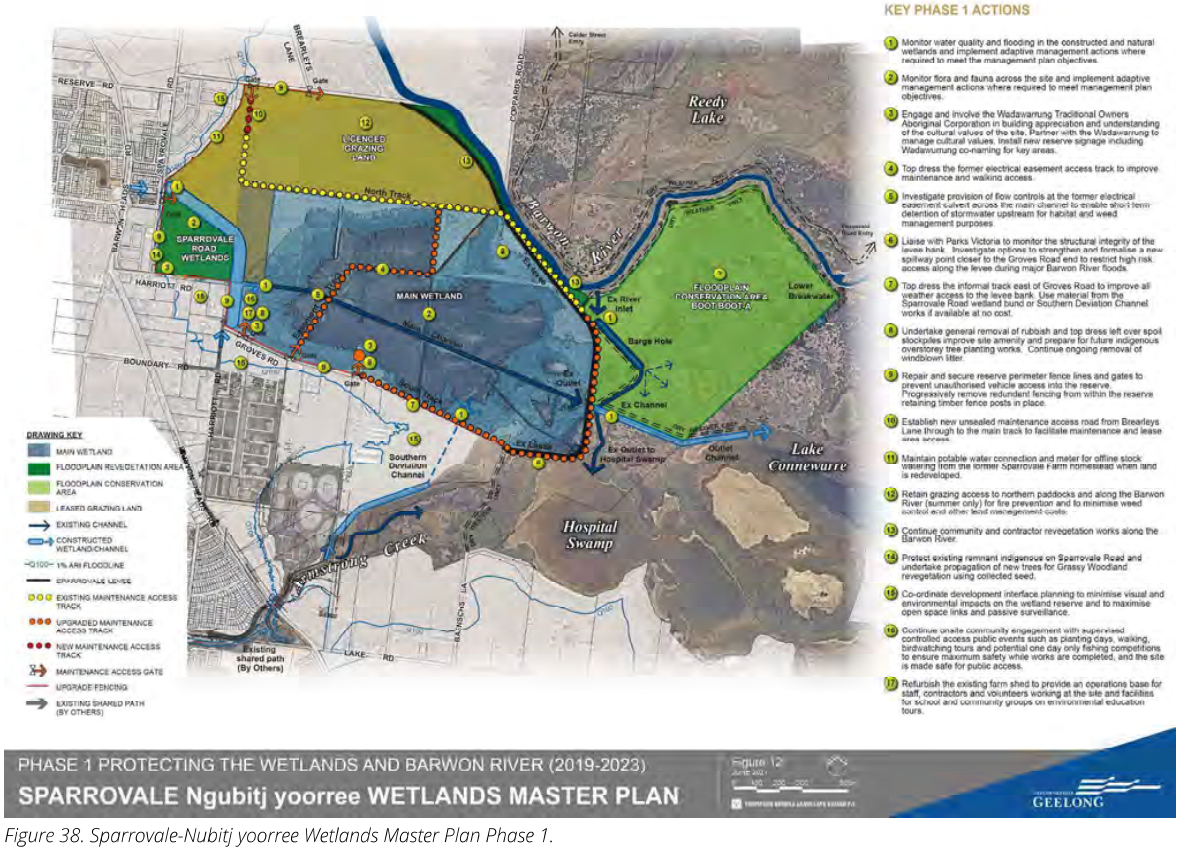


Figure 38. Sparrovale-Nubitj yoorree Wetlands Master Plan Phase 1.

2 - Assessment of Investigation Area Against Suitability Criteria

The following is an assessment of the investigation area against the Long Term Boundary review Decision Criteria.[1]

Northern Section:

In the northern part of the investigation area, the boundaries of the Armstrong Creek PSP and the Sparrovale-Nubitj yoorree Wetlands Master Plan largely dovetail into each other, and the existing settlement boundary is both logical and enduring for these areas for this reason.

However, there are small number of privately owned land holdings located along the west and south side of Harriots Road which are located outside of the current settlement boundary but are not proposed for inclusion within the Sparrovale-Nubitj yoorree Wetlands reserve (refer Figure 36).

These lots are currently located within the Farming Zone and a Flood Overlay applies to them. The recent updated to flood modelling in this area has confirmed that these lots remain either wholly or substantially within the 1 in 100 year floodplain and Amendment C339 proposes to apply a combination of Flood Overlay and LSIO to these properties (refer Figure 38).

The Wetlands Reserve masterplan proposes a constructed wetlands channel within the Wetlands reserve to the north and west of these land holdings. It is not clear what assumptions are been included within the updated flood modelling regarding the future wetlands works (including the above-mentioned channel) within the proposed Wetlands Reserve would impact on the flood impacts on these properties. Any further analysis undertaken in relation to this would be a future action and is not able to be known as part of this project.

No further property-specific information has been identified in relation to these properties as part of the current desktop review of the Geelong Settlement Boundary.

The abovementioned land holdings which are located outside of both the Wetlands Reserve and the current Settlement Boundary could potentially be included within the Settlement Boundary if it can be demonstrated that all or part of these land holdings could be developed for urban residential purposes.

If Council were of a mind to make a change to the settlement boundary, a more detailed review of the flooding and other constraints is warranted before determining to include these land holdings within the Geelong Settlement Boundary.

Southern Section:

The existing settlement boundary in this location (defined by the Armstrong Creek Growth Area Framework Plan and the Urban Growth Zone) is considered to be logical and enduring boundary. No alternative logical or enduring boundary has been identified in this location, based on consideration of the following factors:

- Large parts of the land holdings on the southern part of the investigation area (between Armstrong Creek and Lake Road), are encumbered by flooding constraints.
- The portions of the land holdings located outside of the current Flood Overlay are relatively small and irregularly shaped, and they are not contiguous with urban residential land within the nearby Armstrong Creek Growth area. This area is physically separated from the Armstrong Creek Growth Area by Barwon Heads Road and it is located between 1-3km from the nearest town centre to the north. As a result, future residents in this area would not enjoy walkable access to local community infrastructure.
- This Review does not recommend that any of the land to the south of Lake Road be included within the Settlement Boundary, and if this position is adopted then the land to the north of Lake Road will not form part of any wider future urban residential area south-west of Barwon Heads/Lake Road.
- Urban development within this area will

1 Given the physical context of this investigation area, and the limited range of factors that will influence the location of the settlement boundary in this location, this investigation area has not been subject to a detailed assessment against the full settlement boundary assessment criteria.

result in an encroachment onto fringes of the environmentally sensitive Hospital Swamp/Lake Connewarre environs. This would require sensitive management to ensure that the habitat values of these adjoining areas are not adversely affected.

In addition to the above initial consultation with Barwon Water has identified the following:

- The whole of the investigation area drains away from the existing sewer network and is located within the floodplain.
- Any new development would need dedicated sewer infrastructure.
- Sewerage infrastructure should not be located in the floodplain due to the environmental risks that this presents.

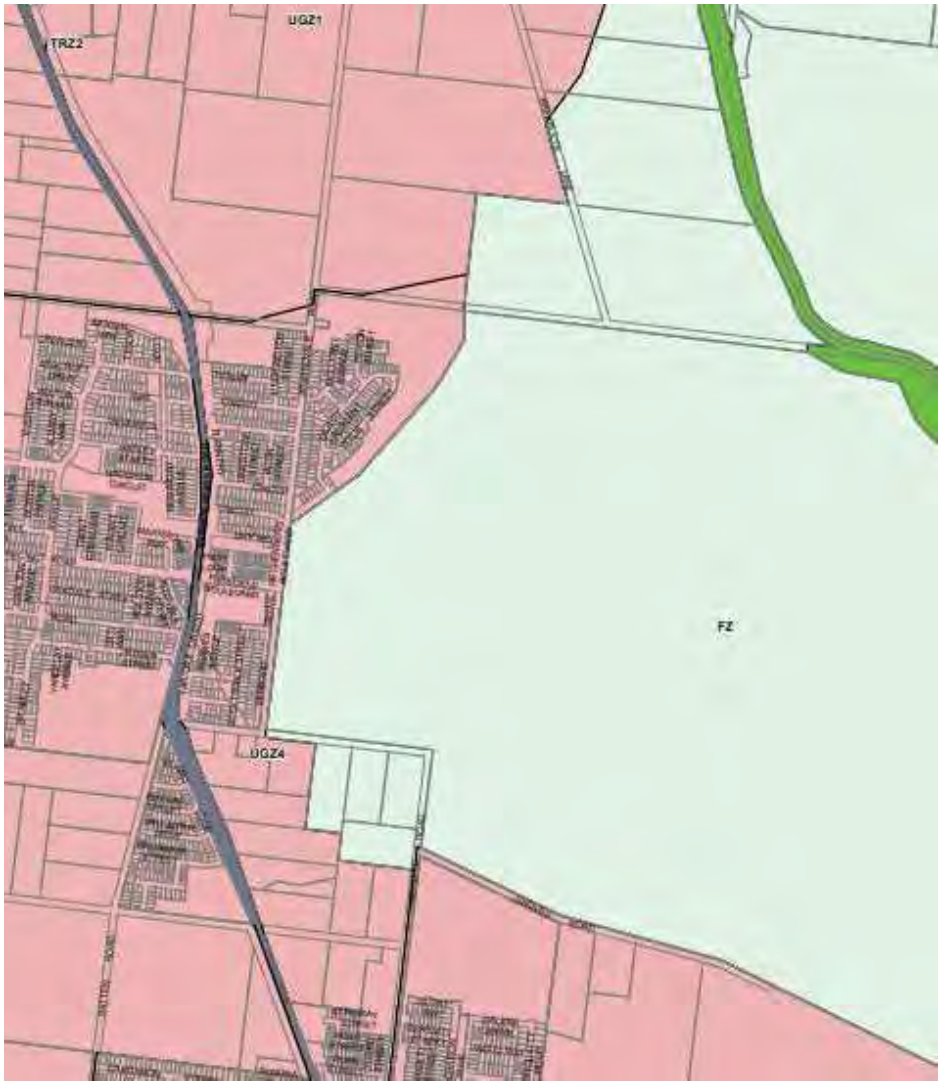


Figure 39. Existing zone boundaries.

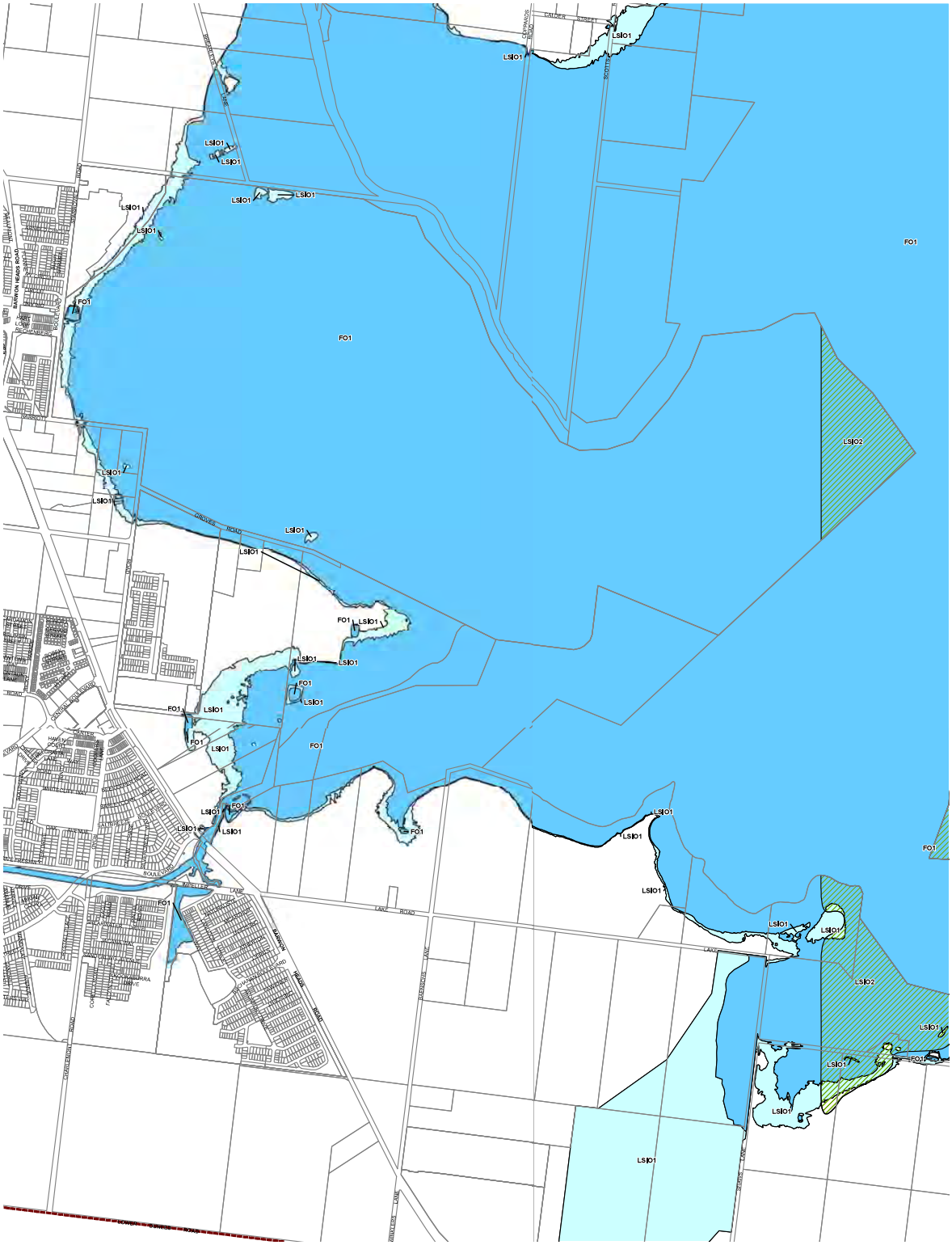


Figure 40. Exhibited LSIO and FO Overlay Map - Amendment C339ggee Part 2 Flood Overlays (Lower Barwon and Moorabool rivers and Bellarine Peninsula Coastal Hazard), "C339ggeePart 2 Lower Barwon and Bellarine LSIO and FO Overlay Maps Exhibited version" https://www.geelongaustralia.com.au/common/public/documents/amendments/8db3142ff08855b-C339ggeePart2LowerBarwonandBellarineLSIOandFOOverlayMapsExhibitedversion.pdf

3 - Response to submissions on the Draft boundary review

A total of 5 submissions were received in relation to land within this investigation area. Two submissions (2.01, 2.03) were opposed to any change to the settlement boundary due to concerns over its impact on the local environment and landscape, and one submission (2.02) was equivocal in that they could see merit in the settlement boundary being changed but they also would like to stay in a non-urban zone.

A further two submissions requested a change to the settlement boundary in the northern and southern portions of this investigation area. The following is a summary of the issues raised by these submissions together with a response to them.

4.1 Northern Section:

A submitter (2.04) contends that the changes to flood mapping associated with Amendment C339 to the Greater Geelong Planning Scheme mean that the land at 145 Harriots Road could be included within the settlement boundary and become an addition to Sub-precinct C of the Horseshoe Bend PSP.

The submitter notes that when Amendment C133 is gazetted that approximately half of their site would become unencumbered by overlays, and that with some filling the site can be serviced and drained appropriately.

Response:

The original report acknowledged that the small land holdings located between the proposed Wetlands Reserve and the current Settlement Boundary could potentially be included within the Settlement Boundary if it could be demonstrated that all of part of these land holdings could be developed for urban residential purposes.

The updated flood mapping proposed by Amendment C339 would result in a significant portion of the submitter's land being excluded from the Flood Overlay, but the remaining 3 land parcels to the east and south-east of this land would remain within the Flood Overlay.

Advice received by Council from Barwon Water confirms that 145 Harriots Road can likely be serviced by the existing or soon to be constructed utility services, and that on this basis Barwon Water would have no objections to the inclusion of this land within the settlement boundary (correspondence dated 6 July 2022).

The submission identifies that inclusion of the abovementioned site within the settlement boundary would result in the creation of an additional 25 residential lots. This would have no impact on the orderly sequencing of development or the delivery of infrastructure or services in this location.

It is the authors opinion that the adjoining Wetlands reserve and a few small lots within the Flood Overlay would represent a logical or enduring settlement boundary in this location.

For the above reasons, it is **recommended** that 145 Harriots Road be included within the settlement boundary (subject to confirmation of the Flood Overlay and LSIO via Amendment C339).

4.2 Southern Section:

A submitter (2.03) considers that their land has been discounted from detailed investigation primarily on the basis of flooding conditions, without proper consideration of the updated flood mapping associated with Amendment C339 to the Greater Geelong Planning Scheme. This submitter contends that the southern section of the investigation area has the potential to accommodate a modest residential community, supported by the orderly efficient extension of existing utilities, and that such development could positively engage with the nearby wetlands environs.

Response:

The original report recommendations were made with due consideration of the fact that Amendment C339 would result in a reduction in the extent of land affected by the FO and LSIO in the southern section of this investigation area (the C339 map contained within this report has been updated to show the full extent of these controls the investigation area).

Whilst it is acknowledged that the Flood Overlay is proposed to be removed on the submitter's land (and reduced on other properties along Lake Road) by Amendment C339, the observation that large parts of the southern section of the investigation area will remain encumbered by flooding constraints remains valid.

The report authors consider that the observations made in relation to those parts of the southern section of the investigation area that will remain outside of the revised Flood Overlay also remain valid, namely that:

- The area of land north of Lake Road outside of the proposed revised Flood Overlay boundary are relatively small, and are not contiguous with urban residential land within the nearby Armstrong Creek Growth area.
- This area is physically separated from the Armstrong Creek Growth Area by Barwon Heads Road and it is located between 1-3km from the nearest town centre to the north. As a result, future residents in this area would not enjoy walkable access to local community infrastructure.
- This Review is not recommending that any of the land to the south of Lake Road be included within the Settlement Boundary, and if this position is adopted then the land to the north of Lake Road will not form part of any wider future urban residential area south-west of Barwon Heads/Lake Road.
- Urban development within this area will result in an encroachment onto fringes of the environmentally sensitive Hospital Swamp/Lake Connewarre environs. This would require sensitive management of urban development and services to ensure that the habitat values of these adjoining areas are not adversely affected.

It is acknowledge that design solutions might potentially exist to address the abovementioned environmental interface matters. However, the inclusion of the submitters land (and land adjoining it) within the Settlement Boundary would create a relatively small and irregularly shaped 'wedge' of urban land defined by the revised Flood Overlay and Lake Road. In our view, this form of urban development would not represent an orderly development outcome for this location and would have a negative impact on the policy aspiration to preserve a green break at this south-eastern edge of Geelong.

Importantly, this outcome would also not represent a more logical or enduring boundary than the current boundary location.

For the above reasons, it is **recommended** that there be no change to the settlement boundary in this location.

6.4

Moolap

1 - Investigation Area Context

1.1 Total area of land within investigation area

498.422 ha (gross land area).

1.2 Definition of investigation area:

The northern section of the Moolap investigation area is defined by the land parcels which are contiguous with urban residential areas to the west of Helm Street, as well as additional land parcels to the immediate west of these parcels (up to Coppards Road).

Limiting the investigation area to either only those lots that are strictly contiguous with the settlement boundary or to lots facing Coulter Street would require reliance on an alternative settlement boundary defined by the rear boundaries or lots. These features are not considered to represent a sufficiently logical or enduring settlement boundary. Additional land parcels up to Coulters Road have therefore been included within the investigation area, on the basis that Coppards Road is the closest feature of any significance that could potentially be used to define an alternative settlement boundary in this local area.

The southern section of the Moolap investigation area is defined by the following features:

- Moolap Station Road to the east
- Woods Road to the south-east
- Flood-prone land to the south-west*

[*Aside from the mapped extent of the flood-prone land, there is currently no natural or artificial feature that would represent an alternative logical or enduring boundary to Woods Road. The lots facing Woods Road are only partially affected by flooding constraints and these have therefore been included in the investigation area to allow consideration of the suitability of those parts of these land parcels that are not affected by flooding.]

The Moolap investigation area is shown at Figures 40 and 41 overleaf.

1.3 Current Zoning and Overlays:

The land within the investigation area is predominately zoned Low Density Residential (LDRZ) to the north and Farming Zone (FZ) to the south. An existing recreation service within the investigation area is zoned Public Park and Recreation (PPRZ).

The following overlay controls apply to land within the investigation area:

- Floodway Overlay (south-east and south-west parts of area)
- Land Subject to Inundation Overlay (south-east part of area)
- Special Building Overlay (central and north parts of area)
- Heritage Overlay (Residence on Earles Road Moolap)

Land immediately north and south of the investigation area is included within Environmental Significance Overlay (high value wetlands and habitat protection).

The above zones and overlays are shown at Figures 42 to 44.

A photo montage of the existing site context of the investigation area is shown at Figure 45.

Geelong Growth Investigation Areas
Moolap Investigation Area

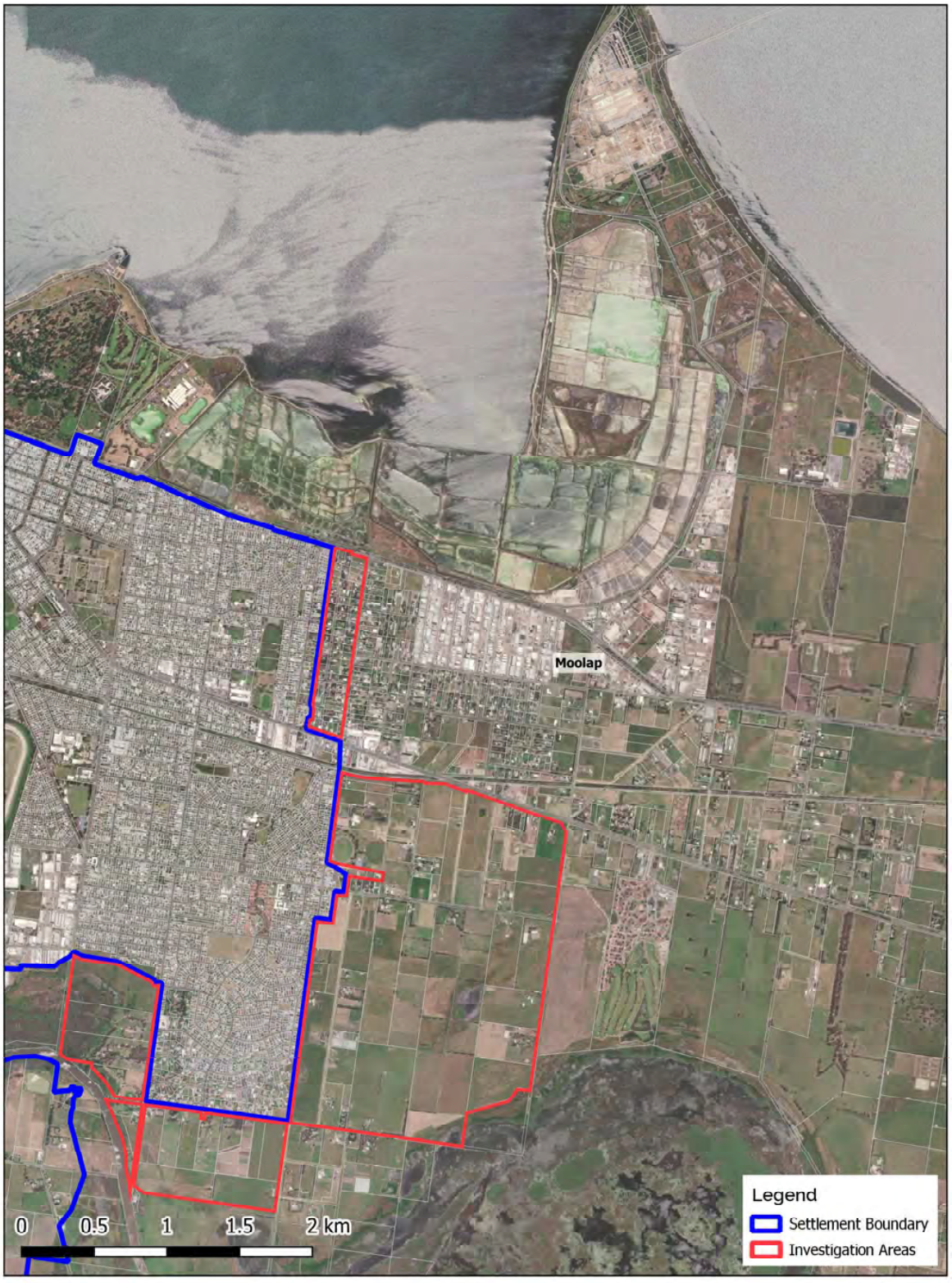


Figure 41. Moolap – Aerial Cadastral Plan.

Geelong Growth Investigation Areas
Moolap Investigation Area

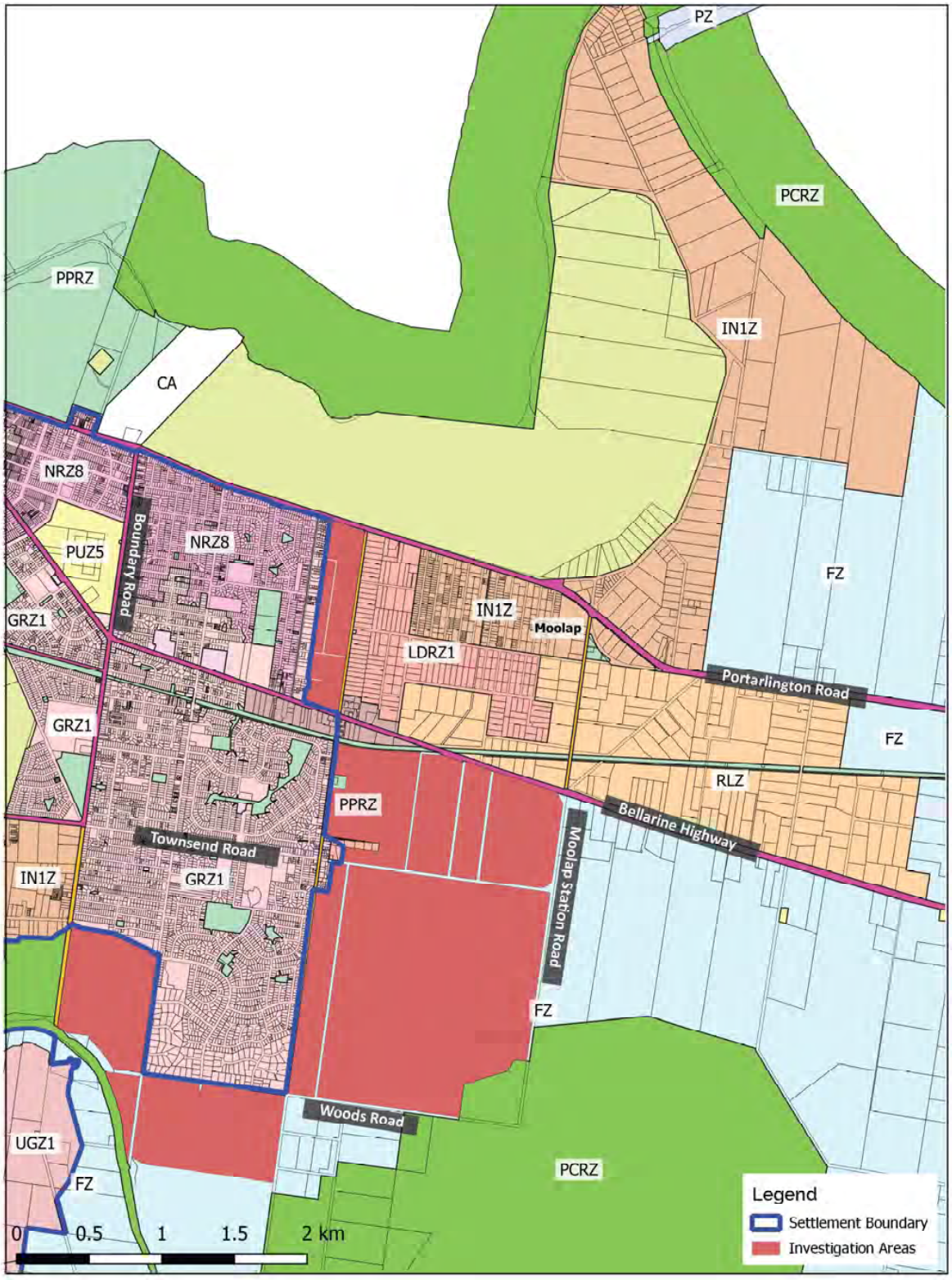


Figure 42. Moolap – Investigation Area Plan.

Geelong Growth Investigation Areas
Moolap - Zoning

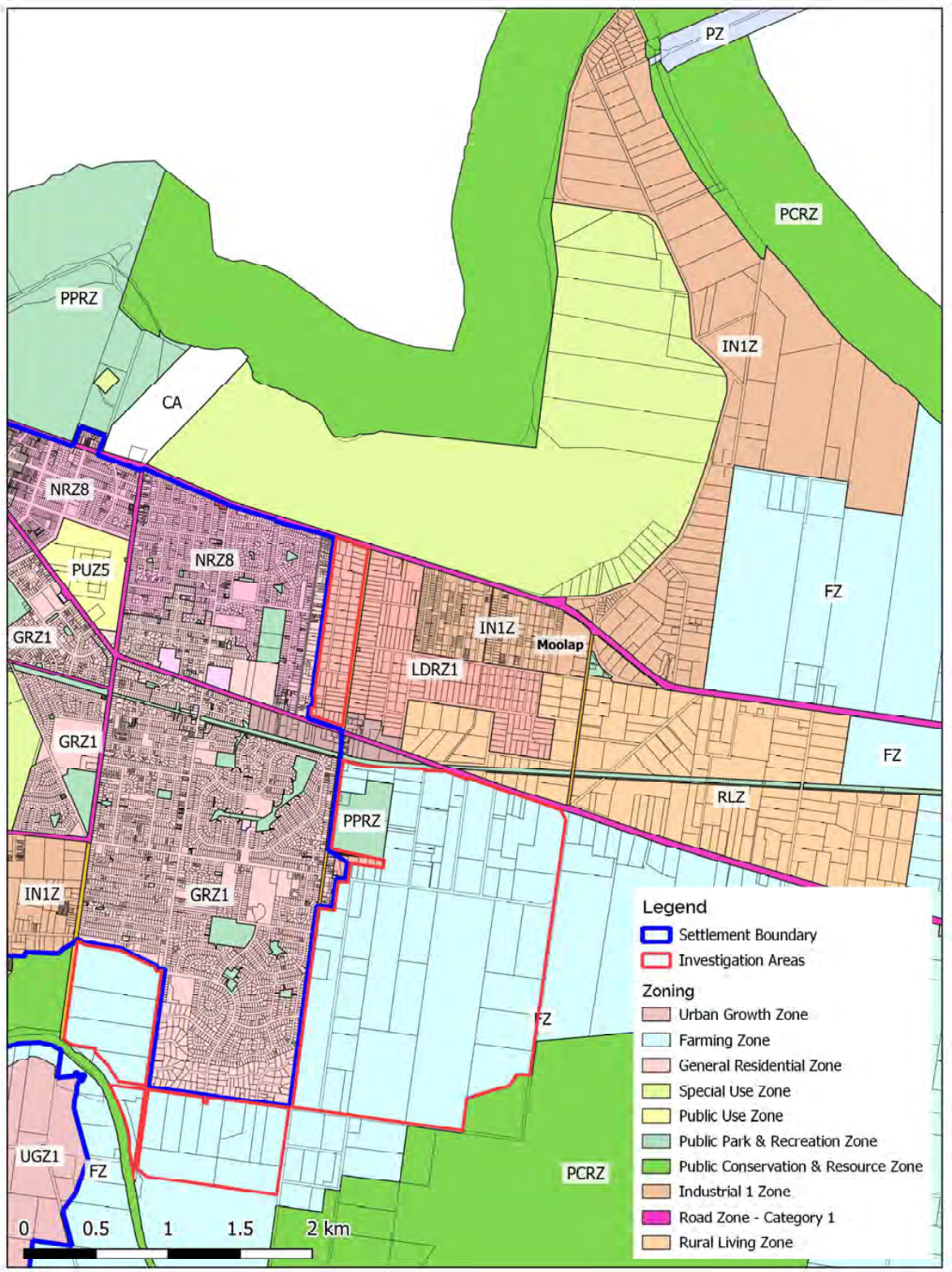


Figure 43. Moolap – Zoning Plan.

Geelong Growth Investigation Areas
Moolap - Overlays

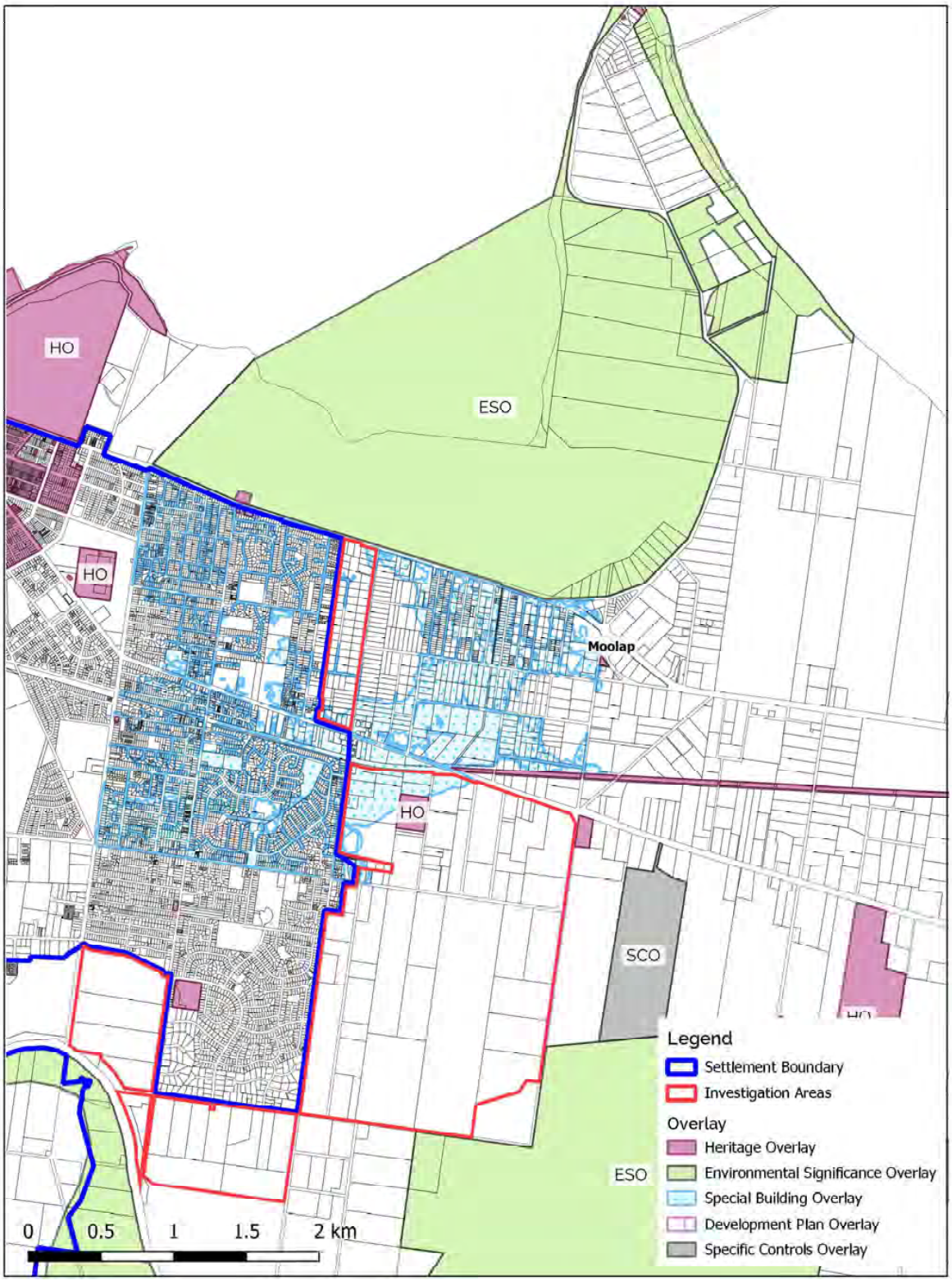


Figure 44. Moolap – Overlays Plan 1.

Geelong Growth Investigation Areas
Moolap - Overlays

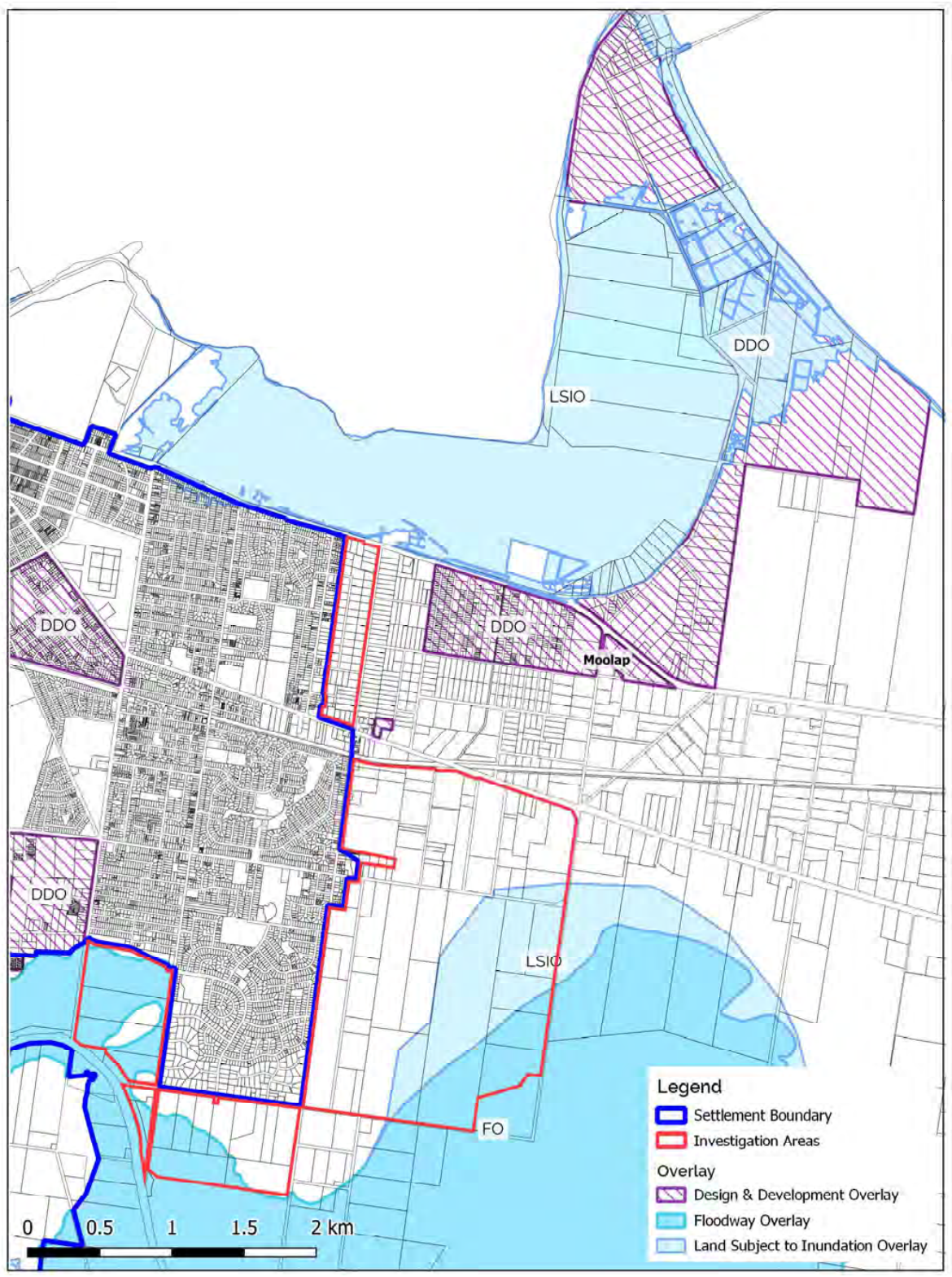


Figure 45. Moolap – Overlays Plan 2.



Figure 46. Moolap – Photo Montage.

1.4 Investigation Area & Surrounds:

The investigation area is generally flat and low-lying. It is bounded by significant natural areas to the north and south, being Stingaree Bay to the north of Portarlington Road and Reedy Lake / Lake Connewarre conservation reserve and Barwon River to the south.

This area currently provides a visual break between the two urban areas and is understood to be valued by the community as part of the retention of the open landscape character that defines Geelong and the Bellarine Peninsula. Land within the northern part of the area has been developed with low density housing whilst land to the south remains rural and is used for agriculture and agistment purposes.

The Grinter Reserve comprises sporting fields, an aquatic centre, BMX track and other sporting facilities.

The following land uses are located to the north and north-west of the area:

- Wetlands and coastal foreshore reserve
- Former Cheetham Saltworks
- Former Aluminium smelter and rolling mill
- Industrial areas, including chemicals and munitions manufacturing facilities
- Low density residential activities to the immediate west

The nearest industrial zoned land is circa 400m to the west of Coppards Road.

Land to the immediate south of the area is affected by floodplains associated with the Barwon River and the Lake Connewarre reserve. Lake Connewarre and its environs are projected by various international, national, state and local policies and legislation for the protection of sites of flora and fauna significance.

1.4.1 Moolap Coastal Strategic Framework Plan

The Moolap Coastal Strategic Framework Plan has been prepared to guide the long term redevelopment of the coastal and industrial land north of the area (refer Figure 46). This Plan supports residential development, tourism, environmental parkland, and the continuation of industrial businesses on land within that precinct. There are a number of significant industrial uses which continue to operate from this area, which places limitations on the introduction of sensitive uses within close proximity to that precinct (refer Figure 47).



Figure 47. Extract from Moolap Strategic Framework Plan (p.15).

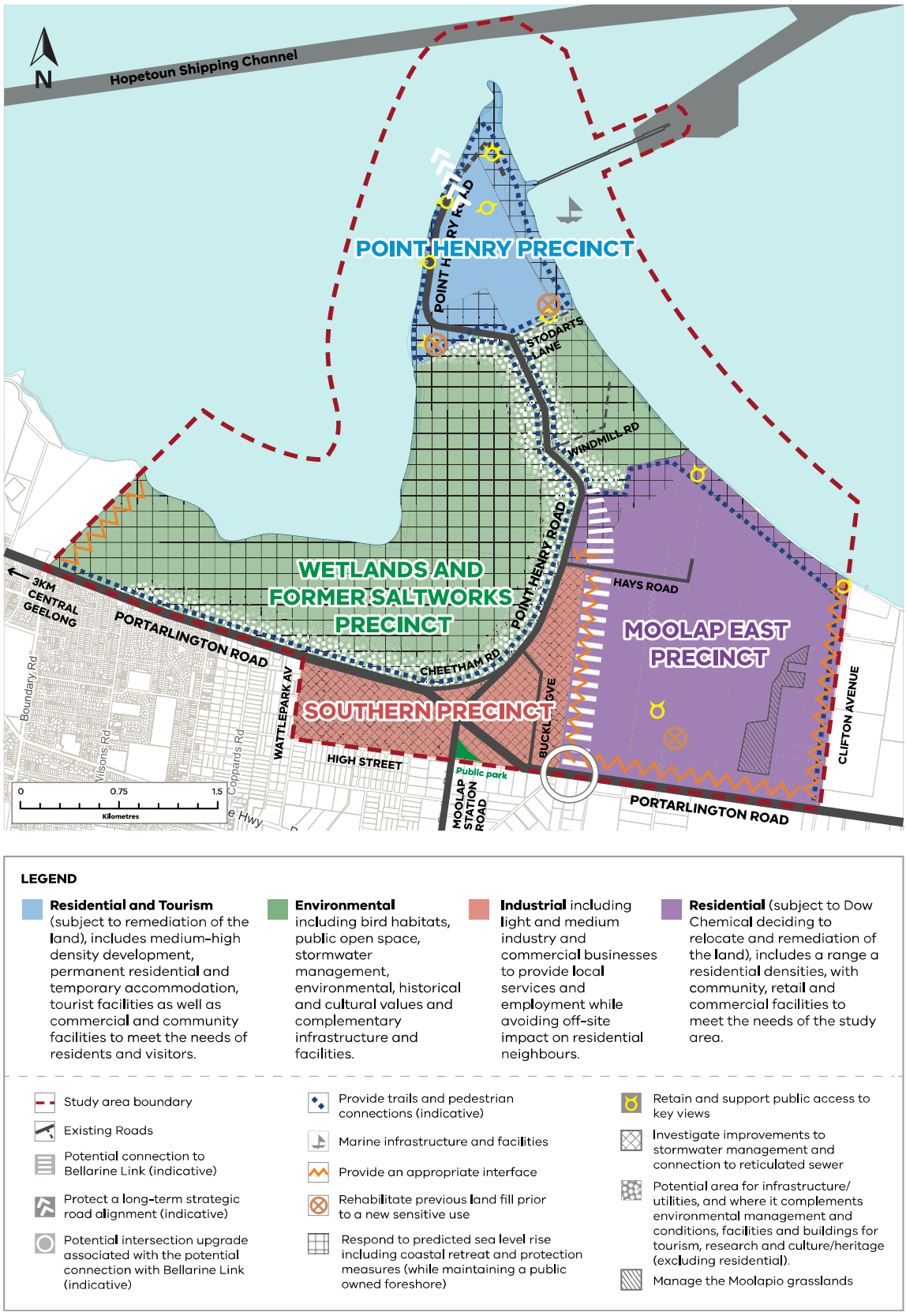


Figure 48. Extract from Moolap Strategic Framework Plan (p.3).

1.4.2 Bellarine Distinct Areas and Landscapes

The Bellarine Peninsula has been declared as distinctive area and landscape under Section 46A of the Planning and Environment Act 1987, and a draft Statement of Planning Policy (SPP) has been prepared in relation to the declared area.

The draft SPP notes that the unique attributes of the Bellarine Peninsula include its Wadawurrung living cultural and historic heritage, biodiversity, significant landscapes, natural resources, productive land, strategic infrastructure and built form — and that these attributes need protection against overuse, overdevelopment and climate change impacts.

The draft SPP identifies the Reedy Lake/Lake Connewarre area as an area of high conservation significance. It notes that better management of urban stormwater run-off into these adjacent wetlands and waterways is a priority within the declared area and upstream, to better protect their values.

The draft SPP also identifies land within the investigation areas as being a regionally significant landscape. It contains an Objective to protect and enhance the identified landscape character, physical features, view corridors and natural and cultural values of the declared area's significant landscapes. The following Strategies have been proposed to achieve this objective:

- Protect the coastal and hinterland settings of settlements by containing urban growth and development within settlement boundaries.
- Reserve green breaks between settlements for conservation, agriculture, nature-based tourism and natural resource purposes that prioritise the protection and enhancement of the significant landscapes and landscape characters.

The Bellarine DAL notes that protected settlement boundaries are needed for this area, to ensure the green break between urban Geelong and the Bellarine Peninsula is preserved and significant landscape and environmental values are protected.

It notes that the resolution of this protected settlement boundary will be informed by further strategic planning work led by the City of Greater Geelong in consultation with DELWP and other relevant agencies. It also notes that this work will include consideration of urban/rural transition areas that support the regionally significant landscape setting.[1]

1.4.3 Bellarine Link Road

The Victorian Government has identified the need to develop the Geelong Ring Road Extension (Bellarine Link) in multiple stages to address immediate growth needs in the following locations:

- Surf Coast Highway to Barwon Heads Road
- Barwon Heads Road to Portarlington Road.

Funding has been allocated in the 2021-22 Budget to progress planning for a link between the Surf Coast Highway and Barwon Heads Road. This includes traffic modelling, planning studies and environmental investigations which will help us understand the environmental and social impacts, develop design options and confirm scope and costs.

Whilst a preferred alignment has not yet been identified, the indicative location of the link is shown in Figure 48. This notional alignment runs generally north of the wetlands and associated flood prone areas to their north, along the southern edge of the investigation area before running diagonally form a proposed bridge crossing of the Barwon River across Coppards Road to the Bellarine Highway.

1 Page 58.

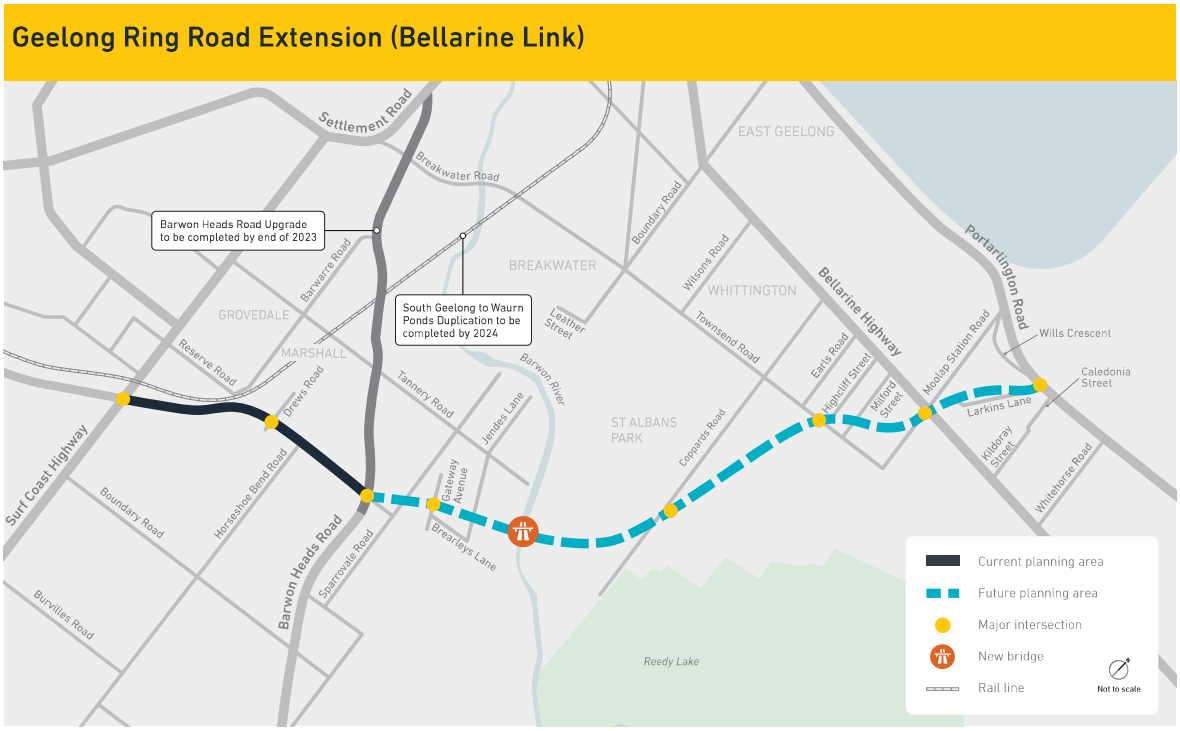


Figure 49. Indicative alignment of the Bellarine Link (source: www.bigbuild.vic.gov.au/projects/mrpv/geelong-ring-road-extension-bellarine-link).

2 - Summary of Recent Submissions in Relation to the Settlement Boundary

We have reviewed the submissions in relation to the Geelong Settlement Strategy (Planning Scheme Amendment C395).

None of the submissions related to land within the Moolap area.

However it is understood eleven submissions were made in support of further development in Moolap as part of the informal Settlement Strategy consultation.

3 - Assessment of Investigation Area Against Suitability Criteria

The following is an assessment of the investigation area against the Long Term Boundary review Decision Criteria.

3.1 - Settlement:

Criteria 1.1: Impacts of any proposed changes on the establishment of logical and enduring settlement boundaries (including consideration of natural features, location of major roads and reservations for public utilities).

Northern section of the Moolap investigation area:

The existing settlement boundary in the northern part of the investigation area is located on the rear title boundary of lots within the General Residential Zone along Helms Street.

The rear boundary of lots is not an optimal location for a long-term settlement boundary. Ideally the boundary in this location would be on a road, with the practical options being either Helms Road or Coppards road.

The lots on the west of Helms Road are already in an urban zone (GRZ) and developed for urban residential purposes, and therefore they should remain within Geelong's long-term settlement boundary.

Coppards Road could serve as an alternative long term settlement boundary. However, including the lots between the GRZ and Coppards Road would serve little purpose in terms of enhancing the local neighbourhood or making efficient use of existing infrastructure.

The existing lots in this area are typically 0.4ha (or larger) in area and have been developed for low density residential purposes. It is likely that delivering urban services to this land will be expensive and complex, given the low-lying and flat nature of this area (refer further discussion under criteria 8.2).

The marginal benefit of using Coppards road as an alternative long term boundary is outweighed by the facts that including this additional land within the boundary does not create any particular long term benefits for the Moolap community or Geelong more broadly.

Southern section of the Moolap investigation area:

The existing settlement boundary in the southern part of the investigation area is located along Coppards & Woods Roads. These roads currently function as a clear and logical long term settlement boundary, and can readily function as an enduring boundary over time.

Land south of Woods Road forms part of the wider Reedy Lake and Barwon River floodplain. There are currently no other natural or constructed features in this location that would represent a more logical or enduring long term settlement boundary in this direction.

The following potential alternative settlement boundaries have been considered for land to the east of Coppards Road:

- Earls and Woods Road (narrow rural roads located circa 600m and 200m west of Coppards Road).
- Moolap Station Road (located circa 1.6km west of Coppards Road).

Land in these areas form part of a wider rural area which has value for agricultural, environmental and landscape purposes (refer assessment against other suitability criteria in this report). It is understood that delivering urban services to this land will also be expensive and complex, given the low-lying and flat nature of this area (refer further discussion under criteria 8.2).

The former of the above two options would create marginal benefits in terms of enhancing the local neighbourhood or making efficient use of existing infrastructure.

The latter option would result in a very substantial land area (circa 350ha) being included within the settlement boundary. Given that the recently completed Geelong Settlement Strategy has set the larger-scale long term land supply for the city, including significant additional land areas within the settlement boundary for land supply purposes is not needed and therefore not a relevant consideration for this review.

Neither of the above alternative long term settlement boundary options are considered to be more logical or enduring than the existing boundary, and each would present potential issues in terms of provision of urban services, and impact on agricultural, natural and landscape values of this area.

The Bellarine Link Road alignment might potentially create a more logical and enduring settlement boundary than the current boundary at a future point in time. However, neither the alignment of this road or the timeframe for its delivery are resolved at this point. It would still also be necessary to determine the impact of including existing rural land on the 'urban side' of this road alignment into the settlement boundary on the agricultural, environmental and landscape values of this area.

The potential implications of the future Bellarine Link Road on the location of Geelong's long term settlement boundary in this location should be reviewed once there is greater definition of the alignment and commitments to deliver the road.

The current settlement boundary satisfies this Criteria.

The potential alternative settlement boundary locations are no more logical or enduring, and present issues and challenges relating to other suitability criteria.

Any change to the settlement boundary (other than minor changes) would therefore have a negative impact on the satisfaction of this criteria.

3.2 Managing Growth:

Criteria 2.1: Impact on the orderly development of the adjoining urban area.

The northern part of the investigation area has access to a government primary and secondary school, non-government primary school and sporting facilities. The inclusion of relatively small number of additional dwellings within the northern part of the investigation area is likely to have only a marginal impact on the orderly development of these adjoining areas.

The southern part of the investigation area has access to two government primary schools, a community centre and sporting facilities. Residents in this area have access to a government secondary college on the north side of the Bellarine Highway.

Application of the social infrastructure benchmarks set out in the methodology chapter of this report suggests that the existing population in this area would optimally have access to more 'community centre' and sporting facilities than currently provided.

The addition of any significant areas of residential land into the Geelong Settlement Boundary in this location will place additional demands on existing social infrastructure. It would therefore be necessary to upgrade and/or expand the existing social infrastructure in this neighbourhood to cater for additional demands.

The addition of any significant area of residential land into the Geelong Settlement Boundary in the southern part of the investigation area is likely to have a negative impact on the orderly development of the adjoining residential area. The scale of the impact would depend on the area of land included.

Any change to the settlement boundary (other than minor changes) would therefore have a negative impact on the satisfaction of this criteria.

Criteria 2.2: Impact on management of the sequence of development and the early provision of services.

The intensification of development within the northern part of the investigation area would require either substantial lot consolidation or the substantial use of 'battle-axe' type lots.

It is likely that redevelopment for urban residential purposes within the constraints of the existing subdivision pattern would occur on an incremental and piecemeal basis. This will present significant challenges to providing efficient and cost-effective drainage works and utility services to this area.

Any change to the settlement boundary would have a negative impact on the satisfaction of this criteria in relation to the orderly development northern part of the investigation area.

Criteria 2.3: Impacts of any proposed boundary changes on the economic provision of other development fronts.

Any significant changes to the settlement boundary in this location would result in the City's expenditure on growth area infrastructure having to be spread more thinly across a wider area than envisaged under the Settlement Strategy. This would potentially have an adverse impact on the economic provision of other development fronts in the wider Geelong region.

Any change to the settlement boundary would have a negative impact on the satisfaction of this criteria.

3.3 Planning for Places – Distinctive Areas & Landscapes:

Criteria 3.1: Impact on any identified unique features or special characteristics within a declared area.

The area is located within a Declared Area under the Distinctive Areas and Landscapes legislation, and the draft SPP identifies land within the investigation areas as being a regionally significant landscape.

The landscape assessment undertaken as part of the draft DAL Strategy includes the investigation area in a landscape type known as 'Localised Flatlands: Lake Connewarre Lowlands'. It describes the sensitivity change in this area as follows:

> *"The low, flat and environmentally significant wetlands environs of this Landscape Area make it particularly sensitive to most forms of development. Built form has the potential to be visually impactful when viewed from main road corridors..."*[1]

The landscape assessment identifies land within the investigation area as forming part of a broader area of Regional landscape significance known as 'Bellarine Northern Coast and Central Hills: Regional Significance' (refer Figure 49).

The draft SPP contains an Objective to protect and enhance the identified landscape character, physical features, view corridors and natural and cultural values of the declared area's significant landscapes.

The following strategies have been proposed in the draft DAL Strategy to achieve this objective:

- Protect the coastal and hinterland settings of settlements by containing urban growth and development within settlement boundaries.

1 Bellarine Peninsula Landscape Assessment Review, Vol 1 page 40.

- Reserve green breaks between settlements for conservation, agriculture, nature-based tourism and natural resource purposes that prioritise the protection and enhancement of the significant landscapes and landscape characters.

The Bellarine DAL strategy notes that protected settlement boundaries are needed for this area, to ensure the green break between urban Geelong and the Bellarine Peninsula is preserved and significant landscape and environmental values are protected.

Land within and adjoining the investigation area is not currently included within a Significant Landscape Overlay (SLO) under the Greater Geelong Planning Scheme. The landscape assessment that accompanies the Draft SPP does not recommend that any SLO be applied to land within or immediately adjoining the investigation area.

Whilst the landscape within the investigation area could therefore be said to have Regional significance, it has not been assessed as having a level of significance that warrants protection via an SLO planning control.

However, the draft DAL SPP (and the Geelong Settlement Strategy) calls for urban growth to be contained within settlement boundaries and for green breaks to be reserved between urban Geelong and other settlements within the Bellarine Peninsula.

The purpose of such breaks is to preserve land for a combination of conservation, agriculture, nature-based tourism and landscape purposes.

An extension of the settlement boundary within the investigation area would reduce the size of the green break between urban Geelong and Leopold, and it would place greater pressure on the conservation values of the nearby Reedy Lake and Lake Connewarre. It would also reduce the land area available for agriculture and nature-based tourism activities.

In summary, the extension of the boundary in this location will have a potentially negative effect on the following DAL objectives for the Bellarine Peninsula:

- Enhancing the conservation of the environment (due to potential impact on flood prone land within the area, and potential downstream impacts on Reedy Lake/Lake Connewarre).
- Protection and conservation of regionally significant landscape values of Bellarine Northern Coastal & Central Hills Landscape.

Any change to the settlement boundary would have a negative impact on the satisfaction of this criteria.

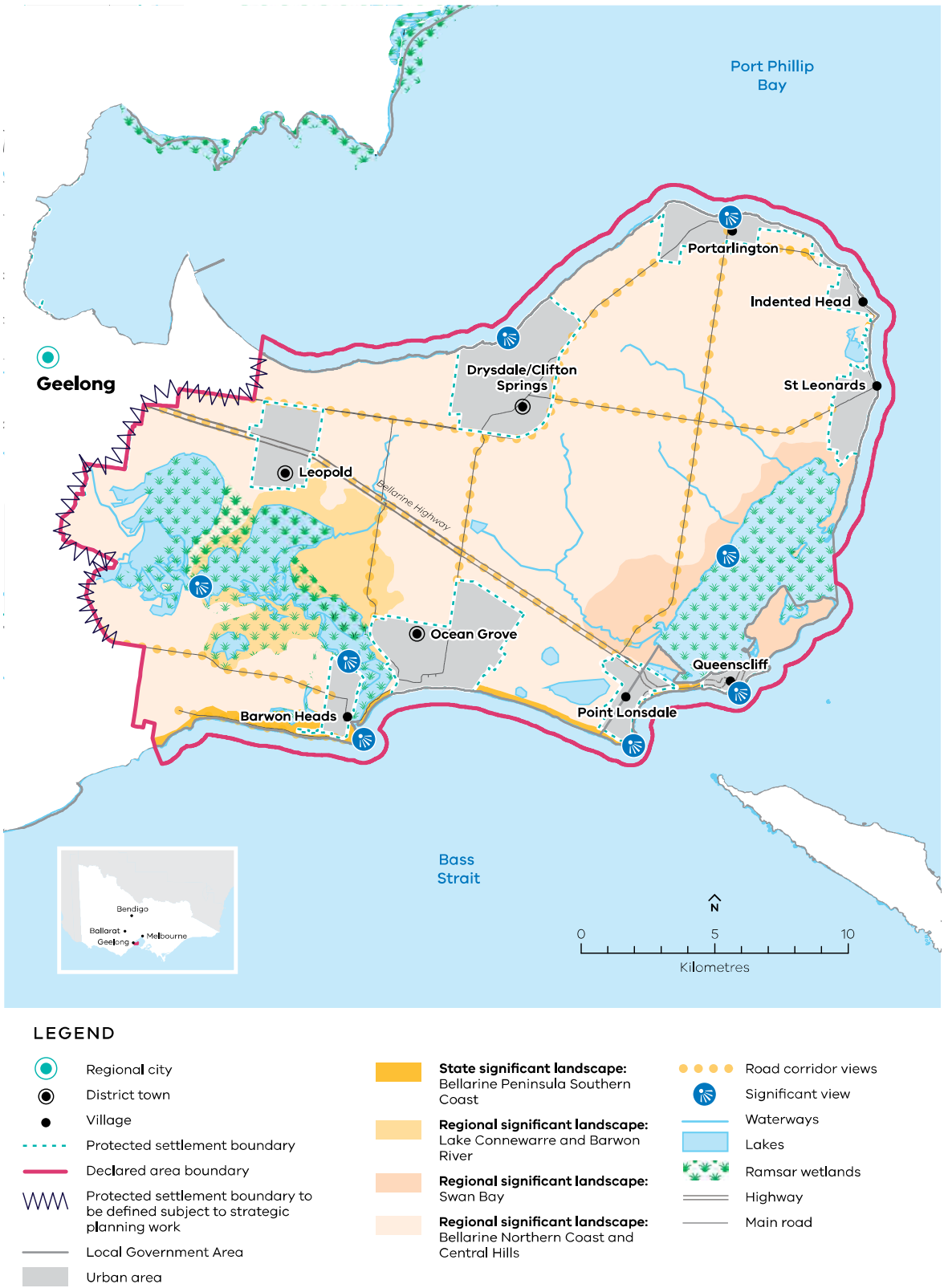


Figure 50. Bellarine Significant Landscape Areas (draft Bellarine DAL SPP, p.34)

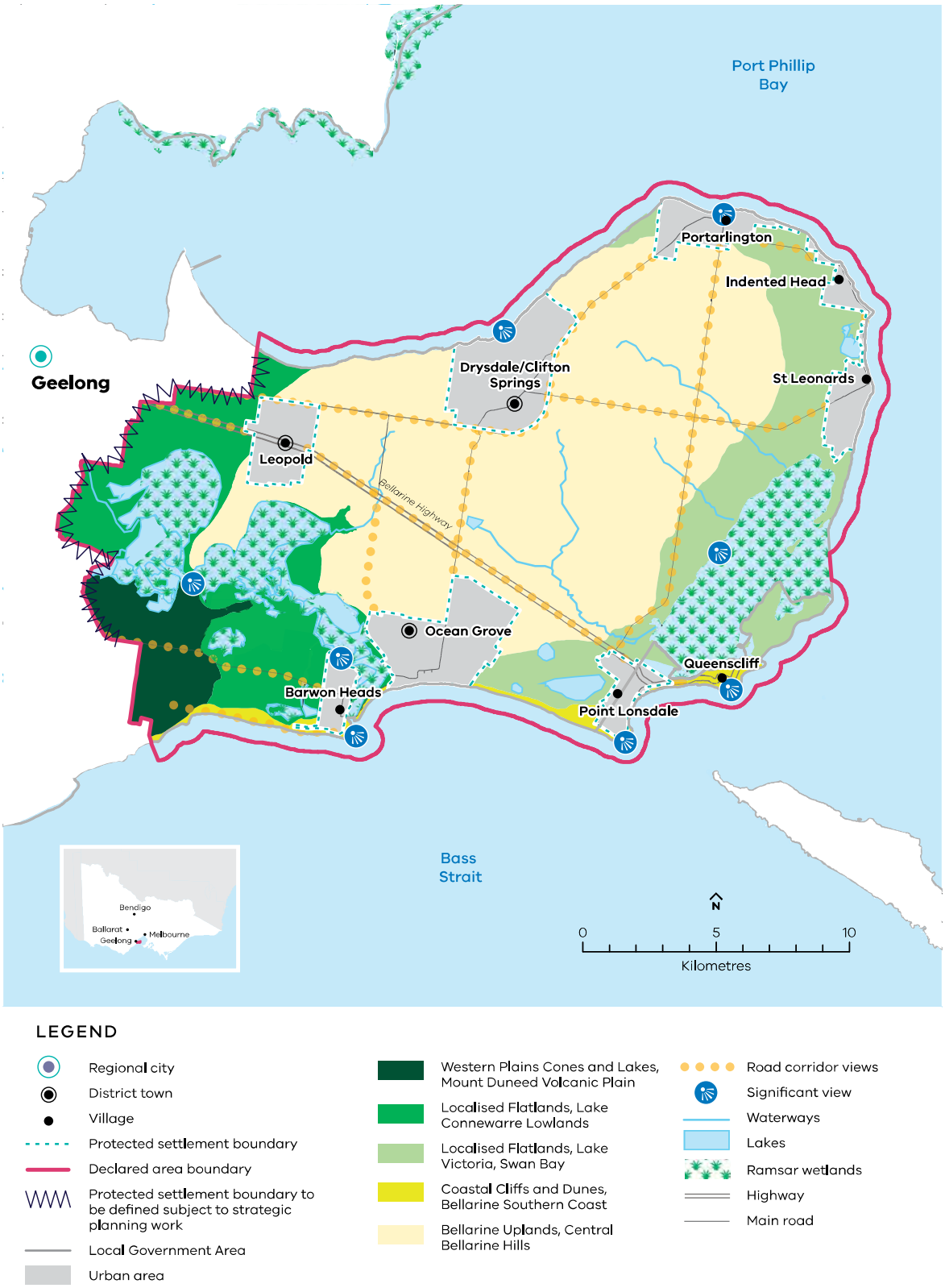


Figure 51. Bellarine Landscape Character Types (draft Bellarine DAL SPP, p.35)

3.4 Environmental & Landscape Values:

Criteria 4.1 Impact on the protection of biodiversity values.

The investigation area adjoins the Barwon River and Reedy Lake/Lake Connewarre wetlands systems. These wetlands are designated as "wetland of international significance" under the Ramsar convention and they provide significant habitat for a range of plant and animal species, including endangered migratory bird species listed under the Japan–Australia Migratory Bird Agreement (1981) and the China–Australia Migratory Bird Agreement (1988).

These wetlands are sensitive natural environments which are particularly vulnerable to the impacts of urban development and climate change. The importance of protecting of these habitats is identified across a wide range of international, federal, state and local policies and regulations.

Better management of urban stormwater run-off into these wetlands is a high priority. This includes sensitively managing stormwater flows and quality by redirecting, storing and treating it before it flows into sensitive habitats and investing in infrastructure to harvest stormwater for reuse before it enters natural systems.

Any change to the settlement boundary would have a potentially negative impact on the satisfaction of this criteria, as the relevant biodiversity values within the adjacent wetlands are highly sensitive to changes in stormwater flow and quality.

Criteria 4.2 Impact on the protection of coastal areas & wetlands.

Refer criteria 4.1 for discussion.

Any change to the settlement boundary in this area would have a potentially negative impact on the satisfaction of this criteria, for the reasons set out under Criteria 4.1.

Criteria 4.3 Impact on the protection of significant landscapes.

Land within and adjoining the investigation area is not currently included within a Significant Landscape Overlay (SLO) under the Greater Geelong Planning Scheme.

The landscape within the investigation area has been identified in the Bellarine DAL SPP as have Regional significance. Whilst this landscape has not been assessed as having a level of significance that warrants protection via an SLO planning control, both the draft Bellarine DAL SPP and the Geelong Settlement Strategy call for green breaks to be reserved between urban Geelong and other settlements within the Bellarine Peninsula (Refer Criteria 3.1 and 4.4 for further discussion).

Expanding residential development into this rural landscape would have a negative impact on the rural landscape break between Geelong and Leopold although these impacts could be mitigated via subdivision and landscape design measures to some degree.

Any change to the settlement boundary is expected to have a negative impact on the satisfaction of this criteria.

Criteria 4.4 Impact on the preservation of identified urban breaks.

The Greater Geelong Planning Scheme (at Clauses 11.01-1R, 21.06-2 and 21.14) seeks to maintain the non-urban breaks between urban Geelong and the Bellarine Peninsula.

The Geelong Settlement Strategy notes the following in relation to urban breaks in this location:

> *"The State Planning Policy Framework clearly states that a non-urban break should be maintained here. However, without the support of further development controls and landscape polices, the existing visual break between Newcomb/Moolap and Leopold could be progressively eroded until Leopold functions, and is perceived, as the eastern edge of urban Geelong."*[2]

Expanding residential development into the rural landscape between Moolap and Leopold would have a negative impact on the green break between Geelong and Leopold although these impacts could be mitigated via subdivision and landscape design measures to some degree.

Any change to the settlement boundary would have a negative impact on the satisfaction of this criteria.

3.5 Environmental Risks:

Criteria 5.1 Climate change – impacts of coastal inundation & erosion.

Parts of the investigation area are affected by coastal inundation and flooding.

The Flood Overlay, LSIO and SBO currently apply to areas of land within the investigation area, and Amendment.

Amendment C339 to the Greater Geelong Planning Scheme proposes to update flooding and inundation controls that apply to land within the investigation area (refer Figure 51). The Amendment implements the Lower Barwon and Lower Moorabool Flood Investigation (Dec 2018) and part of the Bellarine Peninsula – Corio Bay Local Coastal Hazard Assessment (Dec 2015).

The Amendment seeks to satisfy the following State policy objective relating to climate change and coastal inundation:

> *"To plan for the potential coastal impacts of climate change and implements the following strategies:*
>
> - *Plan for sea level rise of not less than 0.8 metres by 2100 and allow for the combined effects of tides, storm surges, coastal processes and local conditions such as topography and geology when assessing risks and coastal impacts associated with climate change.*
> - *Ensure that land subject to coastal hazards is identified and appropriately managed to ensure that future development is not at risk.*
> - *Avoid development in identified coastal hazard areas susceptible to inundation."*

The revised boundaries of the Flood Zone and LSIO affect land in the southern portion of the investigation area.

Any change to the settlement boundary in the southern portion of the investigation area would have a negative impact on the satisfaction of this criteria.

2 Geelong Settlement Strategy, page 79.

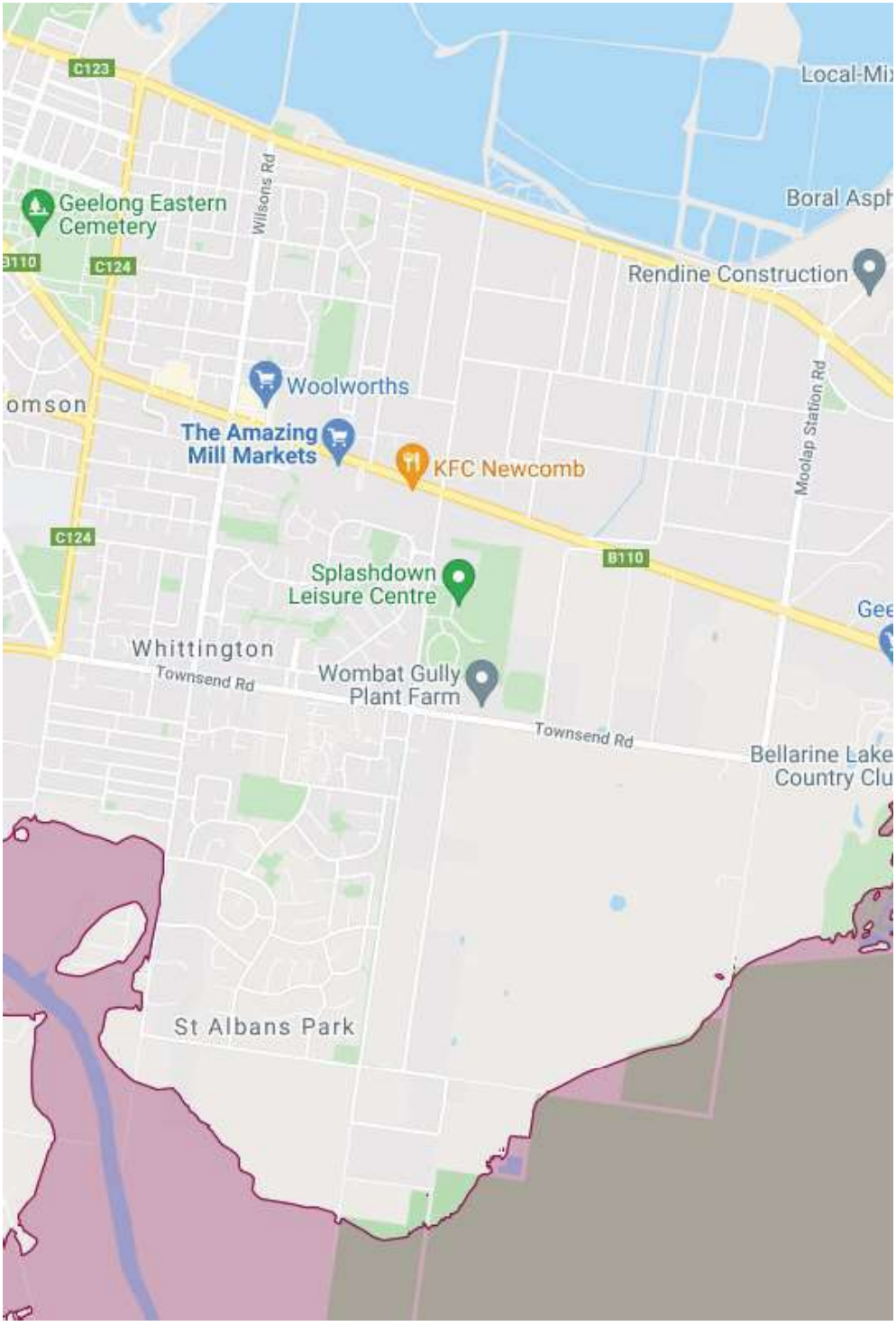


Figure 52. Proposed revised extent of the Flood Overlay (draft Amendment C339, https://www.geelongaustralia.com.au/amendments/item/8d8c14bb1962deb.aspx)

Criteria 5.2 Bushfire risks in the location.

This area is within a Bushfire Prone Area but is not located within or proximate to a Bushfire Management Overlay. Bushfire risk is not likely to be determinative of the suitability of urban development in the area. A Bushfire Management Plan could be prepared to manage the potential risks posed by bushfire on urban development in the area.

Any change to the settlement boundary would have a neutral impact on the satisfaction of this criteria

Criteria 5.3 Impacts on/of floodplains.

Parts of the investigation area are affected by coastal inundation and flooding.

The Flood Overlay, LSIO and SBO currently apply to areas of land within the investigation area, and Amendment, and Amendment C339 to the Greater Geelong Planning Scheme proposes to update flooding and inundation controls that apply to land within a close to the investigation area (refer criteria 5.1 for further discussion).

The northern portion of the investigation area is low lying and as liable to inundation by overland flows from the surrounding drainage networks. This area is included within the SBO under the Greater Geelong Planning Scheme. The constraints imposed by these controls on urban development would need to be further investigated before these areas could be identified as being suitable for urban development.

Any change to the settlement boundary in the southern portion of the investigation area would have a negative impact on the satisfaction of this criteria.

Any change to the settlement boundary in the northern portion of the investigation area would have a minor or potentially neutral impact on the satisfaction of this criteria, depending on what more detailed investigation of flooding conditions and mitigation measures were to confirm.

Criteria 5.4 Impacts on/of soil degradation.

The Geological Survey of Victoria (1:63,360) Geological Map Series Geelong Sheet indicated that the area is underlain by High level alluvium deposits (sand, gravel and clay).[3]

No soil degradation impact risks have been identified in the desktop review for this area.[4]

Any change to the settlement boundary might potentially have a neutral impact on the satisfaction of this criteria, however if development was approved in this area further analysis would be required to investigate soil conditions and the impact development might have on soil degradation.

Criteria 5.5 Impacts on/of erosion & landslip.

The area is identified as having a moderate risk of gully and sheet erosion.[5]

Any change to the settlement boundary is expected to have a neutral impact on the satisfaction of this criteria, however if development was approved in this area further analysis would be required to investigate soil conditions and the impact erosion and landslip might have on development, and vice-versa.

Criteria 5.6 Impacts on/of salinity, acid sulfate soils.

Areas adjoining the Barwon River, Reedy Lake and Stingaree Bay are impacted by salinity associated with these waterways and wetlands features. The majority of the investigation has been identified as having a high waterlogging risk and also having potential for the presence of acid sulfate soils.[6]

3 See map sheet 9 - http://earthresources.efirst.com.au/categories.asp?cID=33
4 https://www.ccmaknowledgebase.vic.gov.au/nrmpp
5 Ibid.
6 Ibid.

Any change to the settlement boundary is expected to have a negative impact on the satisfaction of this criteria, however further analysis would be required to investigate these soil conditions and the degree to which salinity, waterlogging acid sulfate soil conditions might impact on development, and vice versa.

Criteria 5.7 Land use compatibility – compatibility with nearby agricultural, industrial, extractive industry, tourism and other established and valued land uses.

The northern part of the area is 380m from an industrial zone which accommodates predominately light industrial uses, and 1.5-2km from the heavier industries located within the Moolap Strategic Framework Plan area.

The land between these industrial activities and the existing settlement boundary is currently zoned for low density residential purposes. The encroachment of urban-density residential development towards the existing industrial zone in Moolap might potentially impact on the buffer requirements of existing industrial activities and reduce the capacity of these areas to cater for certain types of industry which require large buffer distances in the future.

The southern portion of the investigation area is adjacent to farmland and so the compatibility between urban and farming uses would be a design consideration. However, incompatibility with adjacent agricultural uses is not likely to be determinative of the suitability of urban development in the area.

Any change to the settlement boundary is expected to have a minor negative impact on the satisfaction of this criteria.

Criteria 5.8 Impacts on/of major hazard facilities.

There are no licensed major hazard facilities located in proximity to this area.[7] However, there are pharmaceutical and munitions manufacturing activities located circa 2.5km north-east of the investigation area.

Any change to the settlement boundary is not expected to have an impact on the satisfaction of this criteria.

3.6 - Natural Resource Management:

Criteria 6.1 Impact on the protection of agricultural land.

The Greater Geelong Planning Scheme seeks to support the use of the land within the southern rural areas for productive agriculture.[8]

The investigation area has been identified as having a predominately Class 4 (Moderate) land capability. These are defined as follows:

> Class 4 – *Land that is not as inherently capable for intensive soil-based agriculture. Extensive agriculture (including broadacre cropping with suitable land management practices) and non-soil utilisation activities are often most appropriate, and more intensive grazing is possible in some higher rainfall areas or where consistent water supplies are available.*

The land holdings vary in size in the area, and the land is primarily used for agricultural production and agistment, with associated dwellings.

Any change to the settlement boundary is expected to have a moderately negative impact on the availability of land for agricultural production and therefore the satisfaction of this criteria.

7 https://www.worksafe.vic.gov.au/licenced-and-registered-major-hazard-facilities
8 Clause 21.07-4

Criteria 6.2 Impact on the protection of catchments, waterways, estuaries, bays, and the marine environment, protection of extractive resources.

The investigation area is located between the wetlands of the Barwon River, Reedy Lake and Stingaree Bay and land within it drains towards these environmentally sensitive features.

The investigation areas is flat, low-lying and subject to waterlogging and the emergence of acid-sulfate soils.

Urban development has a high potential to impact on the ground and surface water conditions within the investigation area and on the natural values of the wider catchment and nearby waterway and marine features.

It is possible that these impacts might be mitigated through the design of any urban stormwater infrastructure within the area. However, a thorough and detailed investigation would be required to verify whether this is possible or not.

Any change to the settlement boundary is expected to have a negative impact on the protection of nearby catchments and therefore the satisfaction of this criteria. Further detailed technical analysis would be required to investigate degree to the impacts of urban development on the environmental values of the catchment, and nearby waterway and marine environments.

Criteria 6.3 Impact on the protection of extractive resources.

The area is not identified as an Extractive Industries Interest Area, and there are no quarries located within 1km of the area.

3.7 Heritage:

Criteria 7.1 Impact on presently disclosed Wadawurrung living cultural heritage and values.

The Aboriginal Cultural Heritage Registration Information System (ACHRIS) mapping identifies the land around the Barwon River, Reedy Lake and Stingaree Bay are Areas of Cultural Heritage Sensitivity.[9]

Any change to the settlement boundary is expected to cause material detriment to Wadawurrung tangible and or intangible living cultural heritage, part of which are identified in Areas of Cultural Heritage Sensitivity. Having regard to clause 148 (fd) of the Aboriginal Heritage Act 2006, Council will consult with the Wadawurrung Traditional Owners Aboriginal Corporation if land within this area was to be further considered for inclusion within the settlement boundary.

Criteria 7.2 Impact on known post contact heritage values.

A Heritage Overlay currently applies to a farming residence on Earles Road Moolap.

Any change to the settlement boundary is expected to have a neutral impact on the protection of known areas of post-contact cultural heritage sensitivity.

9 See https://achris.vic.gov.au/#/onlinemap

3.8 Transport:

Criteria 8.1 Accessibility of the location, including the feasibility and cost of providing adequate public transport and roads access.

The area has access to existing road networks and it is located proximate to two existing local bus services. It would be necessary to re-route local public transport services to the area in order to connect residents to regional employment, health, education and other services.

However, the feasibility of providing roads and public transport to the area would not be determinative of the suitability of urban development in the area.

Any change to the settlement boundary is expected to have a neutral impact on the feasibility and cost of providing roads and public transport access to the area.



Figure 53. Existing nearby bus routes (source: https://www.ptv.vic.gov.au/assets/default-site/more/maps/Local-area-maps/Regional/c7de90c6b9/Geelong-Bus-Network.pdf).

3.9 Infrastructure:

Criteria 9.1 Ability to cost-effectively provide urban services including both utility, community services and drainage.

The investigation area is not currently serviced by reticulated sewer, and it does not have access to reticulated water infrastructure of sufficient capacity to support urban residential development. The nearest sewer and water networks are located in the adjacent suburbs of Newcomb and St Albans Park.

Any significant expansion of sewerage provision to the study area would require the installation of a new sewerage pump station and transfer pipeline from the area to the sewerage outfall drain near the Geelong Racecourse in East Geelong.

Careful consideration of sewerage servicing solutions will be required at this location due to the challenges of low elevation, flat topography, high saline water table, potential for environmental issues such as contaminated or acid sulfate soils.

The area's proximity to internationally significant wetlands means that a high level of assurance relating to protecting surface and ground water conditions from both urban stormwater and effluent flows would be necessary if urban further residential development were to be contemplated in this location.

It is possible that these impacts might be mitigated through the design of any urban reticulated sewerage and urban stormwater infrastructure within the area. However, a thorough and detailed investigations would be required to verify whether this is possible or not.

It is also likely that substantial augmentations and extensions to the reticulated water system would be required to supply new development in the area.

The existing social and recreational infrastructure in this location does not fully cater for the needs of the existing population in this area. Any increase in dwellings and population in this area will place additional demands on this existing social infrastructure. It would therefore be necessary to upgrade and/or expand the existing social infrastructure in this neighbourhood to cater for additional demands.

Given the above, and the constraints in the ability to develop land in the investigation area, it is likely that an expansion of the settlement boundary may not be able to cost-effectively provide for the range of the utility, drainage and community services needed to support further residential development in this location.

This would be influenced by the scale of urban residential development contemplated in the investigation area, and a more detailed assessment of the relevant environmental, physical and social impacts and mitigations.

The preliminary assessments undertaken as part of this review suggest that some significant additional drainage, utility and community infrastructure might be needed to support additional residential growth within this location.

The technical feasibility and cost-effectiveness of providing additional urban services to cater for additional housing growth in this location has not been examined as part of this desktop review. However, any change to the settlement boundary in this area is anticipated to have a negative impact on the ability to cost-effectively provide urban and social services to this area, as it would be necessary to upgrade and /or construct at least some new community facilities and utility services to cater for the additional demand, rather than being able to rely on available capacity within existing/planned urban services.

4 - Response to submissions on the Draft boundary review

The following summarises issues raised in submissions relating to the Moolap investigation area, together with a response to them. Similar to our assessment of the investigation area, we have grouped the submissions by the northern and southern sections of the investigation area.

4.1 Northern Area

A total of 11 submissions supported the expansion of the settlement boundary to include land to Coppards Road (3.03-3.12, 3-16-3.19). Submission 3.03 was made on behalf of 29 landowners within the Moolap North investigation area.

Submitters generally suggested that lot sizes and proximity of the land to urban services made this an appropriate location for infill housing development. The area is said by submitters to have all of the necessary services of a typical general residential development, including access to water, gas, electricity, sewerage, drainage, etc.

A further 3 submissions opposed the expansion noting that the large blocks in Moolap North contain trees and wildlife habitat and development will put this at risk (submissions 3.05, 3.08, 3.12).

The following is a summary of the issues raised by these submissions together with a response to them.

Settlement

Submissions support Coppards Road as a more logical and enduring boundary than the existing boundary location.

Response:

It is agreed that Coppards Road is a more logical and enduring boundary than the existing boundary location.

Managing Growth / Infrastructure / Environmental Values & Risks

Submissions note that including Moolap North into the settlement boundary will contribute to orderly planning as it positions housing close to existing communities and services, and creates opportunities for infill development.

The main landowner submission (3.03) notes that Planning Practice Note 37 (Rural residential zones) calls for consideration of the primarily residential function of the Rural Residential Zone, and that it describes development in these zones as follows:

> *"Because of its primarily residential function, rural residential development requires access to most of the normal services and infrastructure provided in urban settlements. Typically it also generates urban residential amenity expectations."*

Response:

It is acknowledged that the existing development within this location is more an urban than rural residential typology (albeit on large low density lots) and that it enjoys access to urban utilities and nearby social infrastructure within Geelong.

The proximity of this land to central Geelong and various existing services is acknowledged and the assessment contained earlier in this report notes that adding additional dwellings in this location is likely to only generate marginal additional demands on existing nearby social infrastructure.

From the singular perspective of the land already being developed as low density residential and having access to the above-mentioned services, there is a case for the inclusion of this land within the Settlement Boundary and to explore opportunities to facilitate redevelopment of the existing lots for 'infill' housing.

However, it is also important to consider the practicalities of whether (and how) the future subdivision and redevelopment of these existing lots can be coordinated in an orderly and cost-effective manner.

The earlier assessment contained in this report noted that the intensification of development within this area would require either substantial lot consolidation or the substantial use of 'battle-axe' type lots and that redevelopment within the constraints of existing subdivision patterns is

likely to occur on an incremental and piecemeal basis. It noted that this will present significant challenges to providing efficient and cost-effective drainage works and utility services to this area.

It is acknowledged from the material contained in the submissions that existing lots within this area have access to a range of reticulated utility services including water, gas, electricity and sewerage.

However, it is not clear what the capacity of these utility services is to cope with increased loads, what upgrades to infrastructure might be required to support growth, or how this could be coordinated and funded across multiple landowners seeking to develop in different locations at different times.

State planning policy requires that planning facilitates the timely, efficient and cost-effective development of infrastructure that meets the needs of the community. This policy has been adopted as a criteria for this review (criteria 9.1).

The low-lying nature of the land within this area and the sensitive nature of nearby receiving environments will also require sophisticated coordination and design of drainage infrastructure across multiple land titles as well.

State planning policy and criteria 4.1 (biodiversity) and 4.2 (coastal wetlands) also call for consideration of the impact of urban stormwater on nearby wetlands and receiving waters. Additionally, State planning policy and Criteria 5.1 (Climate Change) call for consideration of the impact of sea level rise and coastal inundation on urban development.

The Submissions made in support of including this area within the Geelong Settlement boundary have not addressed how coordination of infill development and infrastructure upgrades could occur in a way which addresses the above policies and criteria.

Recommendation:

It is agreed that Coppards Road is a more logical and enduring boundary than the existing boundary location, and that existing development within this location is more an urban than rural residential typology which enjoys access to urban utilities and nearby social infrastructure within Geelong.

Land west of Coppards Road could be included within the Geelong Settlement Boundary but any future rezoning of the land should be conditional upon it demonstrating how the necessary infrastructure and development issues can be delivered in a cost-effective and orderly manner. If this cannot be demonstrated with a high degree of confidence, then the land should remain within the existing zoning.

It is **recommended** that the settlement boundary in the northern section of the investigation area be moved to Coppards Road but that the land within it should remain within the existing Low Density Residential Zone unless any proposal to rezone the land can demonstrate with a high degree of confidence that the necessary infrastructure and development issues can be delivered in a cost-effective and orderly manner.

The land zoned LDRZ east of Coppards Rd is not recommended for inclusion in the boundary due to serving challenges and the fact that the LDRZ serves as a transition to the industrial and RLZ precincts to the further east and Coppards makes a logical and enduring eastern edge to urban Geelong.

4.2 Southern Area

A total of 8 submissions were received in relation to land in this part of the investigation area. Submitters variously suggested that the settlement boundary should be moved to align with the future alignment of the Bellarine Link Road or other features closer to the existing boundary (such as Wellington Street or the edges of the Barwon River floodplain)(3.01, 3.02 3.13, 3.14, 3.15, 3.20, 3.21, 3.22).

Submitters supported extending the settlement boundary to include either some or all of the Moolap South Investigation area based on its proximity to the Geelong CBD, the availability of existing infrastructure and the perceived low environmental value of the land within the investigation area.

One submission (3.13) sought support for urban development on land that is located outside of the investigation area.

The following is a summary of the issues raised by these submissions together with a response to them.

Settlement

Two submissions suggest that the settlement boundary be marginally moved to the east (Wellington Street) and south (south of Woods Road).

Three submissions suggest that the logical extension of the settlement boundary is to the new Bellarine Link Road, as it will provide a clear physical boundary between Bellarine Coast and Geelong (submissions 3.14, 3.15, 3.20).

Response:

Moving the settlement boundary marginally to the east (Wellington St) and south (south of Woods Road) is not considered to establish a long term settlement boundary which is more logical or enduring than the current boundary location. It would also create marginal benefits to the nearby urban area in terms of enhancing the local neighbourhood or making efficient use of existing infrastructure (see further discussion below).

The Bellarine Link Road alignment might potentially create a more logical and enduring settlement boundary than the current boundary at a future point in time. However, neither the alignment of this road or the timeframe for its delivery are resolved at this point. It would still also be necessary to determine the impact of including existing rural land on the 'urban side' of this road alignment into the settlement boundary on the agricultural, environmental and landscape values of this area.

For these reasons, it is not possible to use the Bellarine Link Road initiative to set a revised settlement boundary at this point.

However, once the Link Road alignment is defined and commitments to deliver it are made, the potential to use this location as an alternative location for the long term settlement boundary should be further considered.

Managing growth / infrastructure

It was suggested in 3 submissions that developing in an area like Moolap South is more logical than developing further out in greenfield sites as it is close to already existing and established communities and infrastructure (submissions 3.01, 3.02, 3.22). Additionally, it is argued that in South Moolap, farming on large sites in the investigation area is declining and land is scarcely used for agricultural purposes (submission 3.15).

Growth in Moolap South is well supported by nearby infrastructure such as sewerage, stormwater pits, power, water, paved roads, retail, schools and bus routes (submissions 3.01, 3.02, 3.15).

Response:

The redevelopment of relatively small areas of land adjacent to the existing settlement boundary is likely to create its own challenges in terms of providing efficient and cost-effective drainage works and utility services to these sites.

It is not evident from the preliminary assessments undertaken in this report that including land within the settlement boundary in this location would satisfy either of the following

guiding principles for the Settlement Boundary review:

- Land must deliver a benefit to existing urban areas through, for example, more efficient infrastructure provision or utilisation.
- Land must be able to rely on existing facilities and services and not create the need for additional or new community infrastructure or significant council investment that would be required for a new residential node.

As outlined earlier in this report, Barwon Water has identified that the investigation area is not currently serviced by reticulated sewer and does not have access to reticulated water infrastructure of sufficient capacity to support urban residential development. Any significant expansion of sewage provision to the study area would require the installation of a new sewerage pump station and transfer pipeline from the area to the sewerage outfall drain near the Geelong Racecourse in East Geelong.

Recommendation:

For the above reasons, it is **recommended** that there be no change to the settlement boundary in this location.

6.5

Waurn Ponds North

1 - Investigation Area Context

1.1 Total area of land within investigation area

527.633 ha (gross land area).

1.2 Definition of investigation area:

The investigation area in Waurn Ponds North has been defined by the parcels which are contiguous with the General Residential Zone land to the east of the existing settlement boundary (Principle 2) (refer Figures 53 and 54).

Given the configuration of the land holdings in this area, an investigation area that is larger than just the contiguous land holdings has been selected. The Marcus Oldham College property forms the northern extent of the investigation area, and Cochranes Road and Waurn Ponds Drive form its western and southern extent. Cochranes Road has been selected on the western boundary of the investigation area as it is the nearest physical feature west of Pigdons Road that could be used as a settlement boundary.

1.3 Current Zoning and Overlays:

The land within the investigation area is located within the Farming Zone and Public Use Zone 2 (Education). The properties within the investigation area are also partially impacted by the Significant Landscape Overlay – Schedule 3 (Waurn Ponds Valley).

The above zones and overlays are shown at Figures 55 to 57.

A photo montage of the existing site context of the investigation area is shown at Figure 58.

1.4 Investigation Area & Surrounds:

The land within the investigation area has been developed for a number of urban-related uses as follows:

- Deakin University
- Epworth Hospital
- Christian College Geelong Senior School
- Marcus Oldham College

Other land uses within the investigation area include farmland, a winery (Waurn Ponds Estate), produce market, motel and rural living properties along Cochranes Road and Waurn Ponds Drive. The land further the north and west of this area is rural in nature and comprises of undulating farmland.

To the east of the investigation area are the suburbs of Highton and Grovedale which are established/developed suburbs of Geelong inside the settlement boundary.

Land to the south of the investigation area comprises a large area of rural living properties.

Geelong Growth Investigation Areas
Waurn Ponds - Northern Area Investigation Area

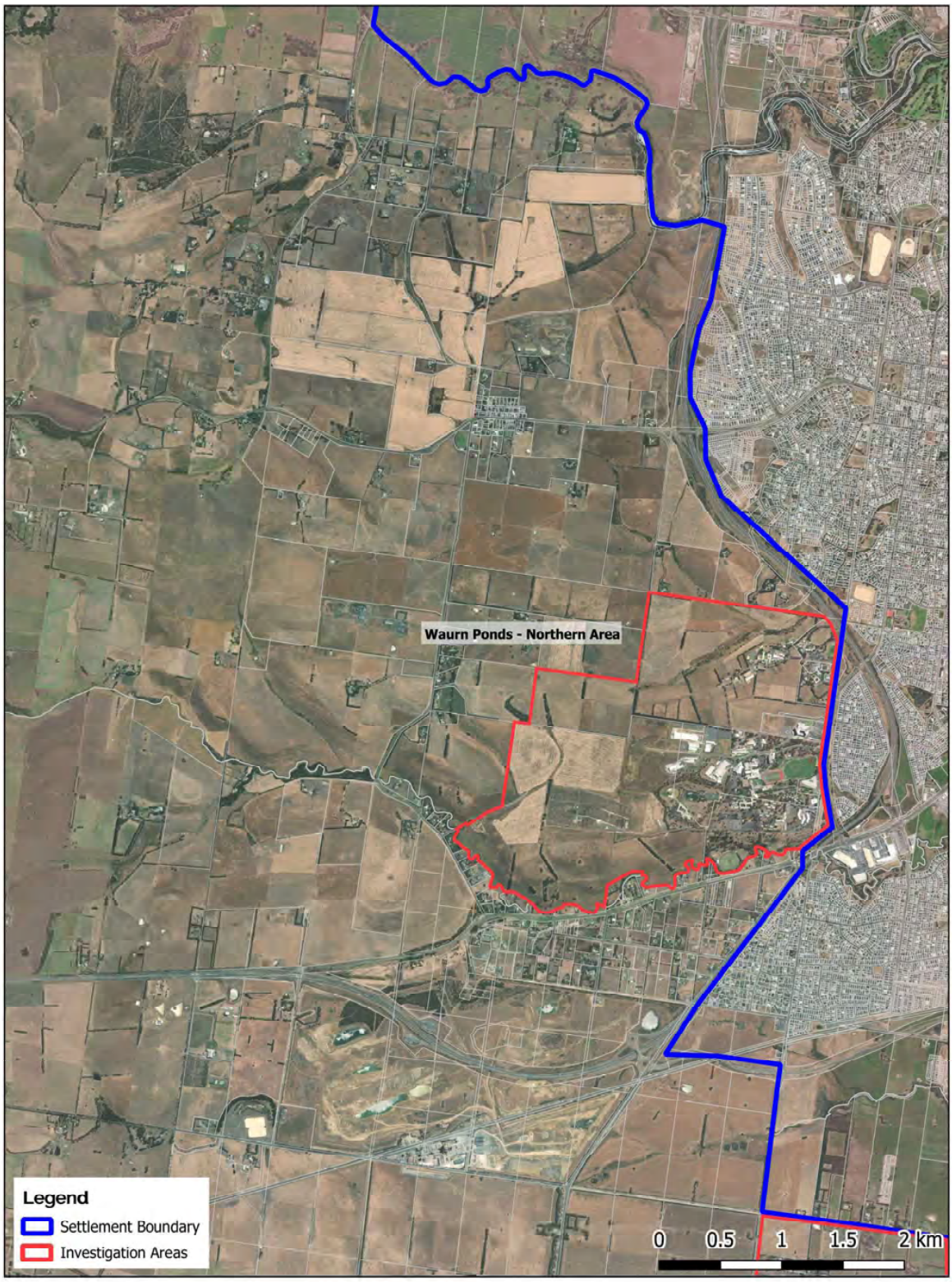


Figure 54. Waurn Ponds North – Aerial Cadastral Plan.

Geelong Growth Investigation Areas
Waurn Ponds - Northern Area Investigation Area

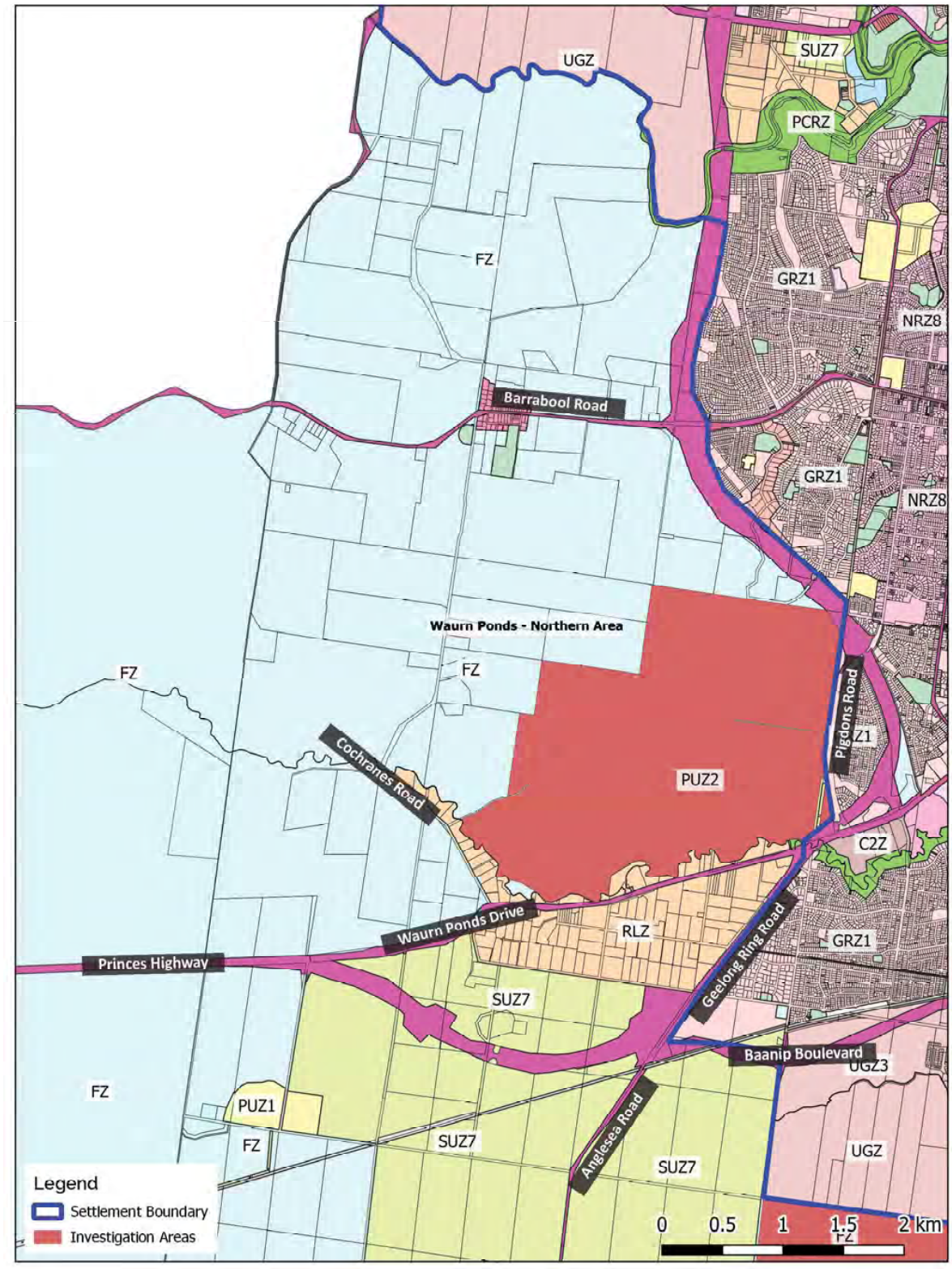


Figure 55. Waurn Ponds North – Investigation Area Plan.

Geelong Growth Investigation Areas
Waurn Ponds - Northern Area - Zoning

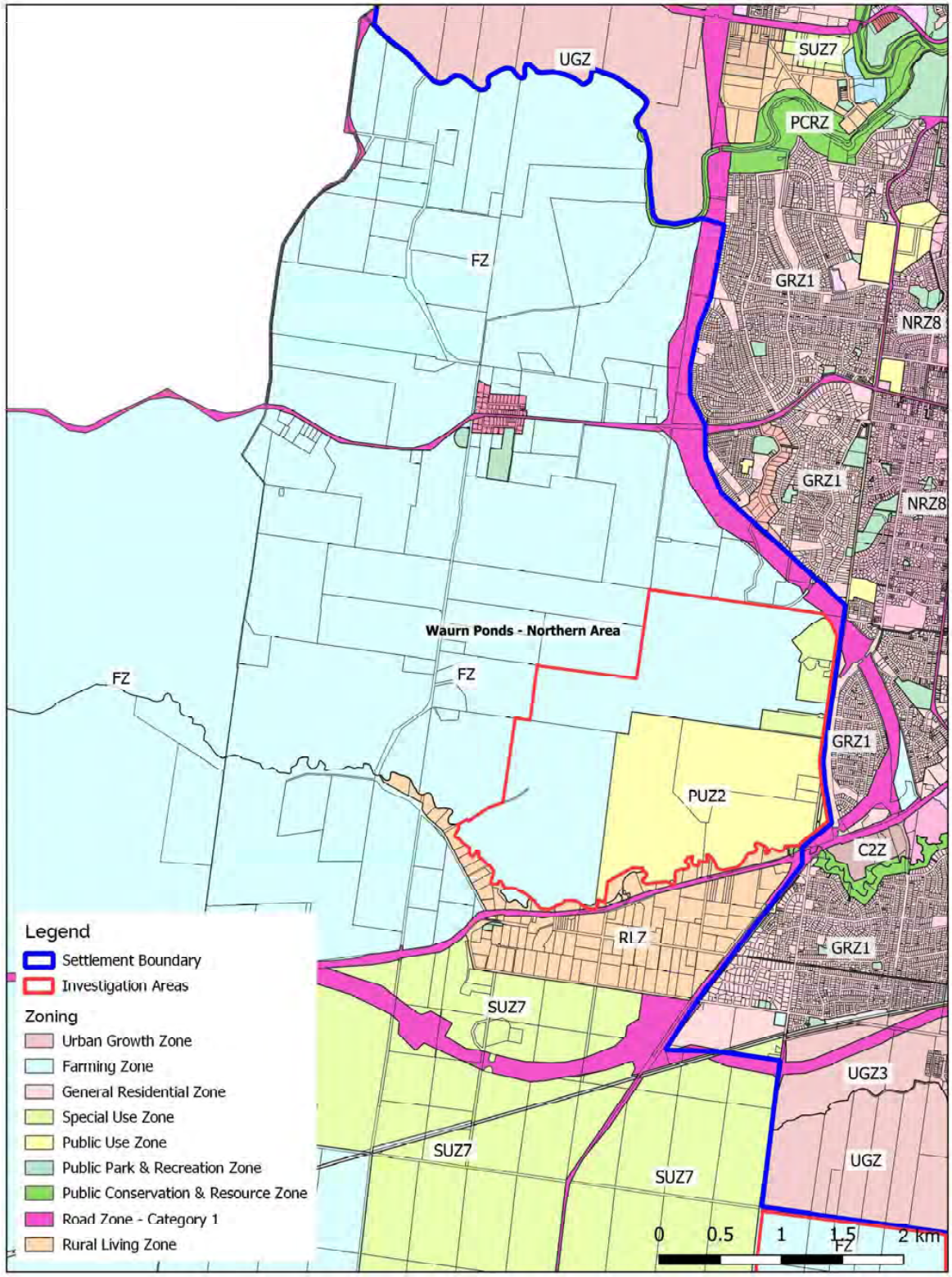


Figure 56. Waurn Ponds North – Zoning Plan.

Geelong Growth Investigation Areas
Waurn Ponds - Northern Area - Overlays

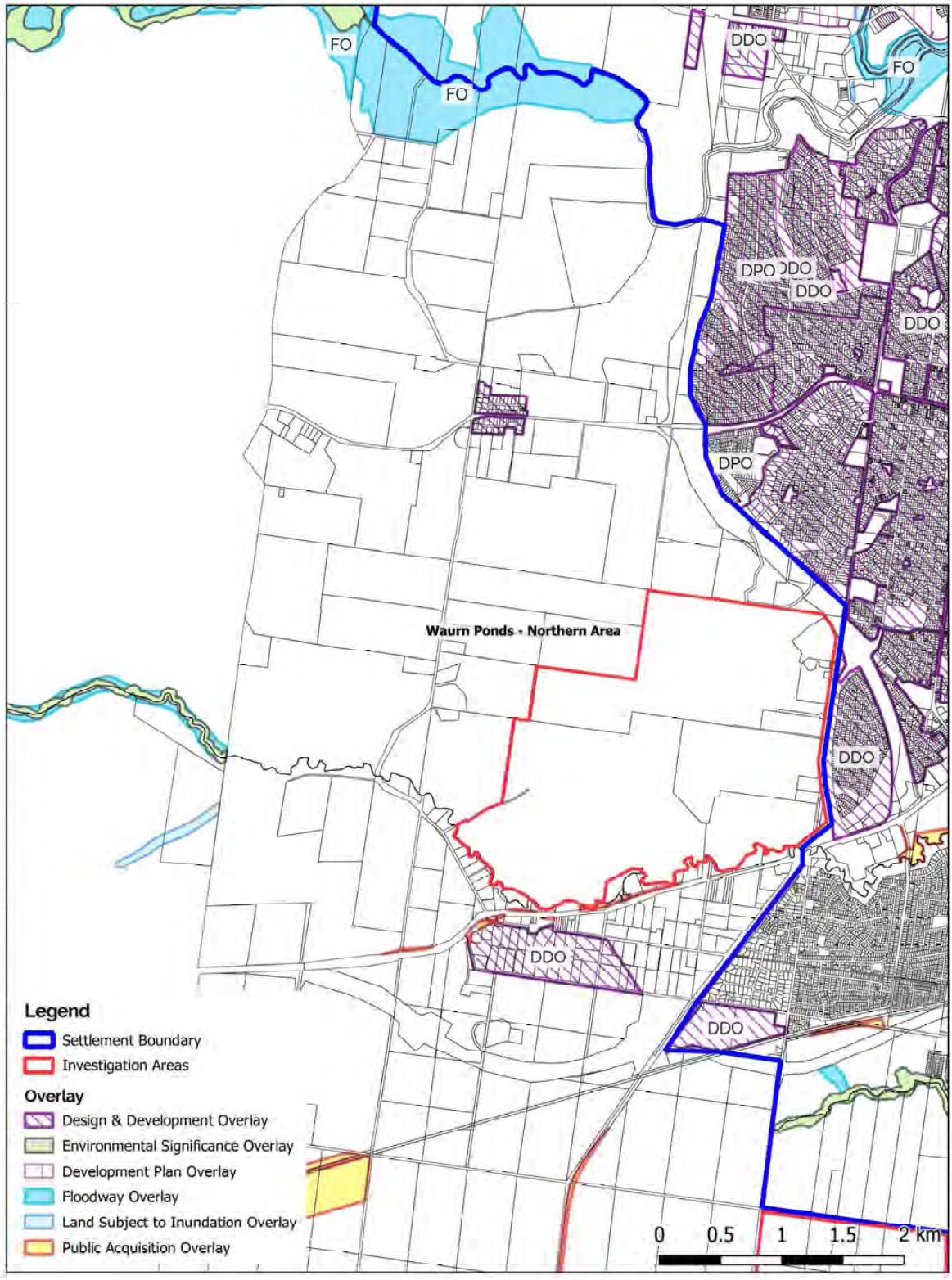


Figure 57. Waurn Ponds North – Overlays Plan 1.

Geelong Growth Investigation Areas
Waurn Ponds Northern Area - Overlays

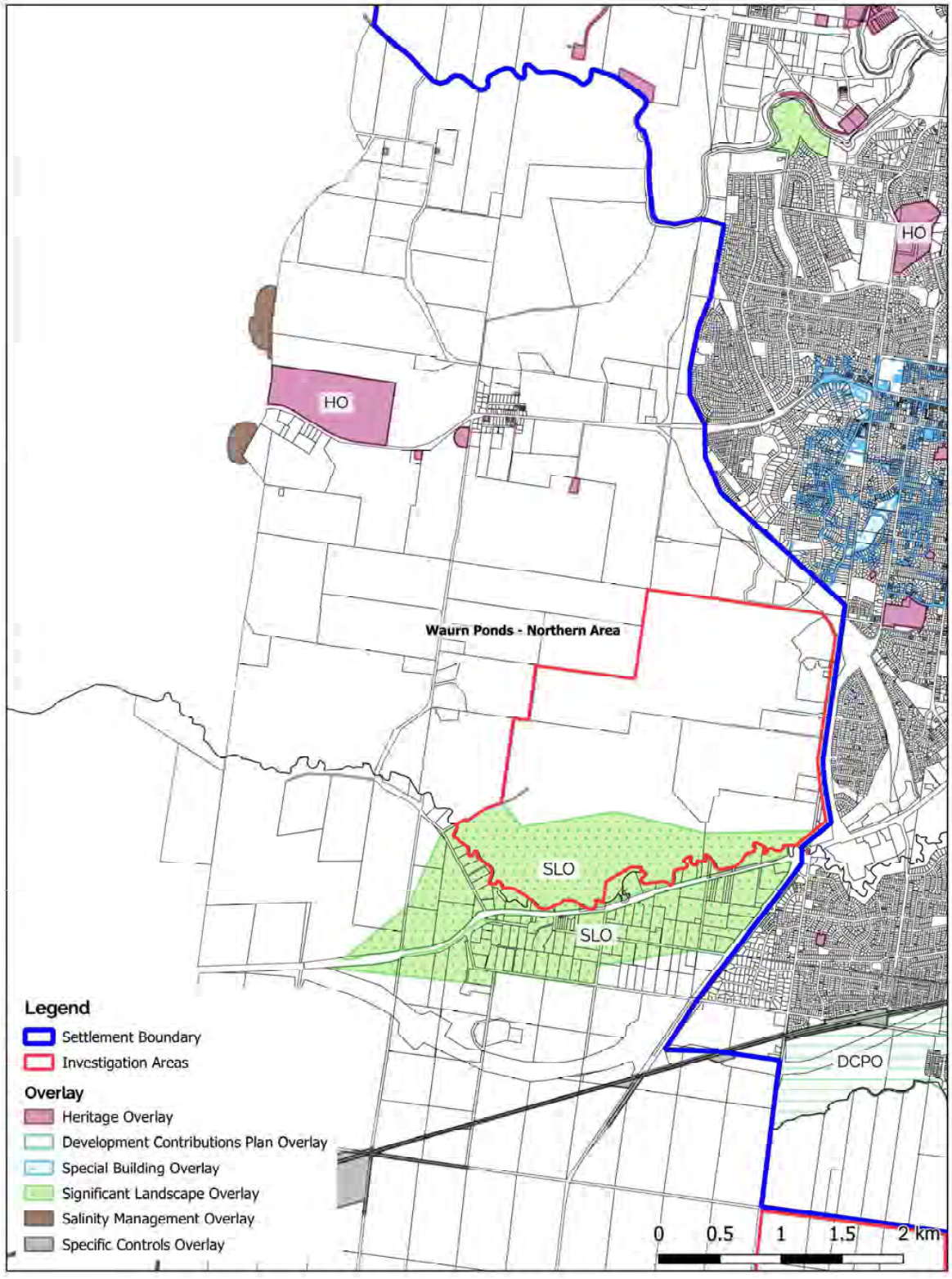


Figure 58. Waurn Ponds North – Overlays Plan 2.

2 - Summary of Recent Submissions in Relation to the Settlement Boundary

We have reviewed the submissions in relation to the Geelong Settlement Strategy (Planning Scheme Amendment C395).

None of the submissions related to land within the Waurn Ponds North area.



Figure 59. Waurn Ponds North – Photo Montage.

3 - Assessment of Investigation Area Against Suitability Criteria

The following is an assessment of the investigation area against the Long Term Boundary Review Decision Criteria.

3.1 Settlement:

Criteria 1.1: Impacts of any proposed changes on the establishment of logical and enduring settlement boundaries (including consideration of natural features, location of major roads and reservations for public utilities).

Pigdons road is reasonably logical and enduring settlement boundary. There are no other natural or artificial features on land further west within the study area that represent an equal or better settlement boundary than this road.

Cochranes Road is the next nearest physical feature that could be considered as an alternative settlement boundary. However, this is some 3km west of the existing boundary, and nominating this as the alternative settlement boundary would result in the creation of a substantial new urban growth area for Geelong. This would also necessitate the provision of significant additional community infrastructure.

The Geelong Settlement Strategy does not support the inclusion of substantial new areas for residential growth within the settlement boundary in this location.

The primary purpose of the settlement boundary is to determine the long term limits to residential growth in the city of Geelong. The existing urban-related uses in the area (e.g., Deakin University, Epworth Hospital, Christian College, Marcus Oldham College) are not residential in nature and they are expected to continue to operate within this area irrespective of whether they are included within the settlement boundary.

The current settlement boundary satisfies this Criteria. Any change to the settlement boundary would have a negative impact on the satisfaction of this criteria.

3.2 Managing Growth:

Criteria 2.1: Impact on the orderly development of the adjoining urban area.

The area adjoining the investigation area is already largely developed (being Highton and Grovedale). Therefore, any alteration to the boundary would not affect the orderly development of the area.

Any change to the settlement boundary would have a neutral impact on the satisfaction of this criteria.

Criteria 2.2: Impact on management of the sequence of development and the early provision of services.

The area adjoining the investigation area is already largely developed (being Highton and Grovedale). Therefore, any alteration to the boundary would not affect sequence of development or the timing of infrastructure provision in the immediate area.

It is anticipated that the properties within the investigation area which are already being used for non-residential urban-related activities will continue to be developed and expanded within this area irrespective of whether they are included within the settlement boundary.

Opportunities may exist to create specialist forms of accommodation associated with one or more of these facilities (e.g. student, patient/ visitor or key worker accommodation). However, any such activities would be ancillary to the primary economic function of the relevant institution as opposed to creating a new urban neighbourhoods within Geelong. Development opportunities of this nature could (if desired) be considered via site-specific controls which are linked to the relevant primary use of the land rather than through an adjustment to the settlement boundary.

Any change to the settlement boundary would have a neutral impact on the satisfaction of this criteria.

Criteria 2.3: Impacts of any proposed boundary changes on the economic provision of other development fronts.

The area adjoining the investigation area is already developed (being Highton and Grovedale) and therefore any change to the settlement boundary would not impact on the economic provision of other development fronts in the immediate vicinity of this area.

However, if any significant new residential growth area was established in this location then it would result in expenditure on growth area infrastructure having to be spread more thinly across a wider area than envisaged under the Settlement Strategy. This would potentially have an adverse impact on the economic provision of other development fronts in the wider Geelong region.

Any change to the settlement boundary would have a negative impact on the satisfaction of this criteria.

3.3 Planning for Places – Distinctive Areas & Landscapes:

Criteria 3.1: Impact on any identified unique features or special characteristics within a declared area.

Land in the investigation area is not located within a Declared Area under the Distinctive Areas and Landscapes legislation.

3.4 Environmental & Landscape Values:

Criteria 4.1 Impact on the protection of biodiversity values.

The investigation area is located within the Otway Plains Bioregion. DELWP Biodiversity mapping indicates that the investigation area contains Grassy Woodlands and Swampy Riparian Woodlands.[1]

Further assessment of any specific ecological values on the investigation area would be required in order to determine the specific ecological values in this location, and the extent to which these might constrain the development potential of this area.

It is possible that a PSP could address biodiversity and native vegetation impacts via a Native Vegetation Precinct Plan.

The impact of any change to the settlement boundary on the satisfaction of this criteria is not known. However, it is possible that any change to the settlement boundary could potentially have a generally neutral impact on the satisfaction of this criteria, as the relevant biodiversity values could potentially be protected by planning and management measures.

Criteria 4.2 Impact on the protection of coastal areas & wetlands.

There is not a coastal area or wetland area within or in close proximity to the area. The closest wetland is Lake Conneware which is located over 9km to the east of the area.

Any change to the settlement boundary would have no impact on the satisfaction of this criteria.

1 See https://maps2.biodiversity.vic.gov.au/Html5viewer/index.html?viewer=NatureKit

Criteria 4.3 Impact on the protection of significant landscapes.

The land on the southern portion of the investigation area is covered by the Significant Landscape Overlay (Schedule 3 – Waurn Ponds Valley). This overlay identifies that the Waurn Ponds Valley is comprised of smoothly rounded hills sloping steeply to a flat-bottomed, meandering river valley. The valley is identified as a strategic location at the westerly entrance to Geelong which contains important view lines and scenic qualities.

The Overlay seeks to ensure the scenic values of the Princes Highway through the Waurn Ponds Valley are not compromised by inappropriate development and to protect and enhance the Waurn Ponds Valley as an entrance feature to Geelong. Altering the settlement boundary in this location would likely contravene the purposes of this overlay.

Any change to the settlement boundary is expected to have a negative impact on the satisfaction of this criteria.

Criteria 4.4 Impact on the preservation of identified urban breaks.

The Geelong Planning Scheme identifies an urban break on the municipal boundary to the west of the investigation area.[2] The investigation area is located a considerable distance from this identified urban break and so residential development in this location would not have any adverse effect on the protection of this urban break.

Any change to the settlement boundary would have a neutral impact on the satisfaction of this criteria.

3.5 Environmental Risks:

Criteria 5.1 Climate change – impacts of coastal inundation & erosion.

The investigation area is not located in a coastal location.

Criteria 5.2 Bushfire risks in the location.

The investigation area is within a Bushfire Prone Area but is not located within or proximate to a Bushfire Management Overlay. Bushfire risk is not likely to be determinative of the suitability of urban development in the area. A Bushfire Management Plan could be prepared to manage the potential adverse effects of development on the bushfire risk in the area.

Any change to the settlement boundary would have a neutral impact on the satisfaction of this criteria

Criteria 5.3 Impacts on/of floodplains.

The investigation area is partially affected by minor flooding on the fringes of Waurn Ponds Creek – refer to Amendment C339 to the Greater Geelong Planning Scheme which seeks to update Flood and Land Subject to Inundation Overlays along this waterway.

Any change to the settlement boundary would have only minor impacts on the satisfaction of this criteria. Further analysis would be required to determine the extent of this impact, and the feasibility of any impact mitigation measures.

2 See - https://planning-schemes.api.delwp.vic.gov.au/schemes/greatergeelong/ordinance/21_mss06_ggee.pdf?_ga=2.261586637.1378271083.1638783549-1127495322.1625462890

Criteria 5.4 Impacts on/of soil degradation.

The Geological Survey of Victoria (1:63,360) Geological Map Series Geelong Sheet indicated that the investigation area was covered by Moorabool Viaduct Sans, Waurn Ponds Limestone with high levels of alluvium.[3]

The Natural Resource Management Mapping of the Corangamite Region indicates that soils in the investigation area are friable black gradational soils with good fertility and water holding capacity.[4]

If development was approved in this area further analysis would be required to investigate the impact development would have on soil degradation.

Any change to the settlement boundary might potentially have a neutral impact on the satisfaction of this criteria, however if development was approved in this area further analysis would be required to investigate soil conditions and the impact development might have on soil degradation.

Criteria 5.5 Impacts on/of erosion & landslip.

Soils in the southern portion of the investigation area are identified as being subject to waterlogging, gully erosion and sodic subsoils.[5]

If development was approved in this area further analysis would be required to investigate the impact development would have on soil erosion.

Any change to the settlement boundary is expected to have a neutral impact on the satisfaction of this criteria, however If development was approved in this area further analysis would be required to investigate soil conditions and the impact erosion and landslip might have on development.

3 See map sheet 9 - http://earthresources.efirst.com.au/categories.asp?cID=33
4 See https://www.ccmaknowledgebase.vic.gov.au/nrmpp/nrmpp_map.php?section=my_region
5 See http://vro.agriculture.vic.gov.au/dpi/vro/coranregn.nsf/pages/soil_landform_units121

Criteria 5.6 Impacts on/of salinity, acid sulfate soils.

The Natural Resource Management Mapping of the Corangamite Region does not identify areas of salinity or acid sulfate soils in the investigation area.[6] The land within the investigation area is located within an area where land-uses that change the hydrology may impact on salinity.[7]

Any change to the settlement boundary could potentially have a negative impact on the satisfaction of this criteria. If development was approved in this area further analysis would be required to investigate soil conditions and the impact salinity and acid sulfate soil conditions might have on development.

Criteria 5.7 Land use compatibility – compatibility with nearby agricultural, industrial, extractive industry, tourism and other established and valued land uses.

The investigation area is adjacent to farmland and so the compatibility between urban and farming uses would be a design consideration. However, incompatibility with adjacent agricultural uses is not likely to be determinative of the suitability of urban development in the area.

The area is located in proximity (700m separation) to the existing Boral/Blue Circle limestone quarry and concrete manufacturing facility. However, Boral has discontinued limestone quarrying at the site, and will soon relocate concrete activities to its new facility at the Port of Geelong. The site is now under active rehabilitation.[8]

There are no other land uses within or near to the site that are likely to present land-use compatibility issues.

Any change to the settlement boundary would have a neutral impact on the satisfaction of this criteria.

6 See https://www.ccmaknowledgebase.vic.gov.au/nrmpp/nrmpp_map.php?section=my_region
7 City of Greater Geelong Salinity Management Overlay Salinity occurrences and mapping, dated March 2008, prepared by Dahlhaus Environmental Geology Pty Ltd.
8 Boral submission to Surf Coast DAL Standing Advisory Committee, 2021.

Criteria 5.8 Impacts on/of major hazard facilities.

There are no major hazard facilities located close to the area.

Any change to the settlement boundary would have no impact on the satisfaction of this criteria.

3.6 Natural Resource Management:

Criteria 6.1 Impact on the protection of agricultural land.

The agricultural land within the area is identified as being within 'Class 4' land capability, meaning that the land is not as inherently capable for intensive soil-based agriculture as other agricultural land within the region.[9]

Any change to the settlement boundary is expected to have a negative impact on the availability of land for agricultural production and therefore the satisfaction of this criteria. However, given the land classification of the area, the impact on the achievement of wider agricultural production objectives would be modest.

Criteria 6.2 Impact on the protection of catchments, waterways, estuaries, bays, and the marine environment, protection of extractive resources.

Residential development within the area could potentially impact on catchments or waterways in the area but these impacts could be readily mitigated through the design of any urban stormwater infrastructure within the area.

Any change to the settlement boundary is expected to have a neutral impact on the protection of nearby catchments and therefore the satisfaction of this criteria.

Criteria 6.3 Impact on the protection of extractive resources.

The area is not identified as an Extractive Industries Interest Area, and there are no quarries located within 1km of the area.

3.7 Heritage:

Criteria 7.1 Impact on presently disclosed Wadawurrung living cultural heritage and values.

The Aboriginal Cultural Heritage Registration Information System (ACHRIS) mapping identifies that there are properties on the southern boundary of the investigation area that contain Areas of Cultural Heritage Sensitivity.[10]

Any change to the settlement boundary is expected to cause material detriment to Wadawurrung tangible and or intangible living cultural heritage, part of which are identified in Areas of Cultural Heritage Sensitivity. Having regard to clause 148 (fd) of the Aboriginal Heritage Act 2006, Council will consult with the Wadawurrung Traditional Owners Aboriginal Corporation if land within this area was to be further considered for inclusion within the settlement boundary..

Criteria 7.2 Impact on known post contact heritage values.

No known sites of post-contact heritage values exist that would be determinative of the suitability of urban development in the area.

9 Assessment of Agricultural Land Capability in Melbourne's Green Wedge and Peri-urban Areas Agriculture Victoria Research Final Technical Report Updated October 2018, prepared by Agriculture Victoria.

10 See https://achris.vic.gov.au/#/onlinemap

3.8 Transport:

Criteria 8.1 Accessibility of the location, including the feasibility and cost of providing adequate public transport and roads access.

The area currently has access to Geelong and the wider region via Pidgons Lane and there are 5 existing bus routes that provide access to Deakin University and nearby facilities within the investigation area.[11] Given this context, the area is relatively accessible and the feasibility and cost of providing adequate public transport and road access is not likely to be significant.

Any change to the settlement boundary would satisfy this criteria.

3.9 Infrastructure:

Criteria 9.1 Ability to cost-effectively provide urban services including both utility, community services and drainage.

The land within the investigation area is in close proximity to a number of schools, community facilities and open space facilities in the adjoining urban area. There is also a shopping centre near to the investigation area. However, these facilities were not originally planned to cater for substantial additional housing growth in this area.

Initial consultation with Barwon Water has identified the following:

- This area would be difficult to service
- This land is a lot higher that the where the existing water network can supply
- The area would need its own water system
- There is no capacity in the existing adjoining sewer system

The technical feasibility and cost-effectiveness of providing additional urban services to cater for additional housing growth in this location has not been examined as part of this desktop review.

However, any change to the settlement boundary in this area is anticipated to have a negative impact on the ability to cost-effectively provide urban services in this area.

11 See https://www.ptv.vic.gov.au/assets/default-site/more/maps/Local-area-maps/Regional/c7de90c6b9/Geelong-Bus-Network.pdf

4 - Response to submissions on the Draft boundary review

One submission was received in relation to land within this investigation area (submission 4.01).

The submitter states that investigation is needed on the potential to extend the boundary to Cochranes Road as Geelong's growth has exceeded expectations to the point that it has been the fastest-growing area in Australia.

The submission considers that including all of the land to Cochranes Road will allow for the planning of future communities around the existing health and education assets within this area. It states that there are precedents for undertaking urban development in landforms similar to this area, and that it is premature to discount the location for urban growth based on limited information about environmental risks and utility servicing studies.

Response:

The focus of this review is to determine whether there are locations along the existing Geelong Settlement boundary where an alternative, more logical and enduring boundary might exist. The review is not intended to revisit the long-term pattern of growth for the City, and the principles for the review (set out in the Geelong Settlement Strategy) state that land supply is not a consideration for this review.

Setting a revised settlement boundary at Cochranes road would result in circa 750+ha of land being added to urban Geelong. A boundary change of this scale would need to be considered in the context of a review of the overall Geelong Settlement Strategy, rather than this current review process.

It is also the author's view that extending the settlement boundary to allow urban development to extend to Cochranes Road would have an adverse impact on identified significant landscapes and agricultural land uses in this location. A number of environmental risks and significant servicing challenges would also need to be addressed.

For the above reasons, it is **recommended** that there be no change to the settlement boundary in this location.

6.6

Waurn Ponds South

1 - Investigation Area Context

1.1 Total area of land within investigation area

261.836 ha (gross land area).

1.2 Definition of investigation area:

The Waurn Ponds South investigation area comprises the existing rural living subdivision and the Boral/Blue Circle quarry land holdings located between the Princes Highway and Waurn Ponds Drive (refer Figure 59 and 60).

The eastern-most rural living lots are adjacent to established residential land in Waurn Ponds (Principle 2). Given that these rural living lots form part of a wider 'rural living' precinct, an investigation area that is larger than just the contiguous land holdings has been selected. Including all of the rural living lots plus the Boral/Blue Circle quarry land holdings into the investigation area enables a more holistic consideration of the settlement boundary options in this location.

1.3 Current Zoning and Overlays:

The land within the investigation area is located within the Rural Living Zone and Special Use Zone Schedule 7 – Earth and Energy Resources. The properties within the investigation area are also partially impacted by the Significant Landscape Overlay – Schedule 3 (Waurn Ponds Valley) and the Design and Development Overlay – Schedule 6 (Waurn Ponds Quarry Environs).

The above zones and overlays are shown at Figures 61 to 63.

A photo montage of the existing site context of the investigation area is shown at Figure 64.

1.4 Investigation Area & Surrounds:

The land within the Waurn Ponds South investigation area is rural in nature and lots in the northern part of the area are highly fragmented. Lots in this area comprise established dwellings in a relatively high quality semi-rural setting. There are a number of wineries located in northern section as well as the Waurn Ponds Community Hall and Tennis Court.

The southern part of the investigation area comprises the Boral/Blue Circle quarry land holding which is undergoing rehabilitation works. Land to the north of the investigation area contains the following uses:

- Deakin University
- Epworth Hospital
- Christian College Geelong Senior School
- Marcus Oldham College

To the east of the investigation area is the suburb of Waurn Ponds which comprises an established residential area as well as the Waurn Ponds Shopping Centre.

Geelong Growth Investigation Areas
Waurn Ponds - Southern Area Investigation Area

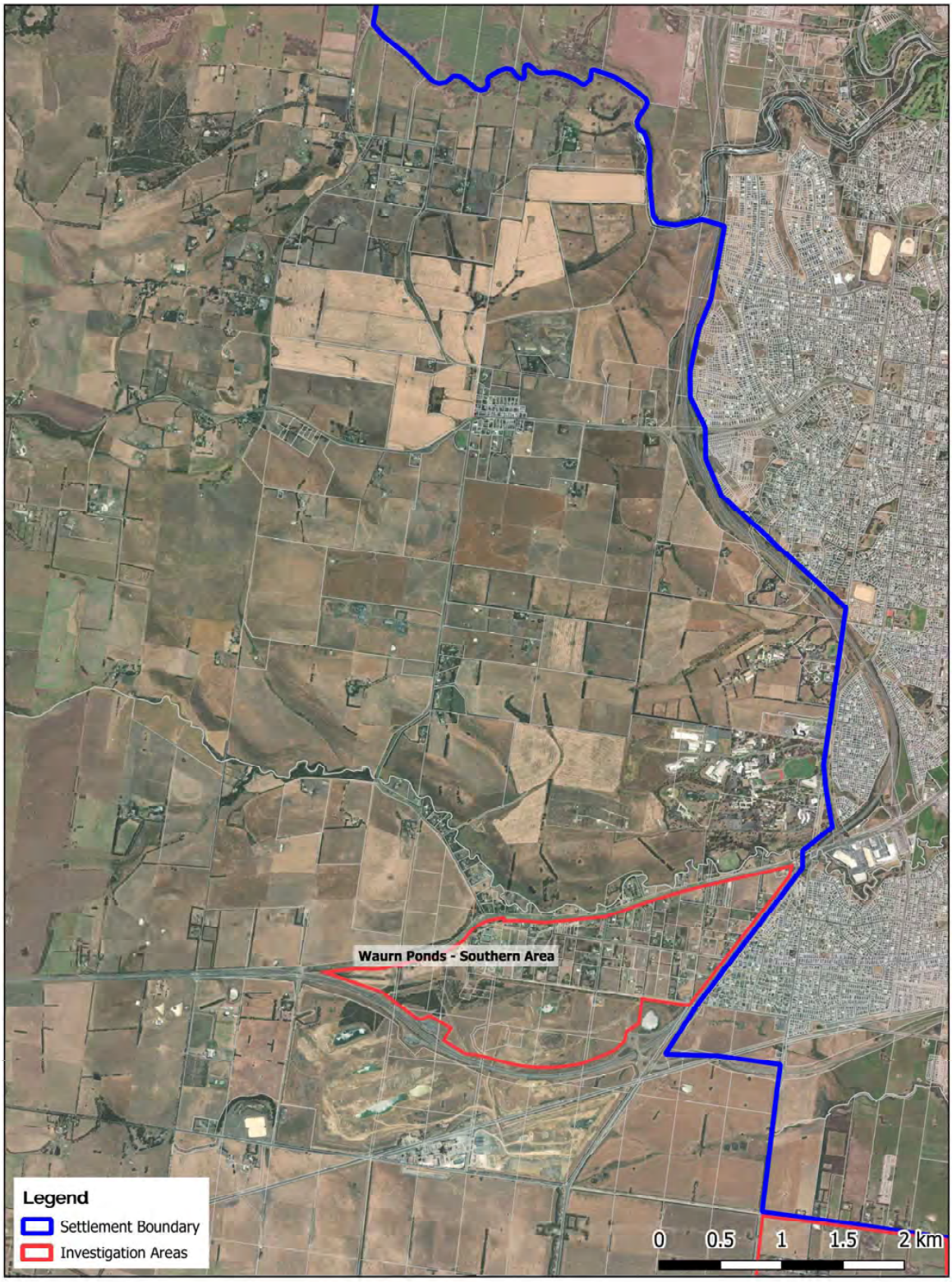


Figure 60. Waurn Ponds South – Aerial Cadastral Plan.

Geelong Growth Investigation Areas
Waurn Ponds - Southern Area Investigation Area

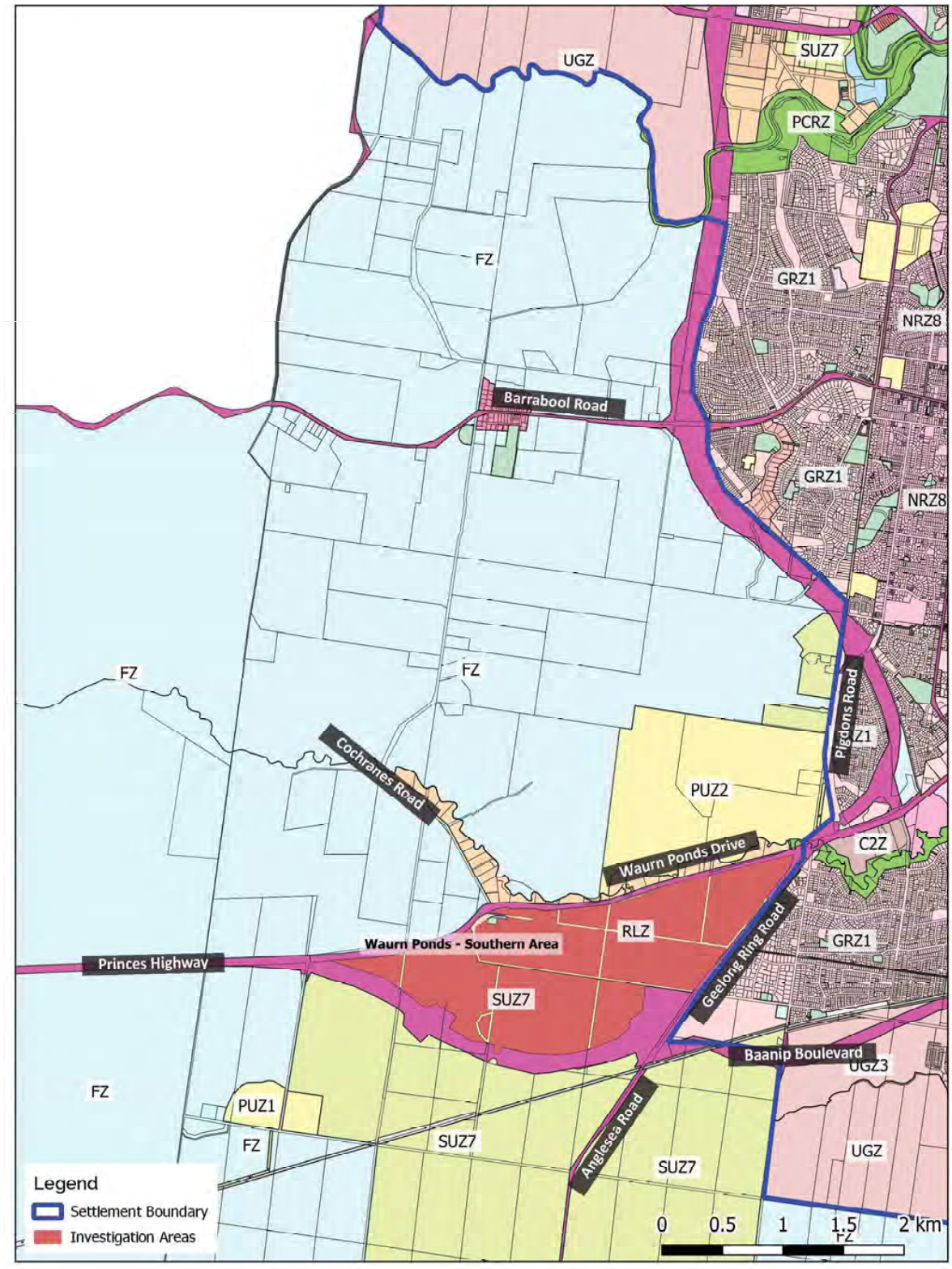


Figure 61. Waurn Ponds South – Investigation Area Plan.

Geelong Growth Investigation Areas
Waurn Ponds - Southern Area - Zoning

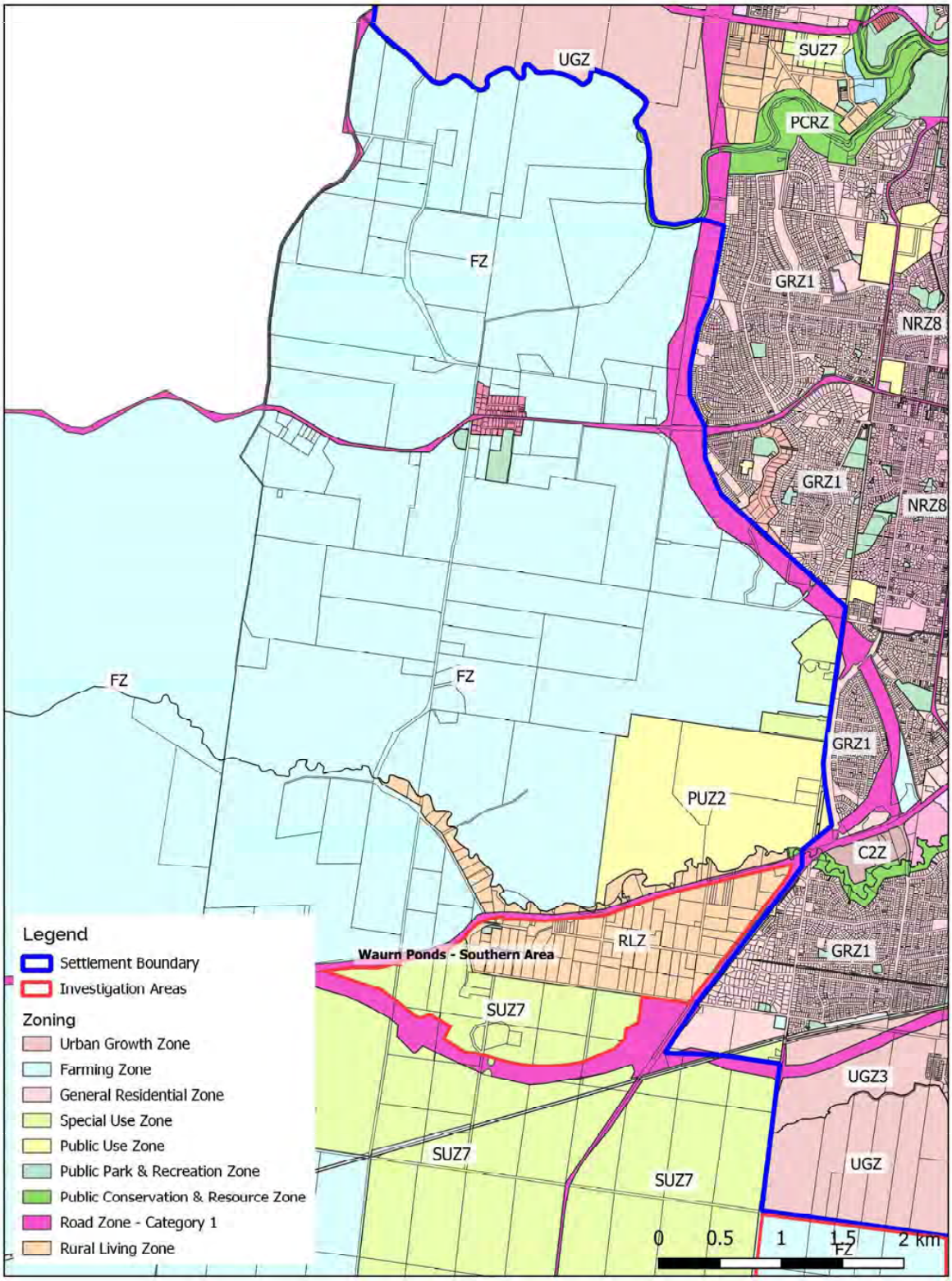


Figure 62. Waurn Ponds South – Zoning Plan.

Geelong Growth Investigation Areas
Waurn Ponds - Southern Area - Overlays

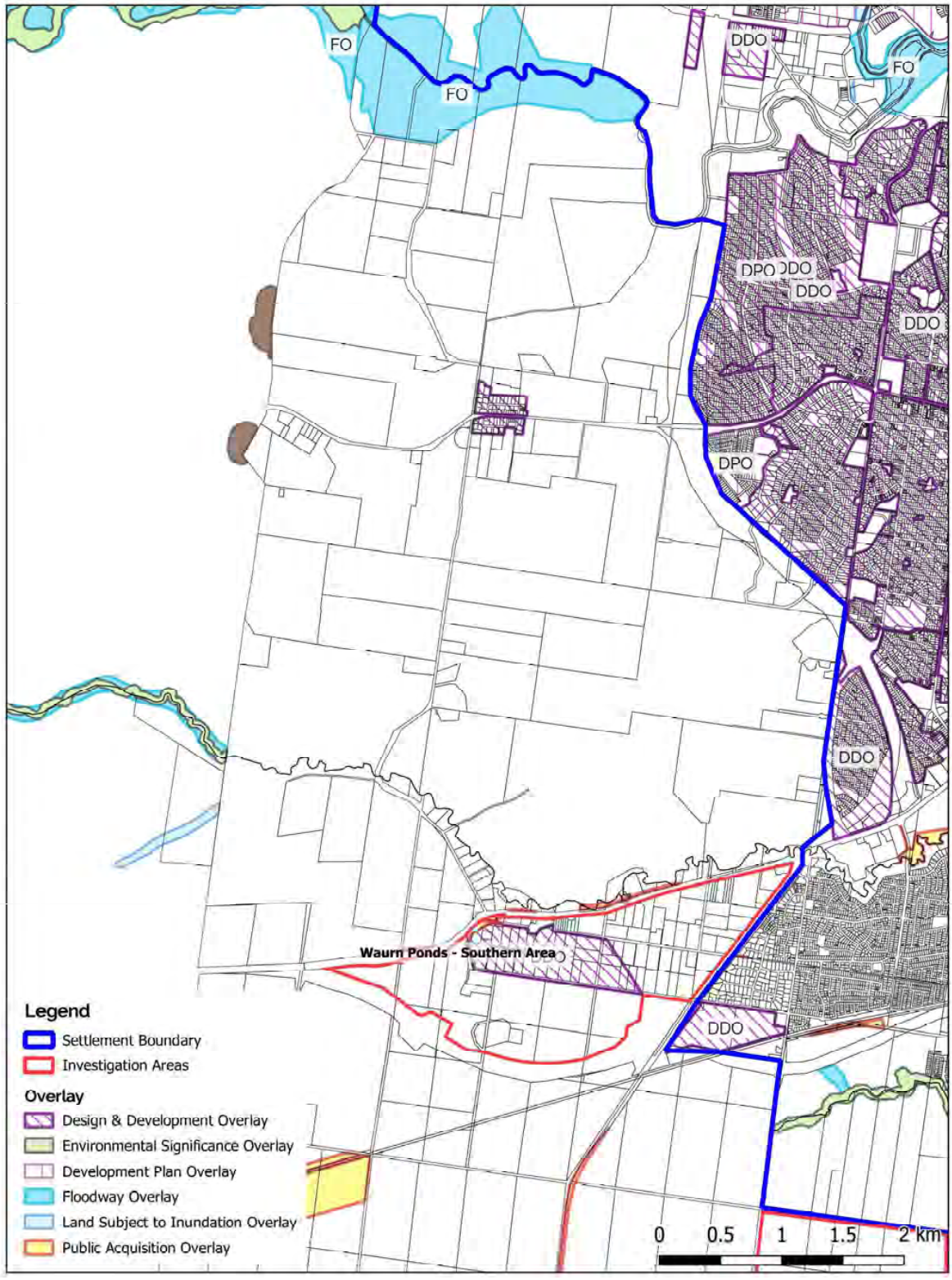


Figure 63. Waurn Ponds South – Overlays Plan 1.

Geelong Growth Investigation Areas
Waurn Ponds - Southern Area - Overlays

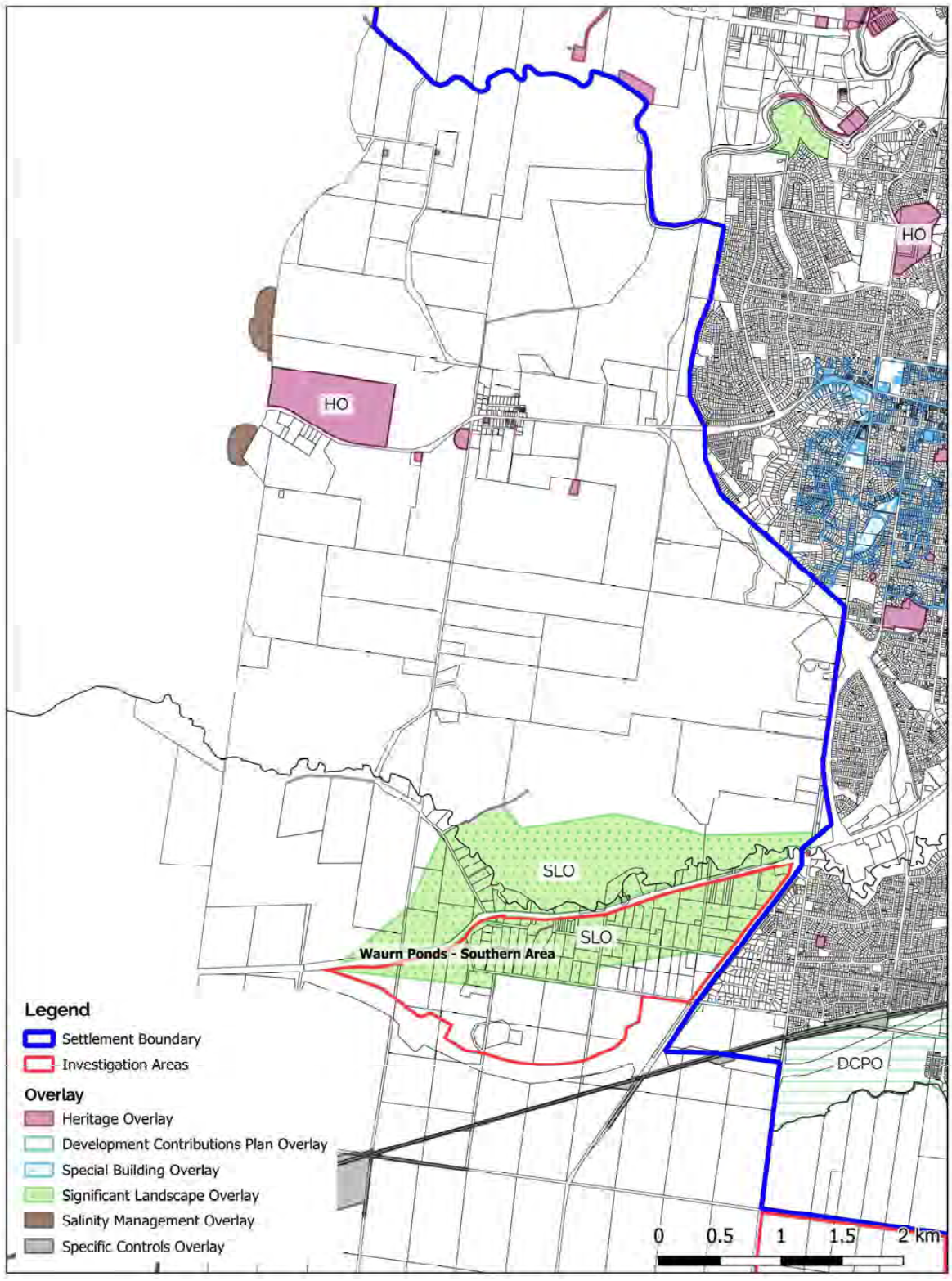


Figure 64. Waurn Ponds South – Overlays Plan 2.



Figure 65. Waurn Ponds South – Photo Montage.

2 - Summary of Recent Submissions in Relation to the Settlement Boundary

Boral made the following submission to the Geelong Settlement Strategy (Planning Scheme Amendment C395) relating to land within the Waurn Ponds North area:

The Boral land holdings (including land north of the Princes Freeway) should:

> *(a) be rezoned to Urban Growth Zone; and*
> *(b) designated in local policy (either as revisions to the Settlement Strategy and Northern and Western Geelong Growth Areas Framework Plan, or separately) as -*
> *i. a growth area;*
> *ii. within the Urban Growth boundary.*

The Independent Panel that considered submissions to Amendment C395 concluded the following in respect to this submission:

- *The Boral land could be designated in the Settlement Strategy for further investigation to meet the municipality's future housing needs at the end of its extractive use and resolution of the DAL process.*
- *There is insufficient strategic justification for the Boral land to be identified as a growth area or rezoned to Urban Growth Zone as part of this Amendment.*

[Boral also made submissions to the Surf Coast DAL Standing Advisory Committee regarding the Protected Settlement Boundary proposed in the draft Statement of Planning Policy. Whilst this submission references both the northern and southern Boral land holdings, the submission largely deals with the southern land holding within the Surf Coast DAL area, which Boral submitted should be identified as urban in the Statement of Planning Policy.]

3 - Assessment of Investigation Area Against Suitability Criteria

The land within the Rural Living Zone in this investigation area is designated as a 'Rural Living Area' under the Geelong Settlement Strategy.

This Strategy identifies this area as 'no expansion' (refer Figure 65) and it contains a Direction to limit rural-living developments to the existing zoned land.

The Strategy also notes the following in relation to rural living activities:

> *"These areas provide lifestyle and housing choice, but are considered inefficient to service and residential development is generally contrary to the objective of maintaining a farmed, rural landscape in these areas."*

The Geelong Settlement Strategy does not support expansion of rural living activities beyond the existing Rural Living zone boundary in this location nor does it support the conversion of this area from rural living to urban living.

Given the above policy settings, this investigation area has not been subject to a detailed assessment against the settlement boundary assessment criteria.

However, the following is a broad assessment of this investigation area against the relevant assessment criteria:

- The Princes Highway is a logical and enduring settlement boundary in this location. There are no features within the investigation area that represent a more logical or enduring boundary than this. Inclusion of the entire investigation area into the settlement boundary would create a narrow and relatively isolated peninsula of urban development that would neither be large enough to function as a self-contained neighbourhood nor be well connected to facilities within the existing urban area (Criteria 1.1).
- The northern part of the investigation areas (land within the RLZ) forms part of a significant rural landscape, recognised under the Greater Geelong Planning Scheme (SLO3 – Waurn Ponds Valley). This overlay identifies that the Waurn Ponds Valley is comprised of smoothly rounded hills sloping steeply to a flat-bottomed, meandering river valley. The valley is identified as a strategic location at the westerly entrance to Geelong which contains important view lines and scenic qualities. The overlay seeks to ensure the scenic values of the Princes Highway through the Waurn Ponds Valley are not compromised by inappropriate development and to protect and enhance the Waurn Ponds Valley as an entrance feature to Geelong.
- The existing rural living development within this area is generally compatible with the landscape character objectives contained within SLO3. However urban residential development would create a significant intrusion into scenic values of this existing valued landscape setting (Criteria 4.3).
- The land on the southern portion of the investigation area is covered by the Significant Landscape Overlay (Schedule 3 – Waurn Ponds Valley. Altering the settlement boundary in this location would likely contravene the purposes of this overlay.
- This area is also located between the existing settlement boundary and the urban break identified in the Geelong Settlement Strategy. Urban residential development would have an adverse effect on the landscape character of this urban break (Criteria 4.4).
- Whilst this area is located relatively close to the Waurn Ponds Train station, the design of the Princes Freeway does not make provision for direct road or public transport access to the station from this location. The area is located over circa 3km by road away from this station (Criteria 8.1).

- Land within the investigation area is highly fragmented and converting this area from rural to urban residential would present many challenges from both a sequencing and servicing perspective (Criteria 8.2).

- The area is not of sufficient scale to be able to create a new residential neighbourhood and therefore the cost-effectiveness and sustainability of delivering utility and community services to this area is likely to be a significant challenge (Criteria 8.2).

- Given the area's relative isolation from the existing urban areas of Geelong, inclusion of this area within the settlement boundary would necessitate the provision of additional community infrastructure, which is inconsistent with one of the 5 main principles established to guide the Long Term Boundary review under the Geelong Settlement Strategy.

Initial consultation with Barwon Water has identified the following:

- This area would be difficult to service
- This land is a lot higher that the where the existing water network can supply
- The area would need its own water system
- There is no capacity in the existing adjoining sewer system

Whilst the land to the south of the RLZ is not fragmented, it is more remote from urban services and facilities than the RLZ land. If the existing RLZ remains used for rural living purposes, then the land to its south would not be suitable for urban residential development for the following reasons:

- The area is not contiguous with established or planned future urban residential areas.
- The area is not well connected to established or planned urban residential areas – it is isolated from urban Geelong by the Princes Freeway and existing rural living area.
- On its own, the area is not of a sufficient size to support the range of social infrastructure needed to support a self-contained neighbourhood.

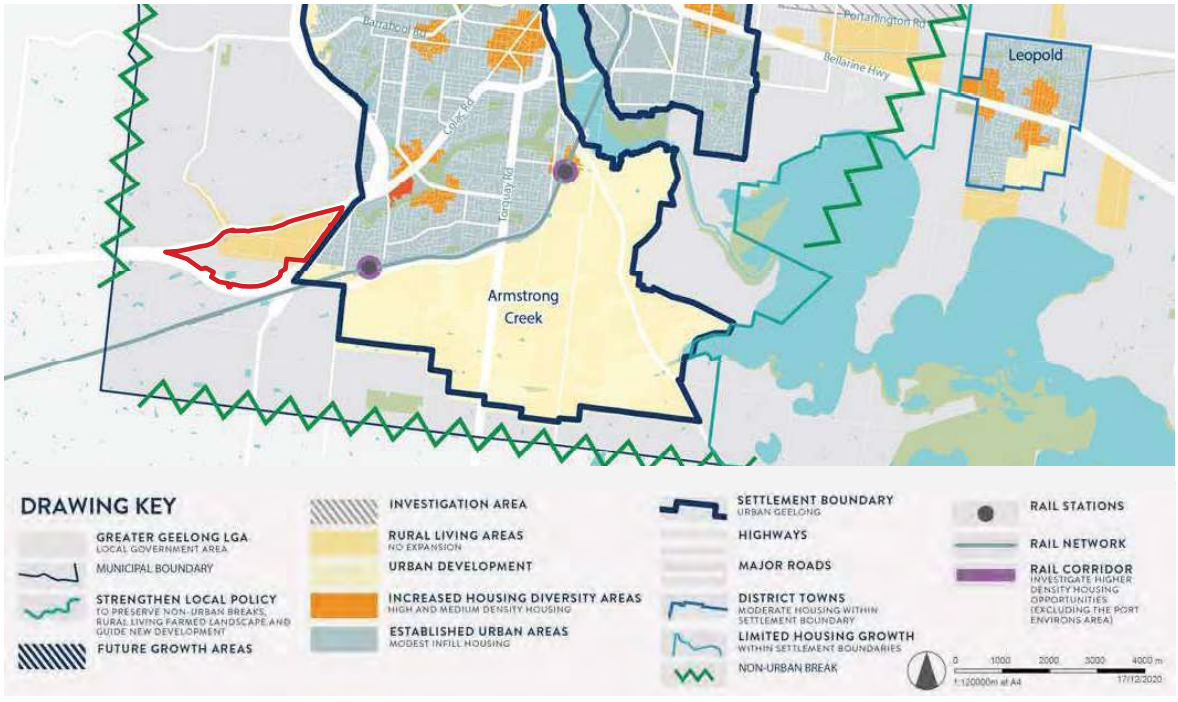


Figure 66. Extract from Geelong Settlement Strategy, Figure !A (Waurn Ponds South investigation area shown in red).

4 - Response to submissions on the Draft boundary review

Two submissions were received in relation to land within this investigation area (submissions 4.02 & 4.03).

Submission 4.02 states that Boral's northern land parcel should be considered for inclusion in a long term settlement boundary to allow for the development of a modern business park including a mix of commercial, community and residential uses. It notes that (contrary to the assessment contained in this report) this land is well connected to urban services including road, rail and recreation facilities.

Response:

It is acknowledged that Boral's northern land parcel adjoins the Geelong Ring Road and rail line, and that it is relatively close to urban services within Waurn Ponds and Armstrong Creek. However the road and rail lines are currently a barrier to connecting this land to the urban areas immediately east and south-east of the site, and the land to the north of the site is developed for rural living purposes that is (in the author's view) not suitable for further redevelopment given the landscape setting of these allotments.

The original report observed that if the existing RLZ remains used for rural living purposes, then the land to its south (the Boral land) would not be suitable for urban residential development for the following reasons:

- The area is not contiguous with established or planned future urban residential areas.
- The area is not well connected to established or planned urban residential areas – it is isolated from urban Geelong by the Princes Freeway and the existing rural living area.
- On its own, the area is not of a sufficient size to support the range of social infrastructure needed to support a self-contained neighbourhood.

Submission 4.02 does not contain new facts or arguments that would lead us to reach any different conclusion to the above.

Submission 4.03 requests that all of the current RLZ land be rezoned to LDRZ or alternatively that the RLZ schedule be revised to allow modest increases in land subdivision in this location.

The focus of this review is on determining whether there is a need to consider any alternative locations for Geelong's long term settlement boundary (and, if so, in what form that should take). Considering a change in zoning from RLZ to LDRZ (or to lot sizes within the existing zoning) is outside the scope of this review.

For the above reasons, it is **recommended** that there be no change to the settlement boundary in this location.

6.7

Lara North

1 - Investigation Area Context

1.1 Total area of land within investigation area

184.294 ha (gross land area).

1.2 Definition of investigation area:

The investigation area in Lara North has defined by the parcels which are contiguous with the Urban Growth Zone land to the south of the existing settlement boundary (Principle 2) (refer Figures 66 and 67).

Consideration was given as to whether parcels beyond the contiguous area should be included within the investigation area as a means to establish more logical and enduring boundary. However, the size and layout of land parcels north of the contiguous lots would mean that the investigation area boundary would need to extend up to the Special Use Zone land, which is circa 1.7km north of the existing settlement boundary (circa 450ha in area).

This would represent a land area large enough to create an entirely new large neighbourhood within Lara. One of the principles guiding this review is that land must be able to rely on existing facilities and services and not create the need for additional or new community infrastructure that would be required for a new residential node. The inclusion of the land north of the lots contiguous with the current settlement boundary would not satisfy this principle due to land area considerations alone.

As such the investigation area has been confined to the lots which are contiguous with the Urban Growth Zone in this location.

1.3 Current Zoning and Overlays:

The land within the investigation area is located within the Farming Zone (refer Figure 68).

The properties within the investigation area are also partially impacted by the Flood Overlay (refer Figures 69 and 70 for affecting and nearby overlays).

A photo montage of the existing site context of the investigation area is shown at Figure 71.

Geelong Growth Investigation Areas
Lara North Investigation Area

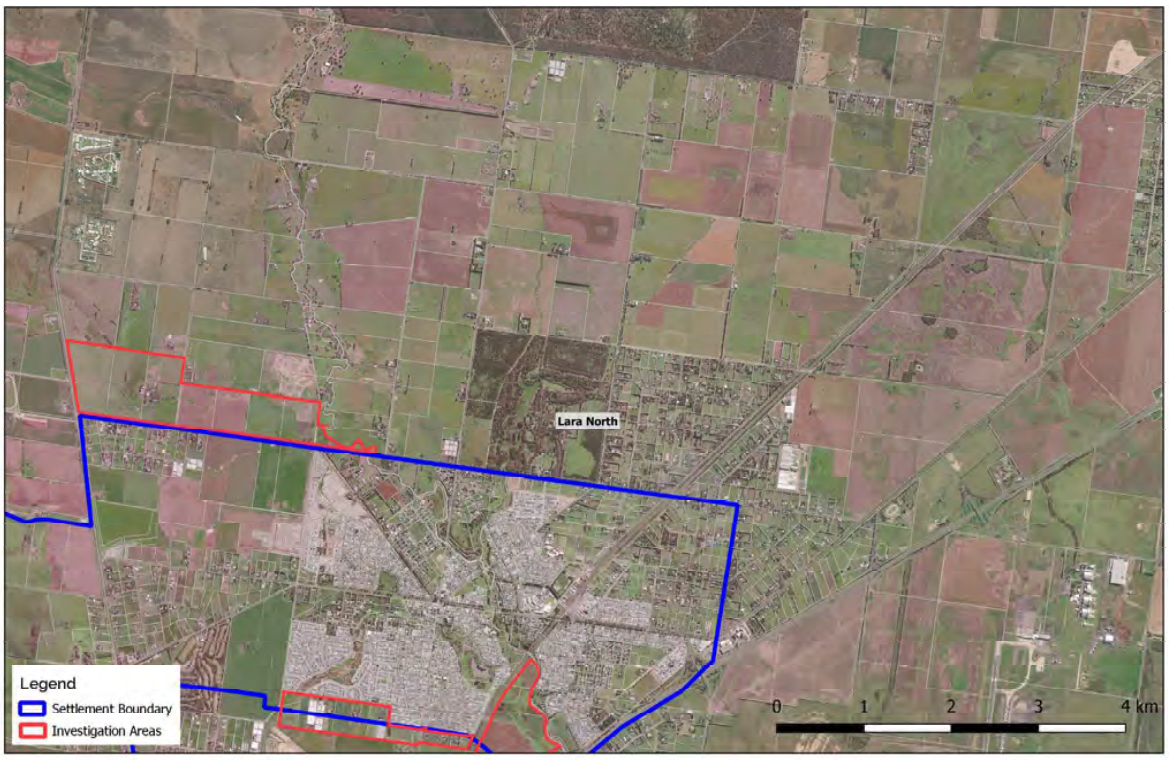


Figure 67. Lara North – Aerial Cadastral Plan.

Geelong Growth Investigation Areas
Lara North Investigation Area

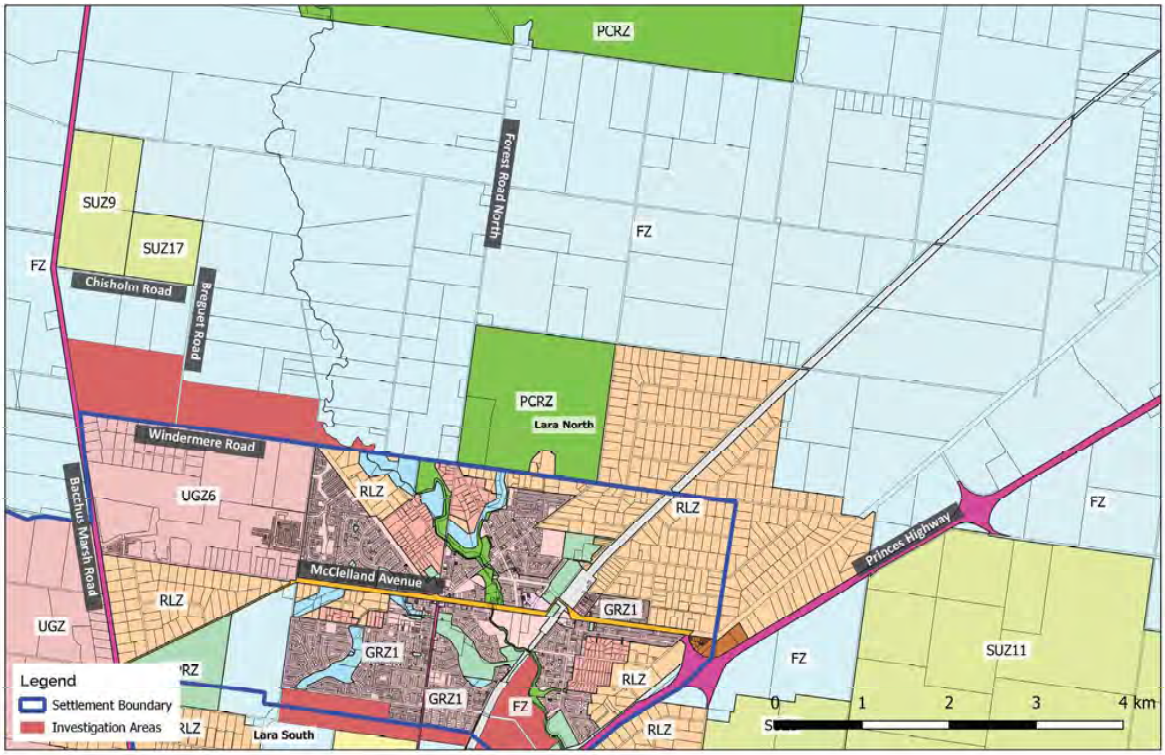


Figure 68. Lara North – Investigation Area Plan.

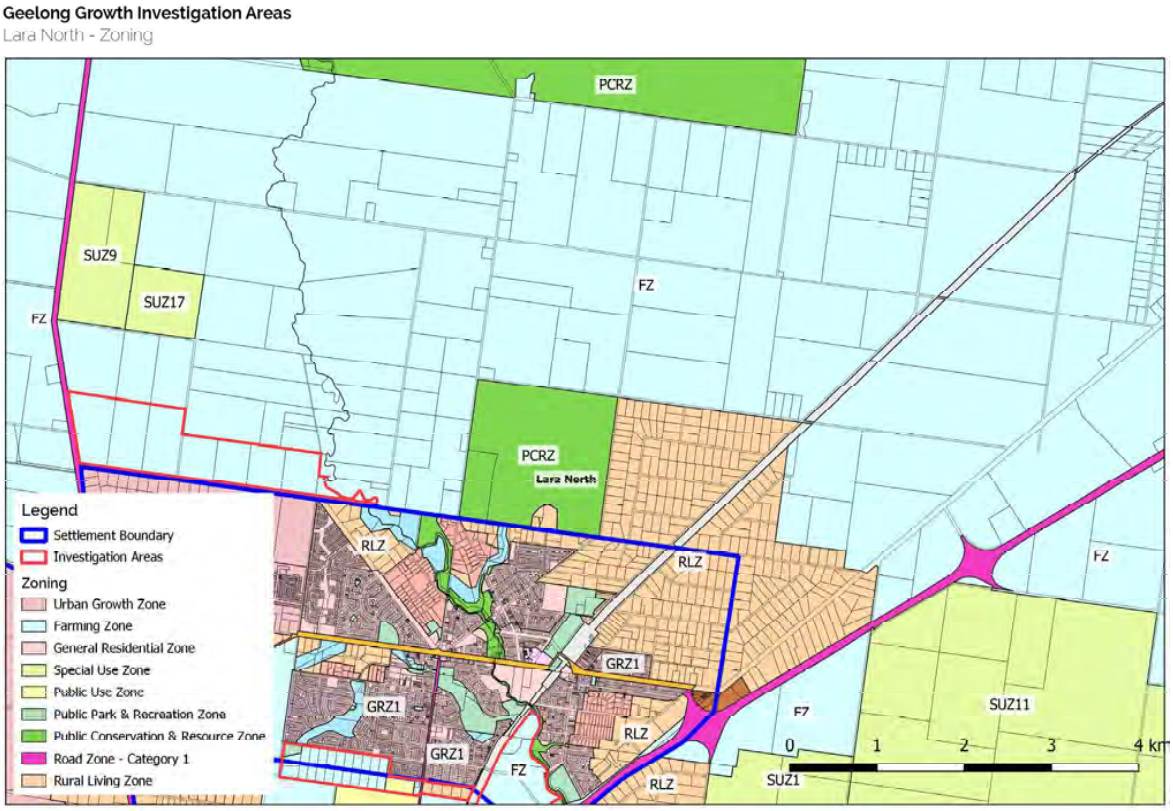


Figure 69. Lara North – Zoning Plan.

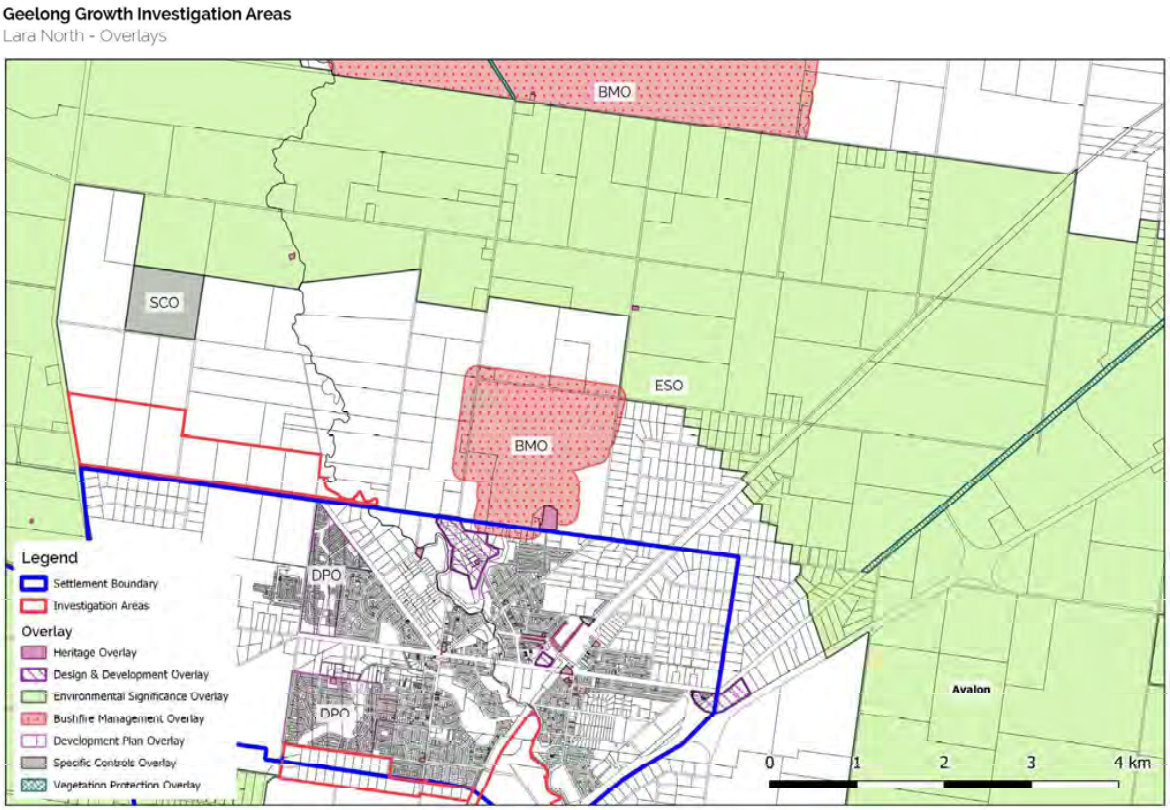


Figure 70. Lara North – Overlays Plan 1.

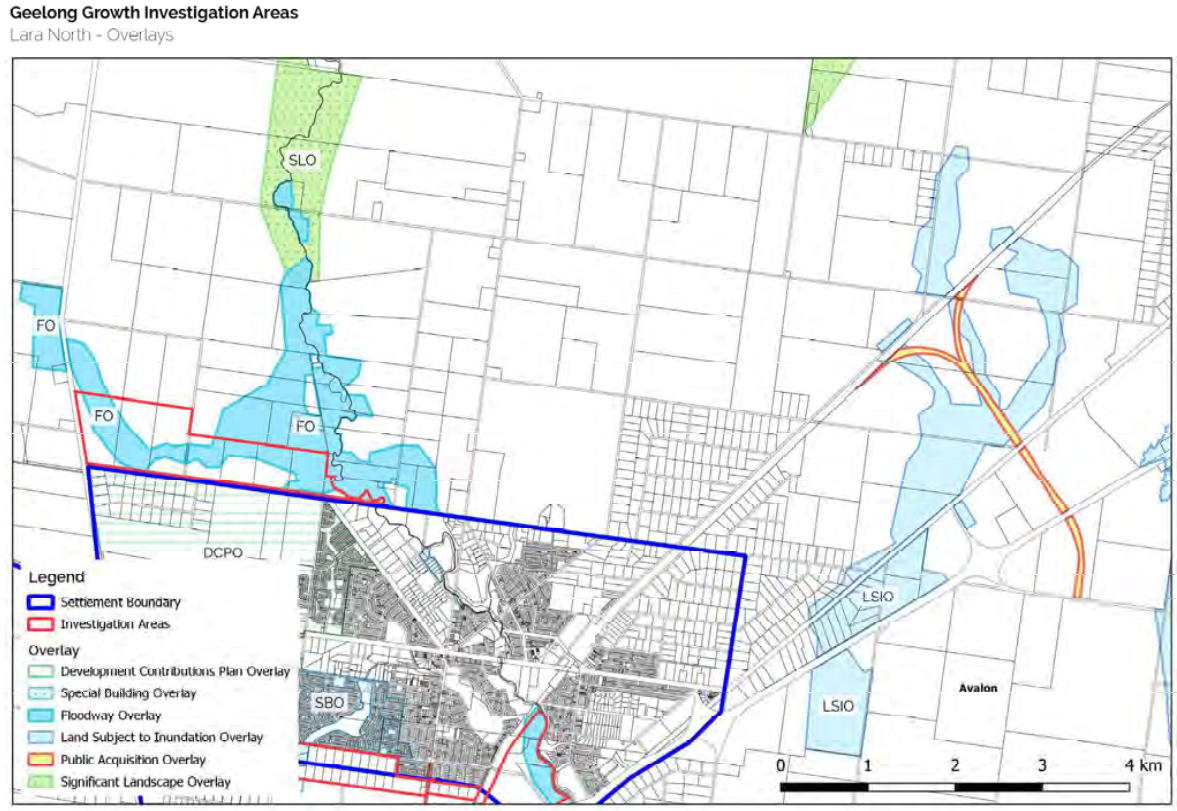


Figure 71. Lara North – Overlays Plan 2.



Figure 72. Lara North – Photo Montage.



Figure 73. Lara West Precinct Structure Plan - Plan 5: Future Urban Structure (CoGG, 2013).

1.4 Investigation Area & Surrounds:

The land within the Lara North investigation area is rural in nature. Three of the properties contain existing dwellings and a number of sheds.
The southern property boundaries of the western side of the investigation area are delineated by a dry stone wall. This wall is not protected by a Heritage Overlay under the Geelong Planning Scheme.

High voltage transmission lines traverse the land on the eastern side of the investigation area in a north-south direction.

The You Yangs are located approximately 2km to the north of the investigation area and are visible from all of the properties.

The Serendip Sanctuary Wetlands are located approximately 1km to the east of the investigation area.

The land to the south of the investigation area is located within the Lara West Precinct Structure Plan (PSP) (refer Figure 72). The PSP identifies the following uses within the precinct:

- Conventional residential across the majority of the precinct with small pockets of medium density;
- One government secondary school;
- One government primary school;
- One private primary school;
- An employment precinct;
- A neighbourhood activity centre;
- A local activity centre;
- Two community facilities;
- A sports reserve and a number of small local parks.

2 - Summary of Recent Submissions in Relation to the Settlement Boundary

A submission was made by the landowner of 540 Flinders Lane, Lara in relation to the Geelong Settlement Strategy (Planning Scheme Amendment C395). The site's proximity to our study area is shown within Figure 73 below.

The landowner submission identifies that the site "poses a significant opportunity to complement the recent and future residential growth and economic development of the surrounding area". They note the site's location within the Avalon Corridor Strategy and that the site can leverage off the growth of the Avalon Airport, providing for accommodation and a unique tourism experience.

The focus of the Long Term Boundary review is to review the existing settlement boundary and make recommendations on any potential minor changes to resolve illogical or anomalous settlement boundaries.

This land holding is located circa 4km from the investigation area boundary and therefore has not been assessed as part of this review.

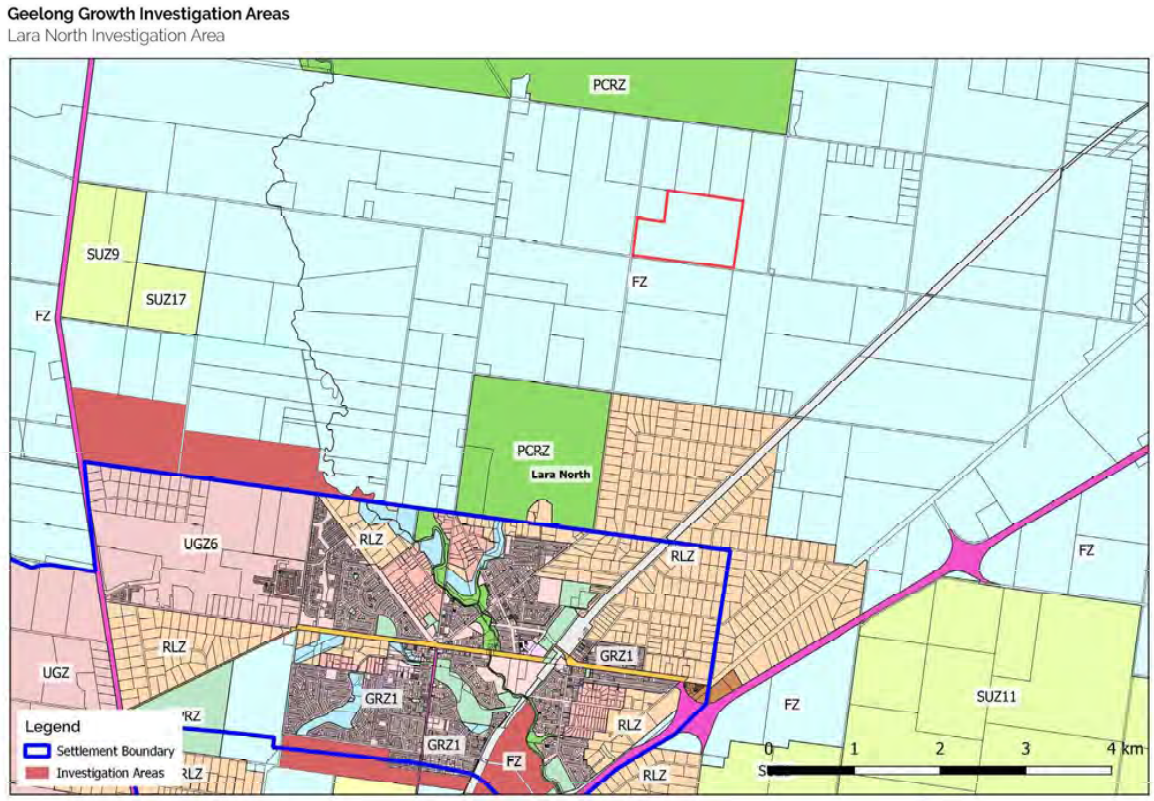


Figure 74. Lara North Investigation Area Plan, with 540 Flinders Lane, Lara shown centre-north.

3 - Assessment of Investigation Area Against Suitability Criteria

The following is an assessment of the investigation area against the Long Term Boundary review Decision Criteria.

3.1 Settlement:

Criteria 1.1: Impacts of any proposed changes on the establishment of logical and enduring settlement boundaries (including consideration of natural features, location of major roads and reservations for public utilities).

The existing settlement boundary is located on Bacchus Marsh Road to the west and Windermere Road to the north. The alternative boundary considered in this review is located along Bacchus Marsh Road to the west and a cadastre to the north and Hovells Creek to the east. There are no natural features (other than Hovells Creek) in direct proximity to the investigation area.

The definition of a settlement boundary along a cadastre is less logical and enduring than the use of an existing road such as Windermere Road. Whilst future urban development within any revised settlement boundary could create a new local road edge along to its north, this would still be a less prominent and enduring boundary than Windermere Road, which stretches for 7 kilometres between Bacchus Marsh Road and the Melbourne-Geelong rail line.

The current settlement boundary satisfies this Criteria. Any change to the settlement boundary in this location would have a negative impact on the satisfaction of this criteria.

3.2 Managing Growth:

Criteria 2.1: Impact on the orderly development of the adjoining urban area.

Inclusion of land within the investigation area into the settlement boundary could have an adverse impact on the orderly development of land within the Lara West Precinct Structure Plan in that the release of additional greenfield residential land in the investigation area could delay the residential redevelopment of smaller land holdings in Patullos Road and West Gateway areas within the Lara West PSP. This in turn would impact on the ability to fund and deliver the full range of infrastructure anticipated for this precinct under the PSP and associated DCP.

Inclusion of land within the investigation area into the settlement boundary is also expected to have an impact on the orderly provision of social infrastructure in the Lara West area.

Using the social infrastructure benchmarks set out in the methodology chapter of this report, the potential for residential development to generate demand for additional infrastructure in Lara West has been assessed.

The Lara West PSP will result in the creation of a large residential neighbourhood located 3+ kilometres from the centre of the Lara Township. The PSP area is anticipated to accommodate circa 4000 dwellings when fully developed. The PSP has been drafted based on integrated neighbourhood design principles and it makes provision for a neighbourhood activity centre, 2 community centres, a secondary and 2 primary schools and sporting reserves. This infrastructure has been determined as what is needed to support a community of circa 4000 dwellings.

The investigation area has a gross area of 184 ha and could potentially accommodate a further circa 2000 dwellings. Inclusion of the investigation area land within the settlement boundary will generate demands for additional infrastructure that have not been factored in to the infrastructure proposed within the Lara West PSP.

We have undertaken an assessment of the effect on the requirement for community infrastructure based on the additional land being added to the catchment of the Lara West PSP. The results of the assessment are outlined below in Table 2.

Inclusion of additional dwellings in the investigation area is anticipated to generate an additional demand for school, community and active open space facilities in Lara West.

The land area within the investigation area is not sufficient to accommodate (or most likely fund) the full range of social infrastructure needed to support an additional 2000 dwellings, and there is limited scope for the infrastructure needed to support this growth to be provided within the Lara West PSP.

For the above reasons, inclusion of the investigation land is considered likely to affect the orderly planning and development of the wider Lara West area.

Any change to the settlement boundary would have a negative impact on the satisfaction of this criteria.

Table 2. Assessment of effect on the requirement for community infrastructure based on additional land being added to the catchment of the Lara West PSP.

RESULTS:	Assessed need for Lara West PSP plus residents in investigation area - based on VPA benchmarks	PSP Provision	Shortfall based on Benchmarks ?
Govt primary	2	1	Yes – Would require further assessment and liaison with DET to determine if shortfall acceptable having regard to capacity of other schools etc
Govt secondary	0.7	1	No
Level 1 community	2.1	2 unclear from information what level	Yes – additional facility likely required
Level 2 community	0.9		
Active Open Space	2.9	1	Yes Additional AOS required

Criteria 2.2: Impact on management of the sequence of development and the early provision of services.

The Lara West PSP anticipates that development will be staged from east to west, although the work has commenced on the Austin estate in the south-west corner of this PSP area.

The Lara West PSP was prepared in 2013 and to date only limited development has commenced within this area. It is understood that resolving the design and delivery of stormwater assets within the PSP has delayed commencement of development, but that this matter is now largely resolved and the rate of development in the Lara West precinct is expected increase in coming years.

Inclusion of land within the investigation area into the settlement boundary could potentially have an adverse impact on the sequencing of development across Lara West and therefore the early provision of infrastructure in the Lara West PSP/DCP area, depending on the timing of any development occurring in the investigation area relative to the timing of land within the Lara West PSP being fully developed.

If the development of land within the Lara West PSP area was delayed as a result of additional residential land being released in the investigation area then the rate of development contributions and works in kind infrastructure delivered by development within the PSP would also be delayed.

However, this impact could be managed by delaying the rezoning and preparation of any PSP within this area until the point that enough of the land within the Lara West PSP has been developed.

Any change to the settlement boundary could potentially have a negative impact on the satisfaction of this criteria, depending on the timing of development commencing in this area.

Criteria 2.3: Impacts of any proposed boundary changes on the economic provision of other development fronts.

The economic provision of infrastructure in the Lara West PSP development front is dependent on the orderly and efficient sequencing of development of land within it. The inclusion of additional land in the investigation area could potentially have the effect of delaying the redevelopment of smaller land holdings within the PSP area and therefore affect the timely and economic provision of utility and social infrastructure within the PSP area.

However, this impact could be managed by delaying the rezoning and preparation of any PSP within this area until the point that enough of the land within the Lara West PSP has been developed.

Any change to the settlement boundary could potentially have a negative impact on the satisfaction of this criteria, depending on the timing of development commencing in this area.

3.3 Planning for Places – Distinctive Areas & Landscapes:

Criteria 3.1: Impact on any identified unique features or special characteristics within a declared area.

Land in the investigation area is not located within a Declared Area under the Distinctive Areas and Landscapes legislation.

3.4 Environmental & Landscape Values:

Criteria 4.1 Impact on the protection of biodiversity values.

The investigation area is located within a Victorian Volcanic Plain Bioregion. DELWP Biodiversity mapping indicates that the broader area north of the existing settlement boundary contains Plains Grasslands and Chenopod Shrublands, and Creekline Grassy Woodlands/Forest vegetation communities.[1]

Further assessment of any specific ecological values on the investigation area would be required in order to determine the specific ecological values in this location , and the extent to which these might constrain the development potential of this area.

It is possible that a PSP could address biodiversity and native vegetation impacts via a Native Vegetation Precinct Plan.

The impact of any change to the settlement boundary on the satisfaction of this criteria is not known.

Criteria 4.2 Impact on the protection of coastal areas & wetlands.

Land within the investigation area is not affected by a coastal area or wetland. The closest wetland is Serendip Wetland 1km to the east of the area.

Criteria 4.3 Impact on the protection of significant landscapes.

The investigation area is located in the western volcanic plains which has been assesses as having a landscape character comprising 'big skies, long views with volcanic rises that punctuate the horizon.[2]

The landscape within the investigation area has not been identified as being of state or regional significance, and the Significant Landscape Overlay does not apply to the area.

The area offers distant views to the Brisbane Ranges, Anakie Hills and the You Yangs,[3] and the views north from Windermere road are primarily across flat open farmland.

Any change to the settlement boundary would have a neutral effect on the satisfaction of this criteria.

Criteria 4.4 Impact on the preservation of identified urban breaks.

The Geelong Planning Scheme identifies an urban break between Lara and the municipal boundary to the northeast.[4] The investigation area is located a considerable distance from this identified urban break and so residential development in this location would not have any adverse effect on the protection of this urban break.

Any change to the settlement boundary would have a neutral impact on the satisfaction of this criteria

3.5 Environmental Risks:

Criteria 5.1 Climate change – impacts of coastal inundation & erosion.

The investigation area is not located in a coastal location.

Criteria 5.2 Bushfire risks in the location.

The investigation area is within a Bushfire Prone Area but is not located within or proximate to a Bushfire Management Overlay. Bushfire risk is not likely to be determinative of the suitability of urban development in the area. A Bushfire Management Plan could be prepared to manage the potential risks posed by bushfire on urban development in the area.

1 See https://maps2.biodiversity.vic.gov.au/Html5viewer/index.html?viewer=NatureKit
2 South West Victoria Landscape Assessment Study (2013), page 24.
3 Ibid., page 35.
4 See - https://planning-schemes.api.delwp.vic.gov.au/schemes/greatergeelong/ordinance/21_mss06_ggee.pdf?_ga=2.261586637.1378271083.1638783549-1127495322.1625462890

Any change to the settlement boundary would have a neutral impact on the satisfaction of this criteria.

Criteria 5.3 Impacts on/of floodplains.

The investigation area is substantially affected by an existing Flood Overlay (refer Figures 74 and 75). Amendment C339 to the Greater Geelong Planning Scheme (currently under preparation) proposes to introduce an extensive area of Land Subject to Inundation Overlay to the investigation area.

The extent of land within the investigation area that might be suitable for urban development is not known at this point. Any future urban development within the investigation area would need to be informed by a detailed assessment of how local and wider catchment related flooding conditions could be addressed.

Any change to the settlement boundary would potentially have a negative impact on the satisfaction of this criteria. Further analysis would be required to determine the extent of this impact.

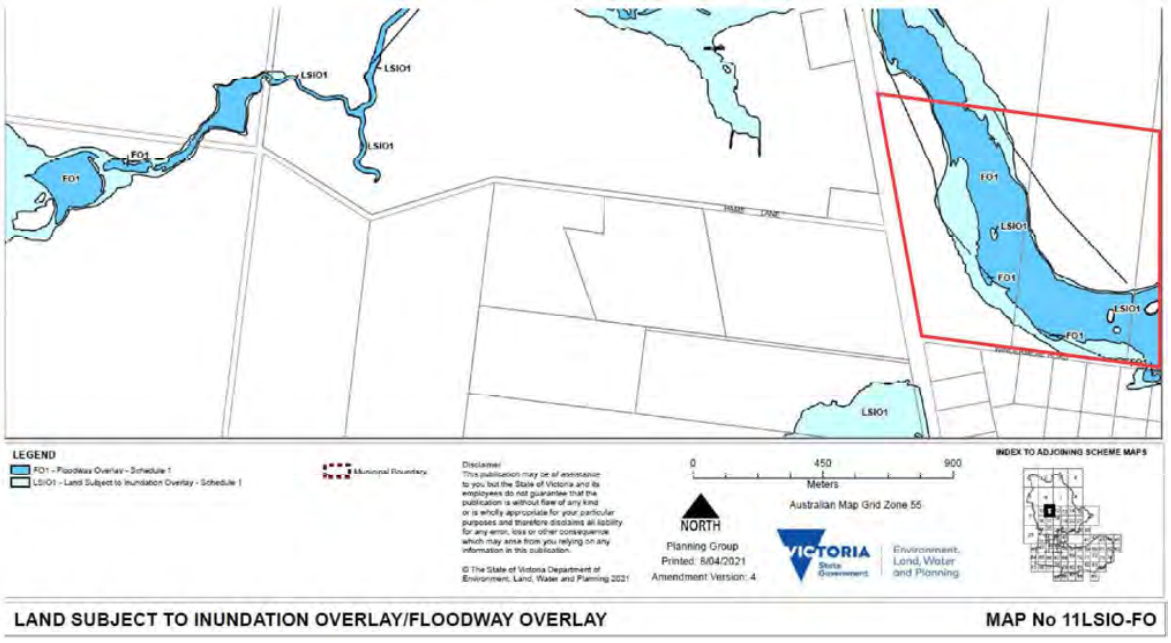


Figure 75. Draft Greater Geelong Planning Scheme - Local Provision Land Subject to Inundation Overlay/Floodway Overlay Exhibited Amendment C339ggee – Map 11

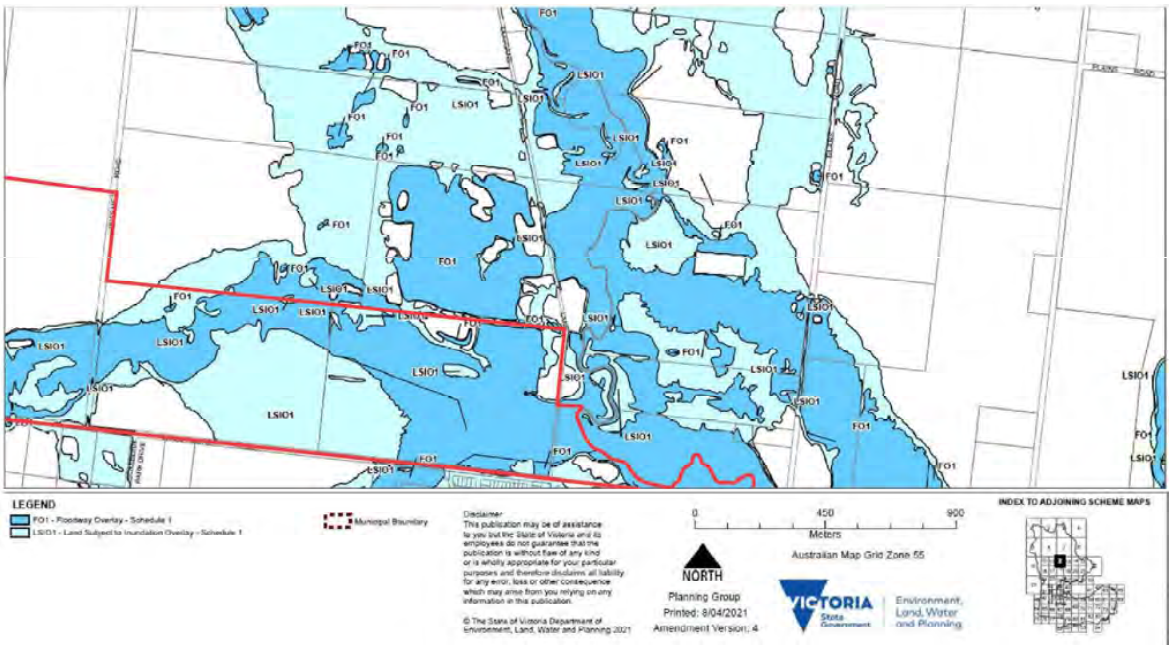


Figure 76. Draft Greater Geelong Planning Scheme - Local Provision Land Subject to Inundation Overlay/Floodway Overlay Exhibited Amendment C339ggee – Map 12.

Criteria 5.4 Impacts on/of soil degradation.

The Geological Survey of Victoria (1:63,360) Geological Map Series Geelong Sheet indicated that the site was underlain by Newer Volcanics including olivine basalts comprising clays as well as river alluvium (swamp deposits) comprising sand, gravel and clays.[5]

The Natural Resource Management Mapping of the Corangamite Region indicates that soils in the area which covers the investigation area are prone to compaction due to the sodic nature of the subsoils.[6]

If development was approved in this area further analysis would be required to investigate the impact development would have on soil degradation.

Any change to the settlement boundary might potentially have a neutral impact on the satisfaction of this criteria, however if development was approved in this area further analysis would be required to investigate soil conditions and the impact development might have on soil degradation.

Criteria 5.5 Impacts on/of erosion & landslip.

Soils in the area which covers the investigation area are prone to sheet and rill erosion, and gully erosion where sodic subsoils are exposed.[7]

If development was approved in this area further analysis would be required to investigate the impact development would have on soil erosion.

Any change to the settlement boundary is expected to have a neutral impact on the satisfaction of this criteria, however if development was approved in this area further analysis would be required to investigate soil conditions and the impact erosion and landslip might have on development.

5 See map sheet 9 - http://earthresources.efirst.com.au/categories.asp?cID=33

6 See https://www.ccmaknowledgebase.vic.gov.au/nrmpp/nrmpp_map.php?section=my_region

7 See http://vro.agriculture.vic.gov.au/dpi/vro/coranregn.nsf/pages/soil_landform_units121

Criteria 5.6 Impacts on/of salinity, acid sulfate soils.

The Natural Resource Management Mapping of the Corangamite Region does not identify areas of salinity or acid sulfate soils in the investigation area.[8] The land within the investigation area is not located within an area where land-uses that change the hydrology may impact on salinity.[9]

Any change to the settlement boundary is expected to have a neutral impact on the satisfaction of this criteria, however if development was approved in this area further analysis would be required to investigate soil conditions and the impact salinity and acid sulfate soil conditions might have on development.

Criteria 5.7 Land use compatibility – compatibility with nearby agricultural, industrial, extractive industry, tourism and other established and valued land uses.

The investigation area is adjacent to farmland and so the compatibility between urban and farming uses would be a design consideration. However, incompatibility with adjacent agricultural uses is not likely to be determinative of the suitability of urban development in the area. There are no other land uses within or near to the site that are likely to present land-use compatibility issues. As previously mentioned there is the ability to use the land in the investigation area to create a transition between the urban and rural zoned land and the Lara West PSP does not provide provision for this.

There is land 800m to the north of the investigation area which is covered by Special Use Zone 9 (Correctional Programs Centre at Lara) and Special Use Zone 17 (Chisholm Road Prison Project, Lara). Residential development in investigation area will not raise compatibility issues with these facilities given the separation distances between them.

Any change to the settlement boundary is expected to have a neutral impact on the satisfaction of this criteria.

Criteria 5.8 Impacts on/of major hazard facilities.

There are no major hazard facilities located close to the area.

3.6 Natural Resource Management:

Criteria 6.1 Impact on the protection of agricultural land.

The agricultural land within the area is identified as being within 'Class 4' land capability, meaning that the land is not as inherently capable for intensive soil-based agriculture as other agricultural land within the region.[10]

Any change to the settlement boundary is expected to have a negative impact on the availability of land for agricultural production and therefore the satisfaction of this criteria. However, given the land classification of the area, the impact on the achievement of wider agricultural production objectives would be modest.

Criteria 6.2 Impact on the protection of catchments, waterways, estuaries, bays, and the marine environment, protection of extractive resources.

Urban development in the area may potentially have downstream impacts on Limeburners Bay which contains a Ramsar listed wetland.[11] Residential development within the area could potentially impact on these waterways but these impacts could be mitigated through the design of any urban stormwater infrastructure within the area.

8 See https://www.ccmaknowledgebase.vic.gov.au/nrmpp/nrmpp_map.php?section=my_region
9 City of Greater Geelong Salinity Management Overlay Salinity occurrences and mapping, dated March 2008, prepared by Dahlhaus Environmental Geology Pty Ltd
10 Assessment of Agricultural Land Capability in Melbourne's Green Wedge and Peri-urban Areas Agriculture Victoria Research Final Technical Report Updated October 2018, prepared by Agriculture Victoria
11 Corangamite Regional Catchment Strategy 2013-2019 prepared by Corangamite Catchment Management Authority

Any change to the settlement boundary is expected to have a neutral impact on the protection of nearby catchments and therefore the satisfaction of this criteria.

3.7 Heritage:

Criteria 7.1 Impact on presently disclosed Wadawurrung living cultural heritage and values.

The Aboriginal Cultural Heritage Registration Information System (ACHRIS) mapping identifies that there are properties on the southern boundary of the investigation area that contain Areas of Cultural Heritage Sensitivity..

Any change to the settlement boundary is expected to cause material detriment to Wadawurrung tangible and or intangible living cultural heritage, part of which are identified in Areas of Cultural Heritage Sensitivity. Having regard to clause 148 (fd) of the Aboriginal Heritage Act 2006, Council will consult with the Wadawurrung Traditional Owners Aboriginal Corporation if land within this area was to be further considered for inclusion within the settlement boundary.

Criteria 7.2 Impact on known post contact heritage values.

No known sites of post-contact heritage values exist that would be determinative of the suitability of urban development in the area.

3.8 Transport:

Criteria 8.1 Accessibility of the location, including the feasibility and cost of providing adequate public transport and roads access.

The area is located proximate to two existing local bus services within Lara.[1] These could be re-routed to service the area if necessary. Feasibility of providing public transport to the area would not be determinative of the suitability of urban development in the area.

Any change to the settlement boundary is expected to have a negative impact on the ability to cost-effectively provide public transport services to the Lara area, as it would be necessary to extend and re-route existing bus services to connect to this area

3.9 Infrastructure:

Criteria 9.1 Ability to cost-effectively provide urban services including both utility, community services and drainage.

Community Services:

Additional school, community facility and active open space facilities are expected to be required to cater for needs generated by additional housing in the investigation area. This potentially may not be cost effective to deliver given the relatively limited area available for urban development in the investigation area. This would require further assessment.

Utility Services:

There were issues with limited access to reticulated sewerage infrastructure in the Lara West area at the time that the Lara West PSP was prepared, and additional infrastructure was required to address existing shortfalls.[2]

1 See https://www.ptv.vic.gov.au/assets/default-site/more/maps/Local-area-maps/Regional/c7de90c6b9/Geelong-Bus-Network.pdf

2 Lara West Growth Area Infrastructure Services Report September 2012, prepared by Smec Urban Consulting Group

Initial consultation with Barwon Water has identified that the Lara system is approaching capacity - investment is needed in order to cater for the existing development. Any additional development would result in the need for further investment in upgrades

Given that the investigation area is subject to flooding and inundation, substantial drainage and flood mitigation works are likely to be needed to enable development and protect the environmental values of downstream wetlands and waterways.

This may not be cost effective to deliver given the relatively limited area available for urban development in this area. This would require further assessment.

Any change to the settlement boundary in this area is anticipated to have a negative impact on the ability to cost-effectively provide urban services to the area, as it would be necessary to construct at least some new community facilities and utility services to cater for the additional demand, rather than being able to rely on available capacity within existing/planned urban services.

4 - Response to submissions on the Draft boundary review.

The following summarises issues raised in submissions relating to the Lara North investigation area, together with a response to them.

4.1 Properties outside the investigation area

Submissions:

2 submissions were received relating to properties outside of the Lara North Investigation area (Submissions 5.01 & 5.05).

The first area is a property approximately 1km north of the current investigation area (Submission 5.01). This submission is not seeking to be included in the settlement boundary but requests to be considered for "future rural-residential development."

The second area for consideration is to the west of the Lara West PSP and north of Staceys Road and the Northern Geelong Framework Plan area (Submission 5.05). The submission suggests inclusion of this area would provide an additional 1300 dwellings and would be a logical extension of both the Northern Geelong Framework Plan and the Lara West PSP.

Response:

In relation to the first area, the purpose of this investigation is to create a logical and enduring settlement boundary, not review the zoning of land outside of the settlement boundary. Additionally, the site is a significant distance from land which is contiguous to an urban residential zone which is one of the five key principles developed to consider the appropriateness of adding land into the settlement boundary.

Although outside of the Lara North Investigation Area we have considered the merit of the submissions relating to the area north of Staceys Road to determine whether the Investigation Area should be reviewed and expanded.

A guiding principle of settlement strategy is that the boundaries of the Northern and Western Growth Areas would not be considered as part of this report given that these areas have only recently been the subject of a substantial strategic planning and public review process (via Amendment C395). Inclusion of the Staceys Road land into the settlement boundary would effectively represent a change to the boundary of the north Geelong growth area. The submission does not provide a sufficient argument to justify that this principle, of not reviewing this growth area, should be overruled.

Additionally, the submission suggests that the additional land would be in the catchment for the services in the adjoining Lara West PSP. However, based on the evaluation method undertaken for the Lara North investigation area, the addition of 1300 dwellings from this area to the catchment of the Lara West PSP would also create a shortfall in community infrastructure.

4.2 Submissions that support the report recommendations

Submissions:

3 submissions support this reports recommendation to make no changes to the settlement boundary in both Lara North and Lara South (Submissions 5.02, 5.03 & 5.04). These submissions largely relate to concerns around existing strains on roads, servicing and community infrastructure. Additionally, in relation to Lara North, submitters note the importance of the retention of agricultural land, views to the You Yangs, and the conservation values of the land especially around Serendip Sanctuary. It is argued that any change in this location would have a detrimental impact on all of these matters.

Response:

The investigations undertaken as part of this report support the concerns raised by submitters and ultimately informed the recommendation to make no change to the settlement boundary in this investigation area.

Recommendation:

It is recommended that there be no change to the settlement boundary in this location.

6.8

Lara South

1 - Investigation Area Context

1.1 Total area of land within investigation area

115.345 ha (gross land area).

1.2 Definition of investigation area

The investigation area in Lara South has been largely defined by the parcels which are contiguous with the General Residential Zone land (Principle 2) (refer Figures 76 and 77).

Consideration was given as to whether parcels beyond the contiguous area should be included within the investigation area as a potential means to establish more logical and enduring boundary.

However, the proximity of these lots to the Industrial 2 zone would have a direct adverse effect on the ability of the Heales Road Industrial Area to fulfil its function as a location for manufacturing industries and storage facilities that require a substantial threshold distances.

As such the investigation area has been confined to the contiguous lots.

The existing settlement boundary has been defined based on the Lara Structure Plan.[1] It currently traverses a number of lots within the investigation area resulting in part of the parcel being within the settlement boundary and part being outside. Consideration will be given in this assessment as to whether this arrangement should remain, or the boundary should be moved to clearly include or exclude these parcels.

1.3 Current Zoning and Overlays

The land within the Lara South investigation area is affected by the following zones:

- Farming Zone;
- Public Park and Recreation Zone
- Public Use Zone – Schedule 6 (Local Government); and
- Rural Living Zone.

(refer Figure 78).

The following three properties on the western edge of the investigation area are affected by the Land Subject to Inundation Overlay:

- 10 Ohallorans Road;
- 20 Ohallorans Road; and
- 30 Ohallorans Road.

The following three properties on the eastern edge of the investigation area are affected by the Floodway Overlay:

- 95 Canterbury Road;
- 99 Canterbury Road; and
- 101-145 Canterbury Road.

60 Lavender Drive in the centre of the investigation area is affected by a Public Acquisition Overlay – Schedule 3 (Proposed Road – Category 1).

The above overlays are shown at Figures 79 and 80.

A photo montage of the existing site context of the investigation area is shown at Figure 81.

1 The settlement boundary shown on the Framework Plan contained within the Geelong Planning Scheme does not exactly follow the settlement boundary shown in the Lara Structure Plan.

We understand that this is a mapping error, and we have adopted the settlement boundary shown in the Lara Structure Plan for the purposes of undertaking this review. Part of the investigation area is located within the settlement boundary shown within the Lara Structure Plan.

The purpose of including this land in the investigation area is to allow a holistic assessment of the boundary in this area.

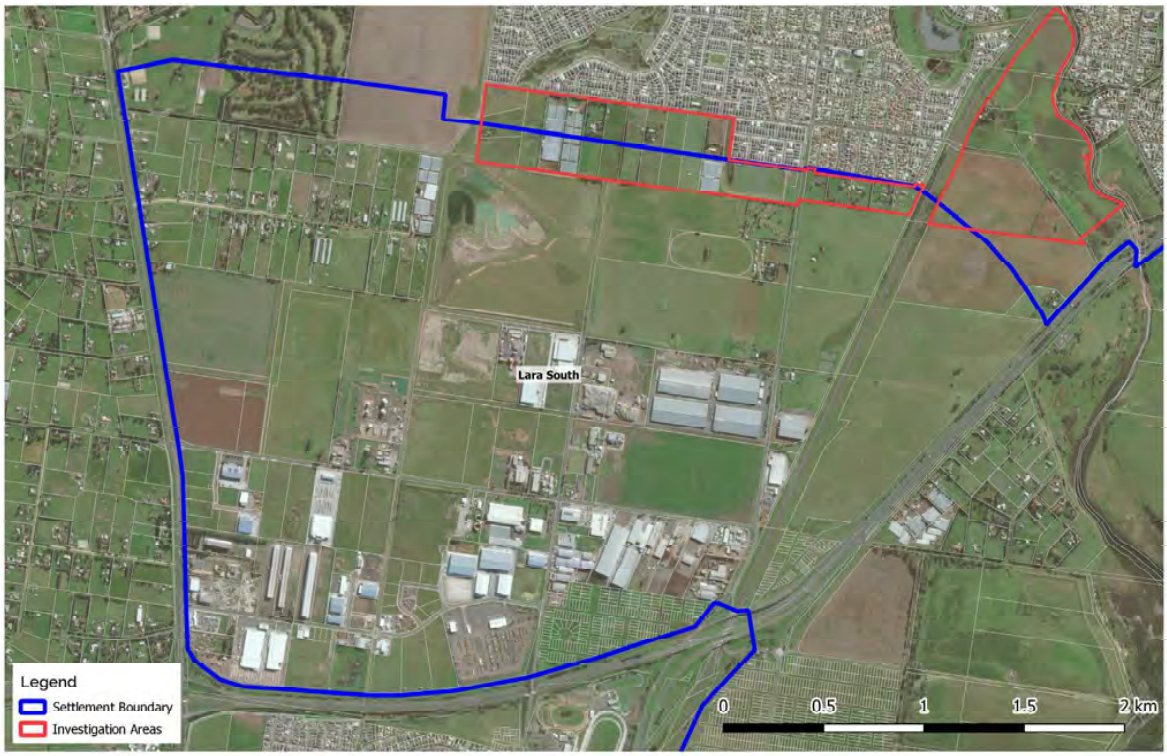


Figure 77. Lara South – Aerial Cadastral Plan.

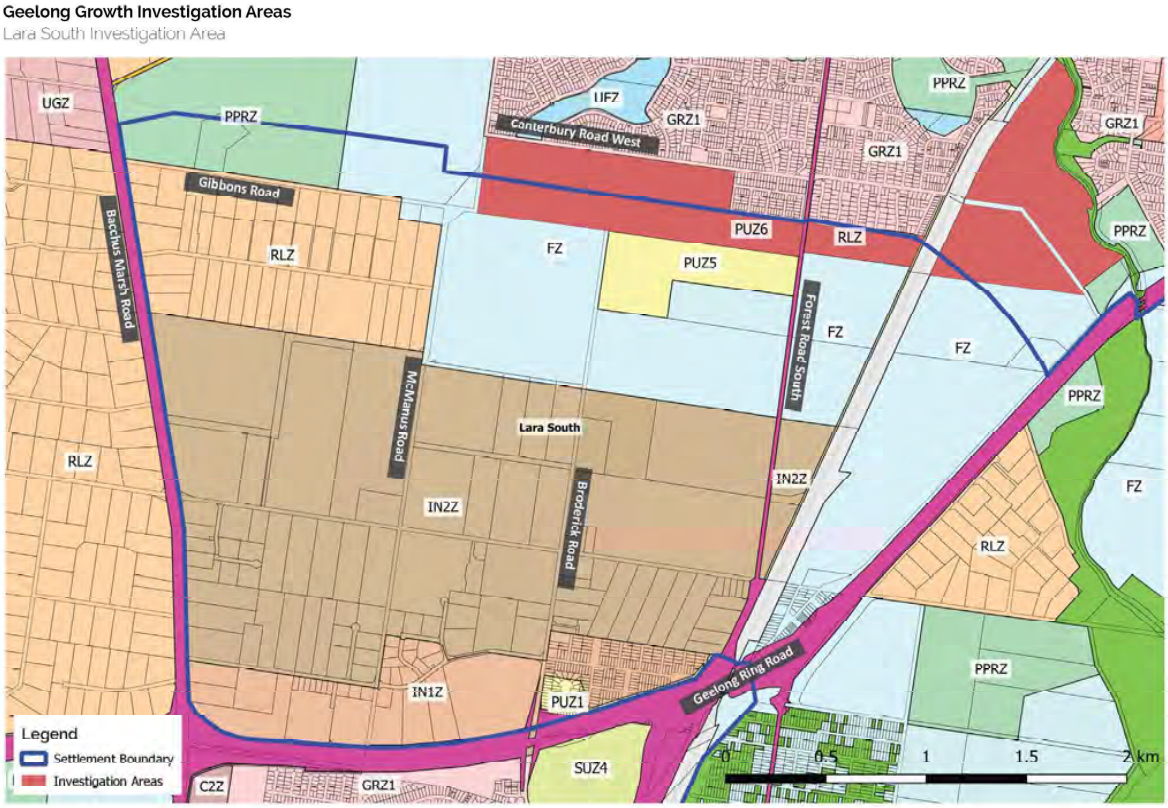


Figure 78. Lara South – Investigation Area Plan.

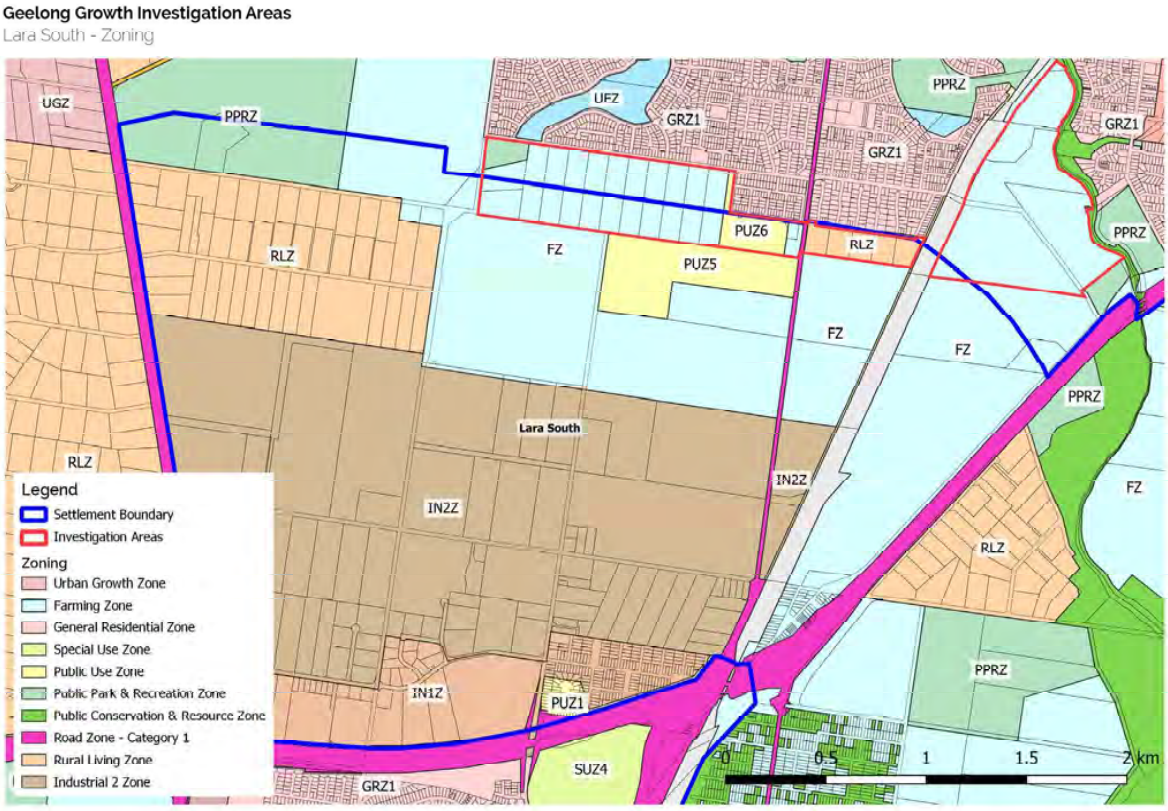


Figure 79. Lara South – Zoning Plan.

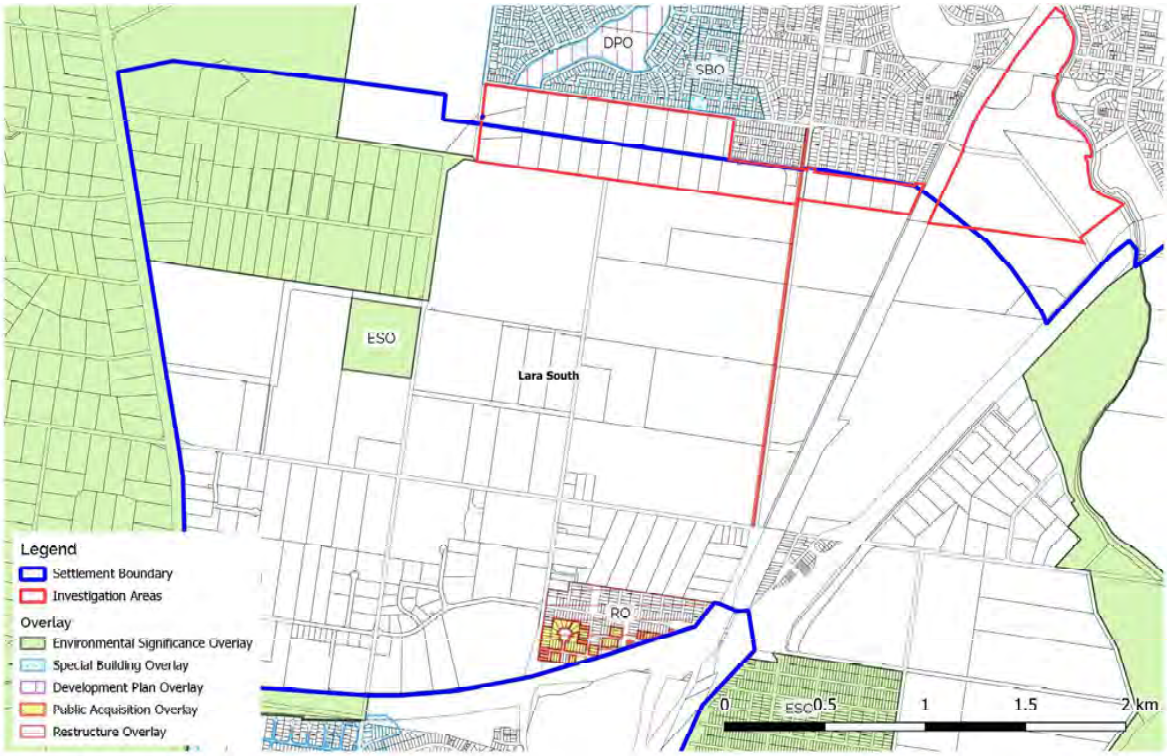


Figure 80. Lara South – Overlays Plan 1.

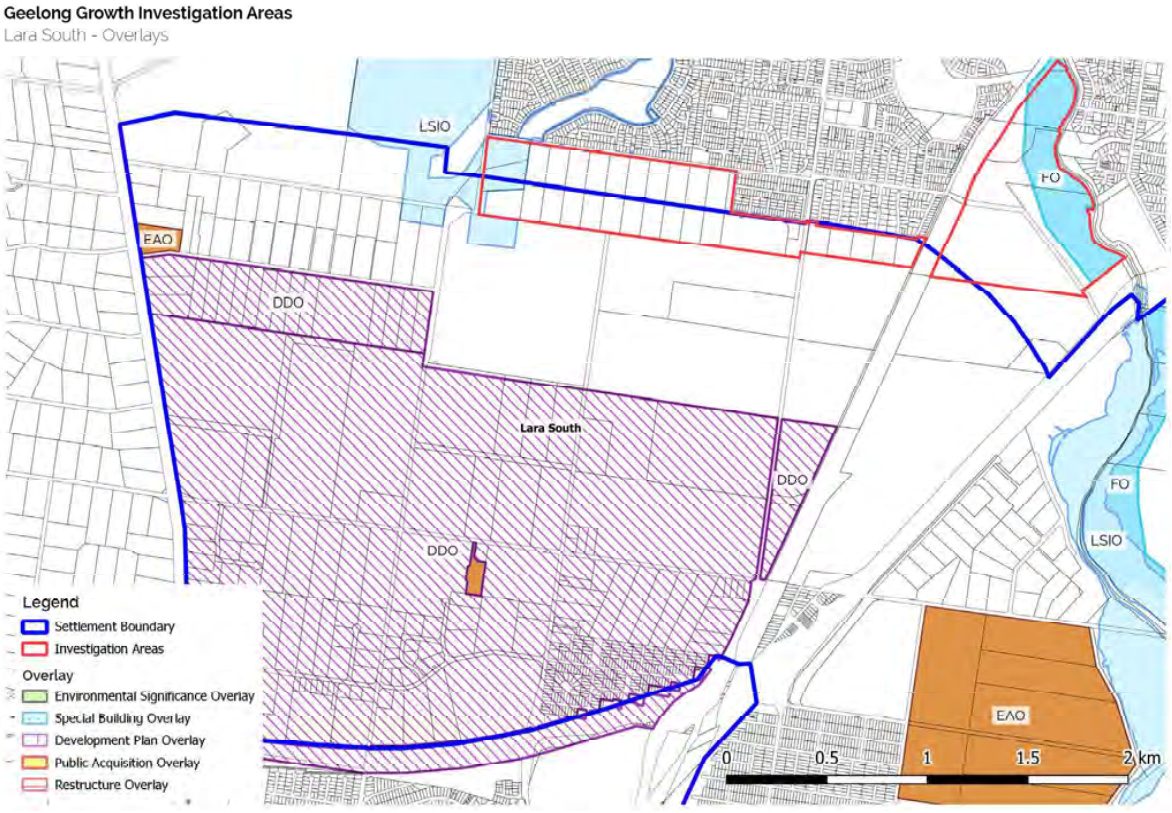


Figure 81. Lara South – Overlays Plan 2.



Figure 82. Lara South – Photo Montage.

1.4 Investigation Area & Surrounds

The land within the Lara South investigation area is used for a combination of rural/agricultural, rural residential and horticultural purposes. Larger rural lots are located on the east and west side of the investigation area with small rural living lots being located between Forest Road South and the train line.

The Lara Township is located directly north of the investigation area and the Lara Structure Plan has been prepared to guide the future growth of this township.

Land within the investigation area is identified in the Structure Plan (refer Figures 82 and 83) with the following land use classifications:

- West of Forest Road (within the existing settlement boundary) - "Investigation Area for increased residential densities"
- West of Forest Road (outside of the existing boundary) is covered by the buffer to the Geelong Employment precinct and is identified as an area to "retain existing zones".
- East of Forest Road (outside of the existing boundary) is designated as 'retain existing rural living zone'. It is covered by the buffer to the Geelong Employment precinct and is identified as an area to "retain existing zones".
- East of the trainline – "conventional residential" (within the existing settlement boundary) and "Buffer to Geelong Ring Road Employment Precinct" (outside the existing settlement boundary).

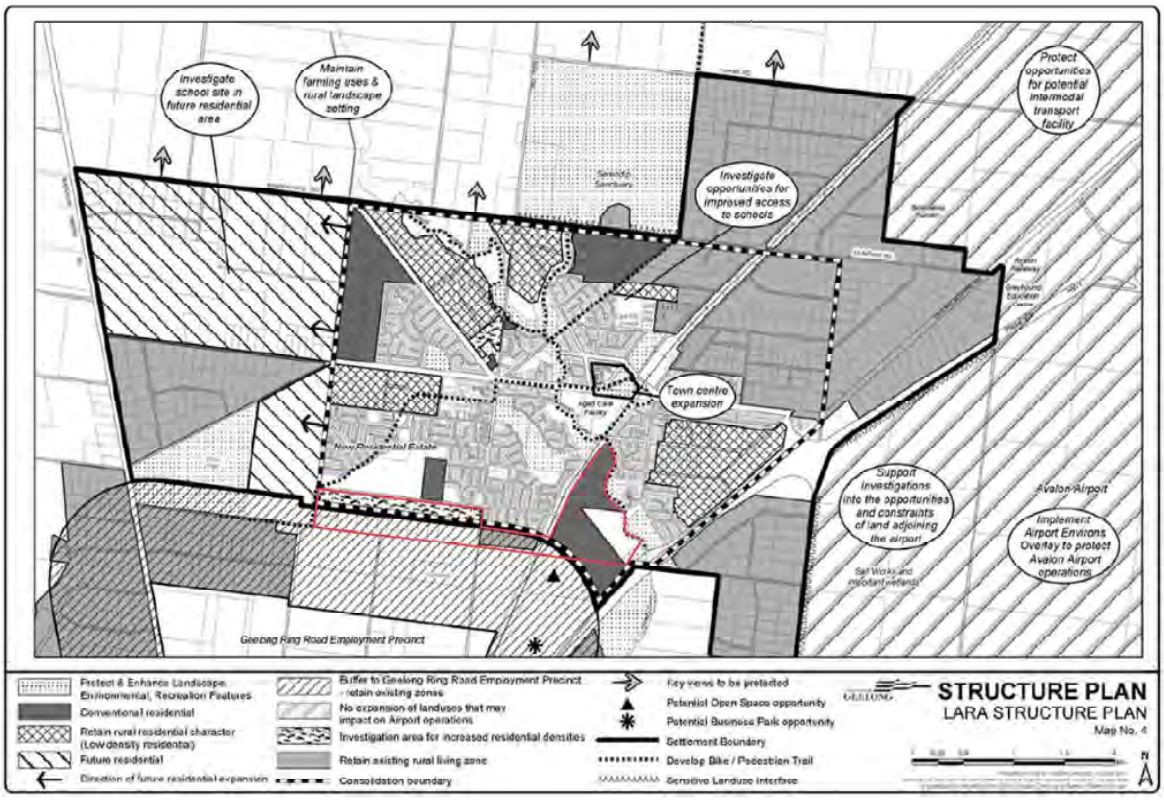


Figure 83. Lara Structure Plan (prepared by CoGG, and adopted April 2011).

Approximately 1km south of the investigation area is the Geelong Ring Road Employment Precinct Framework Plan (previously Heales Road Industrial Estate). This area has developed with a number of substantial operations including gas fuel depots, fertiliser suppliers, steep fabricators, concrete production and waste management operations.

The Geelong Planning Scheme promotes the establishment of major industrial development that requires substantial threshold distances to locate in this area. The Lara Structure Plan supports the maintenance the rural buffer between this industrial precinct and the Lara township to the north in order to protect the development and operational potential. The Framework Plan for the Employment Precinct is shown below.

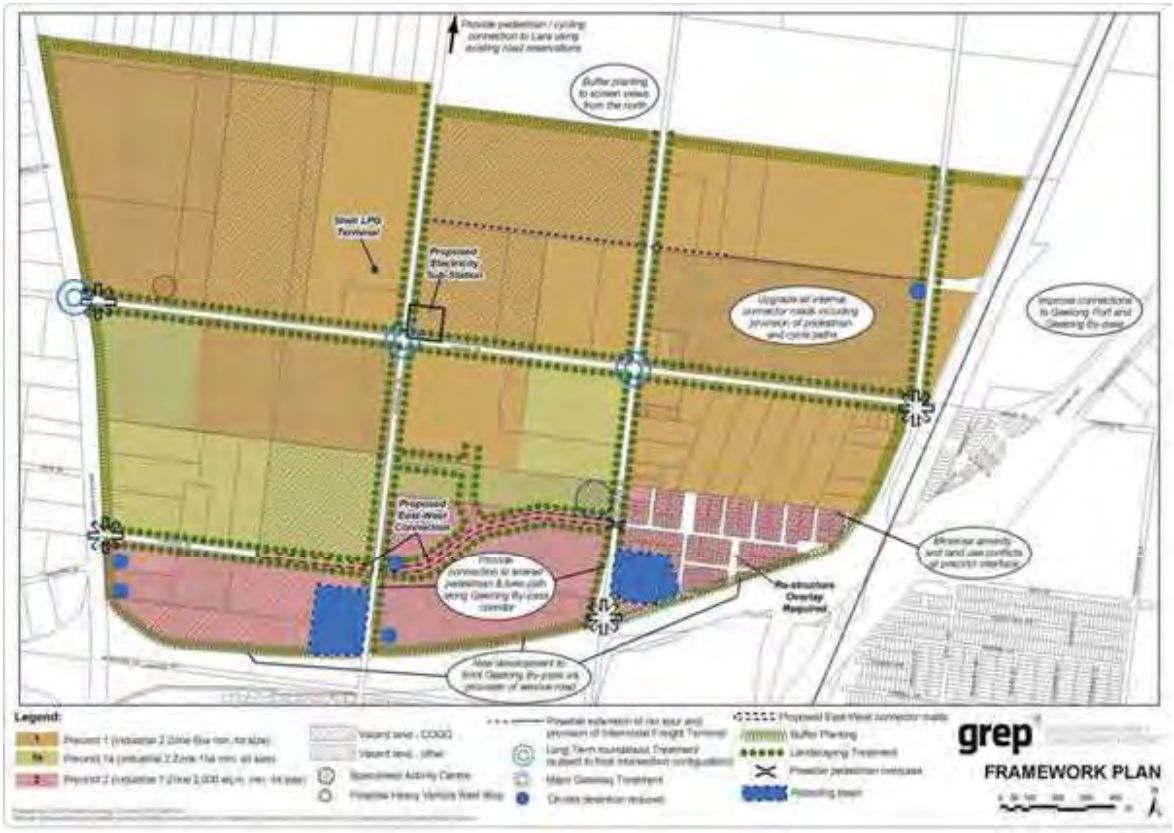


Figure 84. Lara Framework Plan.

Available via; https://planningschemes.api.delwp.vic.gov.au/schemes/greatergeelong/ordinance/21_mss07_ggee.pdf?_ga=2.202390097.1378271083.1638783549-1127495322.1625462890

2 - Summary of Recent Submissions in Relation to the Settlement Boundary

We have reviewed the submissions in relation to the Geelong Settlement Strategy (Planning Scheme Amendment C395).

None of the submissions related to land within the Lara South area.

3 - Assessment of Investigation Area Against Suitability Criteria

The following is an assessment of the investigation area against the Long Term Boundary review Decision Criteria.

3.1 Settlement

Criteria 1.1: Impacts of any proposed changes on the establishment of logical and enduring settlement boundaries (including consideration of natural features, location of major roads and reservations for public utilities).

The existing settlement boundary in Lara South is defined by the 1km buffer from the Industrial 2 precinct to the south of the investigation area.

The boundary currently dissects a number of properties on the western side of the investigation area and may not be considered conventionally as an enduring boundary as it does not align with a physical feature or a title boundary (refer Figure 84).

However, the preservation of future opportunities to facilitate industries with a large separation distance requirements is a strategic priority for the Geelong Region, and a 1km buffer between the Industrial 2 zone and sensitive uses within Lara achieves this purpose.



Figure 85. Lara South – Current Settlement Boundary Location (source: Google Satellite).

Future residential development within the existing settlement boundary is expected to be able to create a more enduring boundary once development is completed. A development arrangement similar to the existing development on the corner of Canterbury Road West and Forest Road South could occur where the subdivision pattern creates a boundary road on the edge of the settlement boundary with drainage assets associated with urban development being located just outside of the settlement boundary.

The Lara Structure Plan has previously contemplated moving the settlement boundary further north to Canterbury Road West.[1] This is not considered necessary as the existing boundary makes reasonable provision for separating sensitive uses from industry within the Industrial 2 zone, and in any case some urban development has already occurred south of Canterbury Road West (ie up to the 1km buffer identified within the existing structure plan).

Retaining the settlement boundary in its current location provides the opportunity for additional housing supply close to the Lara town centre, and to also establish an enduring boundary via the placement of roads and drainage works along that boundary.

In summary, the current settlement boundary is considered to be both logical and enduring. Neither an outward extension or a contraction of the settlement boundary is warranted.

The current settlement boundary satisfies this Criteria. Any change to the settlement boundary would have a negative impact on the satisfaction of this criteria.

3.2 Managing Growth

Criteria 2.1: Impact on the orderly development of the adjoining urban area.

The area adjoining the investigation area is already developed (being the existing Lara Township). Therefore, any alteration to the boundary would not affect the orderly development of the area north of the investigation area.

As previously identified, the Geelong Ring Road Employment Precinct is located 1km south of the investigation area. Any change to the boundary that increases the amount of land that can be developed for urban residential purposes has potential to have an impact on the orderly development of the Employment Precinct. Whilst various existing industrial uses may be sufficiently separated from residential development in Lara, the orderly planning of this important industrial area required consideration of potential future uses which may also have very large separation distance requirements.

Any change to the settlement boundary would have a negative impact on the satisfaction of this criteria.

Criteria 2.2: Impact on management of the sequence of development and the early provision of services.

Undeveloped land within the 'triangle' area to the east of the investigation area (ie south-west of Hovells Creek) is not well connected to the existing urban area to its north or west. It is physically separated from land to its north by Hovells Creek and wetlands, and to the west by the existing rail line, although there is an at-grade road crossing .

This land area is relatively small and its shape and relative isolation will make creating a sense of neighbourhood in this location challenging. This land is already located within the settlement boundary, and this investigation does not recommend that the land be excluded from the boundary (excluding land from the settlement boundary is not the purpose of this investigation).

1 Lara Structure Plan, page 17.

However, the abuttal of this land to the 1km buffer to the Industrial area, combined with its isolated character mean that no extension of the settlement boundary in this location is justified.

Any change to the settlement boundary would have a negative impact on the satisfaction of this criteria.

Criteria 2.3: Impacts of any proposed boundary changes on the economic provision of other development fronts.

The area adjoining the investigation area is already developed (being the existing Lara Township). Therefore, it is considered that any change to the settlement boundary would not impact on the economic provision of other development fronts.

Any change to the settlement boundary would have a neutral impact on the satisfaction of this criteria.

3.3 Planning for Places – Distinctive Areas & Landscapes

Criteria 3.1: Impact on any identified unique features or special characteristics within a declared area.

Land in the investigation area is not located within a Declared Area under the Distinctive Areas and Landscapes legislation.

3.4 Environmental & Landscape Values

Criteria 4.1 Impact on the protection of biodiversity values.

The investigation area is located within a Victorian Volcanic Plain Bioregion. DELWP Biodiversity mapping indicates that a small area within the property bounded by Canterbury Road West and O'hallorans Road contains Plains Grasslands vegetation community[2]. This is on land already zoned Public Park and Recreation Zone so it is likely that a PSP could address this through a Native Vegetation Precinct Plan.

Land within the triangle parcel to the east of the investigation area is affected by Creekline Grassy Woodlands and Plains Grassland. Further assessment would be required to determine the extent that development could occur on the land without adversely impacting the native vegetation. It is possible that a PSP could address this through a Native Vegetation Precinct Plan.

The impact of any change to the settlement boundary on the satisfaction of this criteria is not known. However, it is possible that any change to the settlement boundary could potentially have a generally neutral impact on the satisfaction of this criteria, as the relevant biodiversity values could potentially be protected by planning and management measures.

Criteria 4.2 Impact on the protection of coastal areas & wetlands.

Land within the investigation area is not affected by a coastal area or wetland. However, it is in close proximity to the catchment for Limeburners Bay which contains a Ramsar listed wetland.[3] If further development was proposed further analysis would be required to investigate the impact of development on the downstream wetland. These impacts could potentially be mitigated through the design of any urban stormwater infrastructure within the area.

Any change to the settlement boundary is expected to have a neutral impact on the protection of nearby catchments and therefore the satisfaction of this criteria.

Criteria 4.3 Impact on the protection of significant landscapes.

The landscape within the investigation area has not been identified as being of state or regional significance, and the Significant Landscape Overlay does not apply to the area.

2 See https://maps2.biodiversity.vic.gov.au/Html5viewer/index.html?viewer=NatureKit

3 Corangamite Regional Catchment Strategy 2013-2019 prepared by Corangamite Catchment Management Authority

The investigation area is located in the western volcanic plains which has been assessed as having a landscape character comprising 'big skies, long views with volcanic rises that punctuate the horizon.[4]

Parts of the area offers distant views to the You Yangs, and the views north from Forest Road on the approach to the Lara township are primarily across flat open farmland (with larger format industrial uses located within the landscape further south, closer to the freeway).

Any change to the settlement boundary is expected to have a neutral impact on the satisfaction of this criteria.

Criteria 4.4 Impact on the preservation of identified urban breaks.

The Geelong Planning Scheme identifies an urban break between Lara and the municipal boundary to the northeast.[5] Given the assessment area is located some distance from this urban break it is considered unlikely that development in this location would have a negative impact on the scale and sense of an urban break between Geelong and Melbourne in this location.

The Lara Structure Plan also aspires to preserve a rural edge around the Lara Township. Residential development in the investigation area would have a relatively minor impact on these rural landscape vales, and these impacts could be mitigated by sensitive urban and landscape design on the township boundaries.

Any change to the settlement boundary would have a neutral impact on the satisfaction of this criteria.

3.5 Environmental Risks

Criteria 5.1 Climate change – impacts of coastal inundation & erosion.

The investigation area is not located in a coastal location.

Criteria 5.2 Bushfire risks in the location.

The investigation area is within a Bushfire Prone Area but is not located within or proximate to a Bushfire Management Overlay. Bushfire risk is not likely to be determinative of the suitability of urban development in the area. A Bushfire Management Plan could be prepared to manage the potential adverse effects of development on the bushfire risk in the area.

Any change to the settlement boundary would have a neutral impact on the satisfaction of this criteria

Criteria 5.3 Impacts on/of floodplains.

The investigation area is affected by the existing Land subject to Inundation and Floodway Overlays. Amendment C339 to the Greater Geelong Planning Scheme proposes to extend the Land subject to Inundation and a Special Building Overlay on the land to the west of the train line in the investigation area. The LSIO and SBO exhibited mapping is included at Figures 85, 86, and 87. The amended LSIO affects the parcels on the far east and west of the investigation area.

The Special Building Overlay (SBO) identifies land in urban areas liable to inundation by overland flows that exceed the capacity of the drainage system. The purpose of the SBO is to ensure that future developments allow the free passage of floodwaters, minimise flood damage, are compatible with flood hazard and local drainage conditions, and will not cause a significant rise in flood level or flow velocity.[6]

4 South West Victoria Landscape Assessment Study (2013), page 24.
5 See https://planningschemes.api.delwp.vic.gov.au/schemes/greatergeelong/ordinance/21_mss06_ggee.pdf?_ga=2.261586637.1378271083.1638783549-1127495322.1625462890
6 Summary Report Lara Flood Study, prepared by Water Technology, dated 11 February 2020.

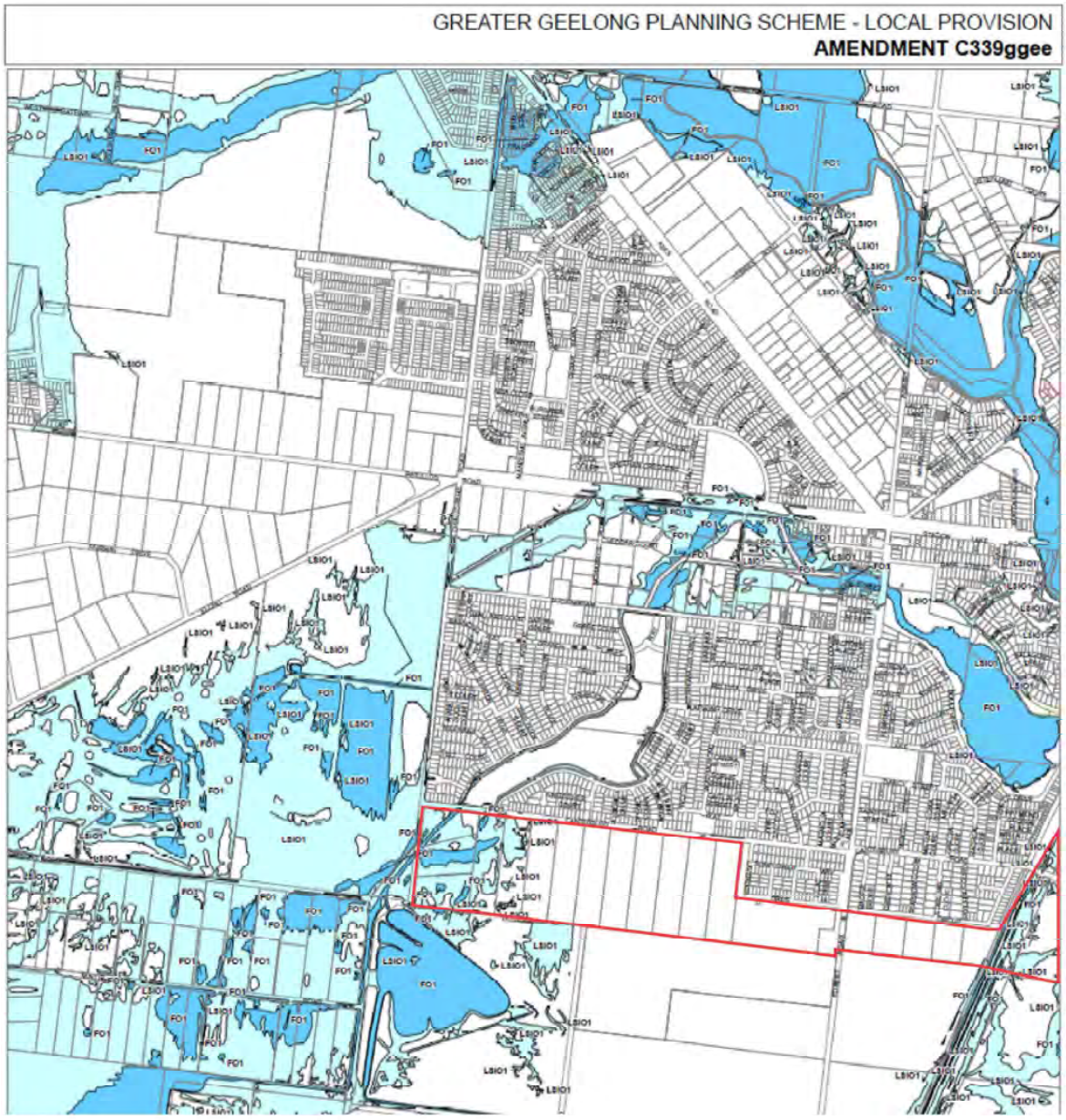


Figure 86. Draft Greater Geelong Planning Scheme - Local Provision LSIO – Land Subject to Inundation Overlay Exhibited Amendment C339ggee – Map 18.

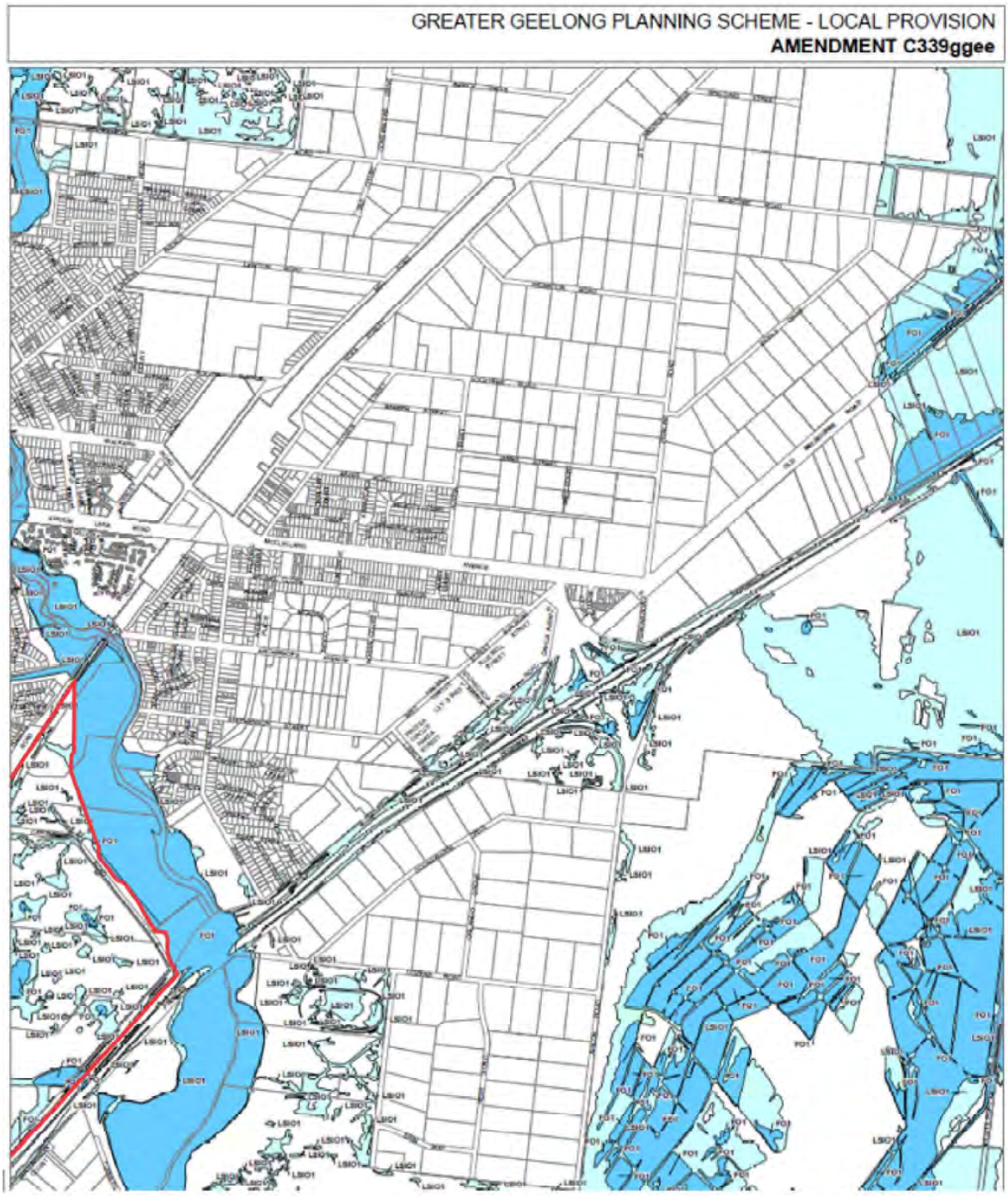


Figure 87. Draft Greater Geelong Planning Scheme - Local Provision LSIO – Land Subject to Inundation Overlay Exhibited Amendment C339ggee – Map 19.

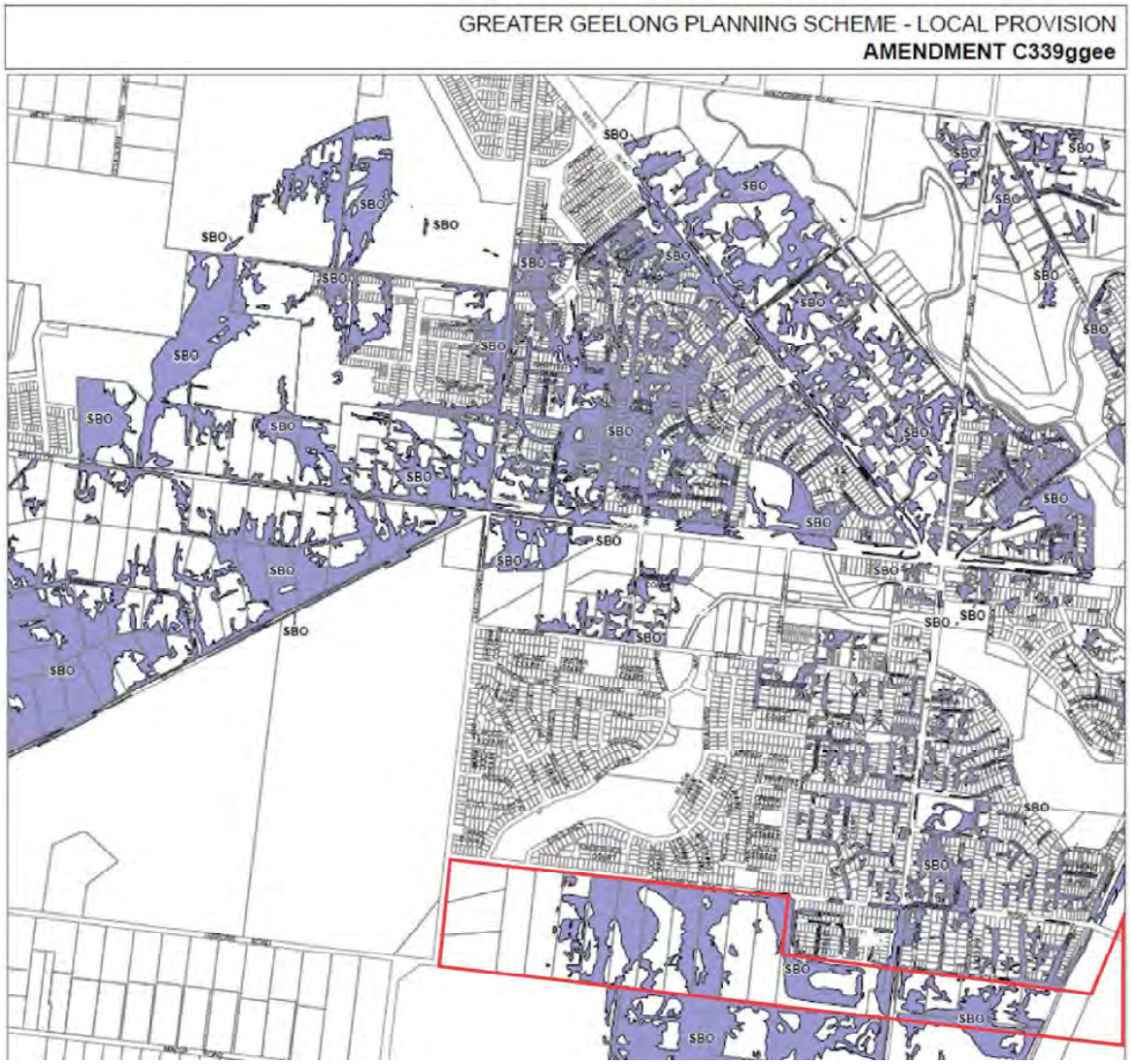


Figure 88. Draft Greater Geelong Planning Scheme - Local Provision SBO - Special Building Overlay Exhibited Amendment C339ggee – Map 18.

The SBO does not prevent residential development from occurring in the investigation area. However, further assessment of the feasibility of undertaking development within the SBO would be necessary if land in this area were to be included within the settlement boundary.

Any change to the settlement boundary would potentially have a negative impact on the satisfaction of this criteria. Further analysis would be required to determine the extent of this impact, and the feasibility of any impact mitigation measures.

Criteria 5.4 Impacts on/of soil degradation.

The Geological Survey of Victoria (1:63,360) Geological Map Series Geelong Sheet indicated that the site was underlain by Newer Volcanics including olivine basalts comprising clays as well as river alluvium (swamp deposits) comprising sand, gravel and clays.[7]

The Natural Resource Management Mapping of the Corangamite Region indicates that soils in the area which covers the investigation area are prone to compaction due to the sodic nature of the subsoils.[8]

If development was approved in this area further analysis would be required to investigate the impact development would have on soil degradation.

Any change to the settlement boundary is expected to have a neutral impact on the satisfaction of this criteria, however If development was approved in this area further analysis would be required to investigate soil conditions and the impact development might have on soil degradation.

Criteria 5.5 Impacts on/of erosion & landslip.

Soils in the area which covers the investigation area are prone to erosion due to the sodic nature of the soils.[9]

If development was approved in this area further analysis would be required to investigate the impact development would have on soil erosion.

Any change to the settlement boundary is expected to have a neutral impact on the satisfaction of this criteria, however If development was approved in this area further analysis would be required to investigate soil conditions and the impact erosion and landslip might have on development.

Criteria 5.6 Impacts on/of salinity, acid sulfate soils.

The Natural Resource Management Mapping of the Corangamite Region does not identify areas of salinity or acid sulfate soils in the western portion of the investigation area. It does identify recorded salinity within Hovells Creek on the eastern side of the investigation Area.[10] However, the land within the investigation area is not located within an area where land-uses that change the hydrology may impact on salinity.[11]

Any change to the settlement boundary is expected to have a neutral impact on the satisfaction of this criteria, however if development was approved in this area further analysis would be required to investigate soil conditions and the impact salinity and acid sulfate soil conditions might have on development.

7 See map sheet 9 - http://earthresources.efirst.com.au/categories.asp?cID=33
8 See https://www.ccmaknowledgebase.vic.gov.au/nrmpp/nrmpp_map.php?section=my_region
9 See http://vro.agriculture.vic.gov.au/dpi/vro/coranregn.nsf/pages/soil_landform_units185
10 See https://www.ccmaknowledgebase.vic.gov.au/nrmpp/nrmpp_map.php?section=my_region
11 City of Greater Geelong Salinity Management Overlay Salinity occurrences and mapping, dated March 2008, prepared by Dahlhaus Environmental Geology Pty Ltd.

Criteria 5.7 Land use compatibility – compatibility with nearby agricultural, industrial, extractive industry, tourism and other established and valued land uses.

The area is adjacent to farmland and so the compatibility between urban and farming uses would be a design consideration. However, incompatibility with adjacent agricultural uses is not likely to be determinative of the suitability of urban development in the area.

Land south of the township is located within 1km of the northern boundary of the Industrial Zone – Schedule 2 (IN2) Precinct. Given that this precinct is a preferred location for manufacturing industries and storage facilities that require substantial separation distances, the encroachment of residential development into this buffer distance would reduce the capacity of the IN2 area to cater for future industry, and may also impact on the operation of existing industries.

The preservation of opportunities to accommodate industrial uses in the IN2 zone outweighs the relatively marginal benefit of providing a limited number of additional lots within the settlement boundary of an area which appears to already have ample residential land supply.

Any change to the settlement boundary would have a negative impact on the satisfaction of this criteria.

Criteria 5.8 Impacts on/of major hazard facilities.

There is a major hazard facility approximately 1.2km from the south western corner of the investigation area.[12] Viva Energy Refining Pty Ltd operates on the property at 137-207 McManus Road, Lara.

Clause 13.07-2S of the Geelong Planning Scheme states that planning should "Protect registered or licenced major hazard facilities as defined under Regulation 5 of the Occupational Health and Safety Regulations 2017 from encroachment of sensitive land uses".[13] Allowing the settlement boundary to move further south from its current location has the potential to result in a land use conflict with this facility.

Any change to the settlement boundary would have a negative impact on the satisfaction of this criteria.

3.6 Natural Resource Management

Criteria 6.1 Impact on the protection of agricultural land.

The agricultural land within the area is identified as being within 'Class 4' land capability, meaning that the land is not as inherently capable for intensive soil-based agriculture as other agricultural land within the region.[14]

Any change to the settlement boundary is expected to have a negative impact on the availability of land for agricultural production and therefore the satisfaction of this criteria. However, given the land classification of the area, the impact on the achievement of wider agricultural production objectives would be modest.

12 See https://www.worksafe.vic.gov.au/licenced-and-registered-major-hazard-facilities

13 See https://planningschemes.api.delwp.vic.gov.au/schemes/vpp/13_072S.pdf?_ga=2.34412129.1378271083.1638783549-1127495322.1625462890

14 Assessment of Agricultural Land Capability in Melbourne's Green Wedge and Peri-urban Areas Agriculture Victoria Research Final Technical Report Updated October 2018, prepared by Agriculture Victoria.

Criteria 6.2 Impact on the protection of catchments, waterways, estuaries, bays, and the marine environment, protection of extractive resources.

Urban development in the area may potentially have downstream impacts on Limeburners Bay which contains a Ramsar listed wetland.[15] Residential development within the area would impact on these waterways but these impacts could be readily mitigated through the design of any urban stormwater infrastructure within the area.

Any change to the settlement boundary is expected to have a neutral impact on the protection of nearby catchments and therefore the satisfaction of this criteria.

3.7 Heritage

Criteria 7.1 Impact on known Aboriginal cultural heritage values.

Aboriginal Victoria mapping shows that the properties on the eastern side of the investigation area are covered by areas of "cultural heritage sensitivity".[16]

Consultation with Traditional Owners and further assessment of potential areas of Aboriginal Cultural Heritage Sensitivity should be undertaken if land within this area was to be further considered for inclusion within the settlement boundary.

A Cultural Heritage Management Plan would be required prior to the commencement of works onsite associated with development in the investigation area.

Any change to the settlement boundary is expected to have neutral impact on the protection of known areas of Aboriginal cultural heritage sensitivity. However, consultation with Traditional Owners and further assessment of other potential areas of Aboriginal Cultural Heritage Sensitivity should be undertaken if land within this area was to be further considered for inclusion within the settlement boundary.

Criteria 7.2 Impact on known post contact heritage values.

No known sites of post-contact heritage values exist that would be determinative of the suitability of urban development in the area.

3.8 Transport

Criteria 8.1 Accessibility of the location, including the feasibility and cost of providing adequate public transport and roads access.

The area is located proximate to two existing local bus services within Lara.[17] These could be re-routed to service the area if necessary. Feasibility of providing public transport to the area would not be determinative of the suitability of urban development in the area.

Any change to the settlement boundary is expected to have a negative impact on the ability to cost-effectively provide public transport services to the Lara area, as it would be necessary to extend and re-route existing bus services to connect to this area

15 Corangamite Regional Catchment Strategy 2013-2019 prepared by Corangamite Catchment Management Authority
16 See https://achris.vic.gov.au/#/onlinemap

17 See https://www.ptv.vic.gov.au/assets/default-site/more/maps/Local-area-maps/Regional/c7de90c6b9/Geelong-Bus-Network.pdf

3.9 Infrastructure

Criteria 9.1 Ability to cost-effectively provide urban services including both utility, community services and drainage.

Community Services:

Given that no change is proposed to the settlement boundary, no assessment of community infrastructure requirements has been undertaken for this investigation area. Any future development on land within the existing settlement boundary will require consideration in relation to given to the adequacy of infrastructure within the Lara Township to accommodate the new development. However, this issue has been addressed in general terms by the original Lara Structure Plan.

Utility Services:

The Lara Structure Plan identified that an increase in Lara's population beyond 12,000 people will necessitate additional sewerage capacity to be provided by Barwon Water.[18] As the population in Lara in 2019 was approximately 17,549 people,[19]

Initial consultation with Barwon Water has identified that the Lara system is approaching capacity - investment is needed in order to cater for the existing development. Any additional development would result in the need for further investment in upgrades.

Any change to the settlement boundary is expected to have a negative impact on the ability to cost-effectively provide urban services in the Lara area

18 Lara Structure Plan, prepared by the City of Greater Geelong, Adopted April 2011.
19 Our Community Places, Spaces and Services - A Social Infrastructure Plan for the City of Greater Geelong, prepared by City of Greater Geelong, dated June 2020.

4 - Response to submissions on the Draft boundary review.

The following summarises issues raised in submissions relating to the Lara South investigation area, together with a response to them.

4.1 Properties outside the investigation area.

Submissions:

2 submissions were received relating to the Farming Zone land located just outside of the southeast corner of the Lara South Investigation area (Submissions 5.08 & 5.09). These submissions acknowledge that due to the proximity of the land to the Geelong Ring Road Employment Precinct, the properties are not appropriate for residential development. However, they suggest the settlement boundary should not only focus on residential land. They submit that an urban growth boundary should replace the settlement boundary and that it should include "urban uses" including the Geelong Ring Road Employment Precinct and all of the area affected by the 1000m buffer.

Response:

Although outside of the Lara South Investigation Area we have considered the merit of the submissions to determine whether the Investigation Area should be reviewed and expanded.

The Greater Geelong Planning Scheme describes the role of the settlement boundary as being the long term extent of urban (residential) growth of the City of Geelong (Clause 21.06) and is based on the findings of the Greater Geelong Settlement Strategy. The term 'settlement boundary' is different to an 'urban growth boundary' insofar as it relates to the boundary of residential communities and not other types of urban land uses such as employment, etc.

The long term boundary review scope is defined within the Greater Geelong Settlement Strategy, which focuses on setting a long term boundary for residential growth.

It is not within the scope of this review to alter the purpose or definition of the long term settlement boundary under the Greater Geelong Planning Scheme and Settlement Strategy.

4.2 Properties inside the existing settlement boundary.

Submissions:

2 submissions were received relating to properties inside the existing settlement boundary (Submissions 5.06 & 5.07). These submissions request that the properties remain in the settlement boundary but be identified as "Investigation Areas for consideration as a future urban area".

Response:

The purpose of this investigation is to establish a logical and enduring settlement boundary, not review the zoning of land within the existing settlement boundary.

4.3 Submissions that support the report recommendations.

Submissions:

3 submissions support this reports recommendation to make no changes to the settlement boundary in both Lara North and Lara South (Submissions 5.02, 5.03 & 5.04). These submissions largely relate to concerns around existing strains on roads, servicing and community infrastructure.

Response:

The investigations undertaken as part of this report support the concerns raised by submitters and ultimately informed the recommendation to make no change to the settlement boundary in this investigation area.

Recommendation:

It is recommended that there be no change to the settlement boundary in this location.

6.9

Avalon

1 - Investigation Area Context

1.1 Total area of land within investigation area

N/A (refer 1.2)

1.2 Definition of investigation area

The second Long Term Boundarys review principle under the Greater Geelong Settlement Strategy states that "Land must be contiguous with urban residential areas – GRZ, RGZ, NRZ or UGZ". The Avalon area is separated from any adjoining urban residential areas by the Princess Freeway. Therefore, land within the Avalon area does not meet this principle (refer Figures 88 and 89).

Consideration was given to whether certain areas should be considered in the Long Term Boundary Review notwithstanding the lack of contiguous land. However, this was not considered appropriate for the reasons set out in Section 3 of this assessment.

1.3 Current Zoning and Overlays

The land within Avalon is located within the following zones:

- Farming Zone;
- Rural Living Zone;
- Public Park and Recreation Zone;
- Industrial 1 & 2 Zone;
- Public Conservation and Resource Zone;
- Special Use Zone – Schedule 11 (Avalon Airport); and
- Public Use Zone – Scheduled 1 (Service and Utility).

(refer Figure 90).

The land is also affected by many overlays. They are as follows:

- Design and Development Overlay – Schedule 20 (Industrial 1, 2 & 3 Zones);
- Development Plan Overlay – Schedule 1 (Special Industrial Area, Port Wilson);
- Environmental Significance Overlay – Schedule 4 (Grasslands within Werribee Plains Hinterland);
- Flood Overlay;
- Land subject to Inundation Overlay;
- Public Acquisition Overlay – Schedule 14 (Railway);
- Special Controls Overlay – Schedule 3 (Specialist Training Facility); and
- Vegetation Protection Overlay.

These overlays are shown at Figures 91-93.

Geelong Growth Investigation Areas
Avalon Investigation Area

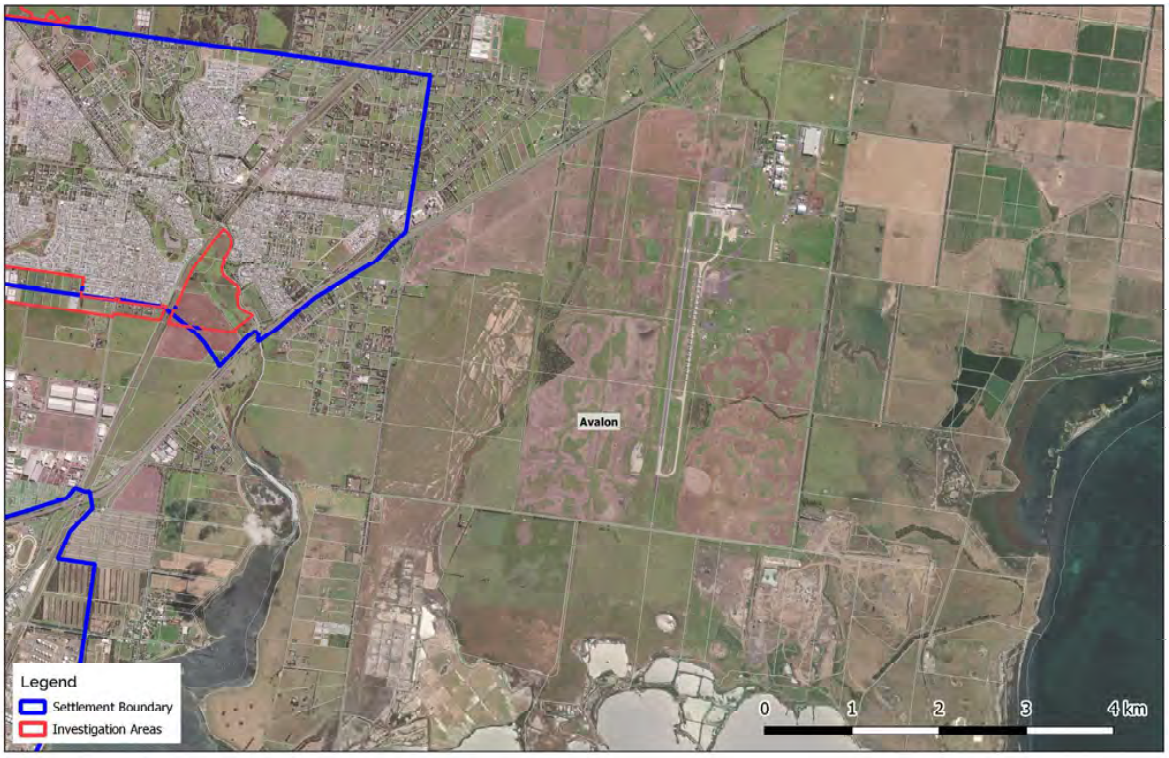


Figure 89. Avalon – Aerial Cadastral Plan.

Geelong Growth Investigation Areas
Avalon Investigation Area

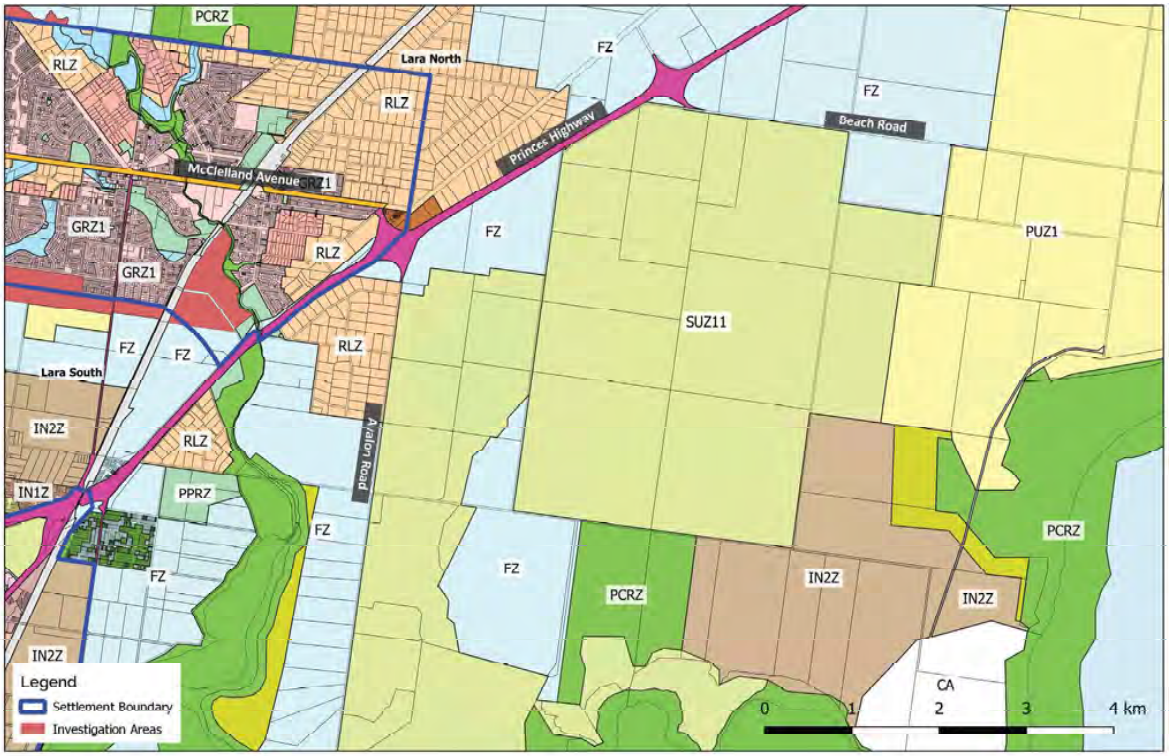


Figure 90. Avalon – Investigation Area Plan.

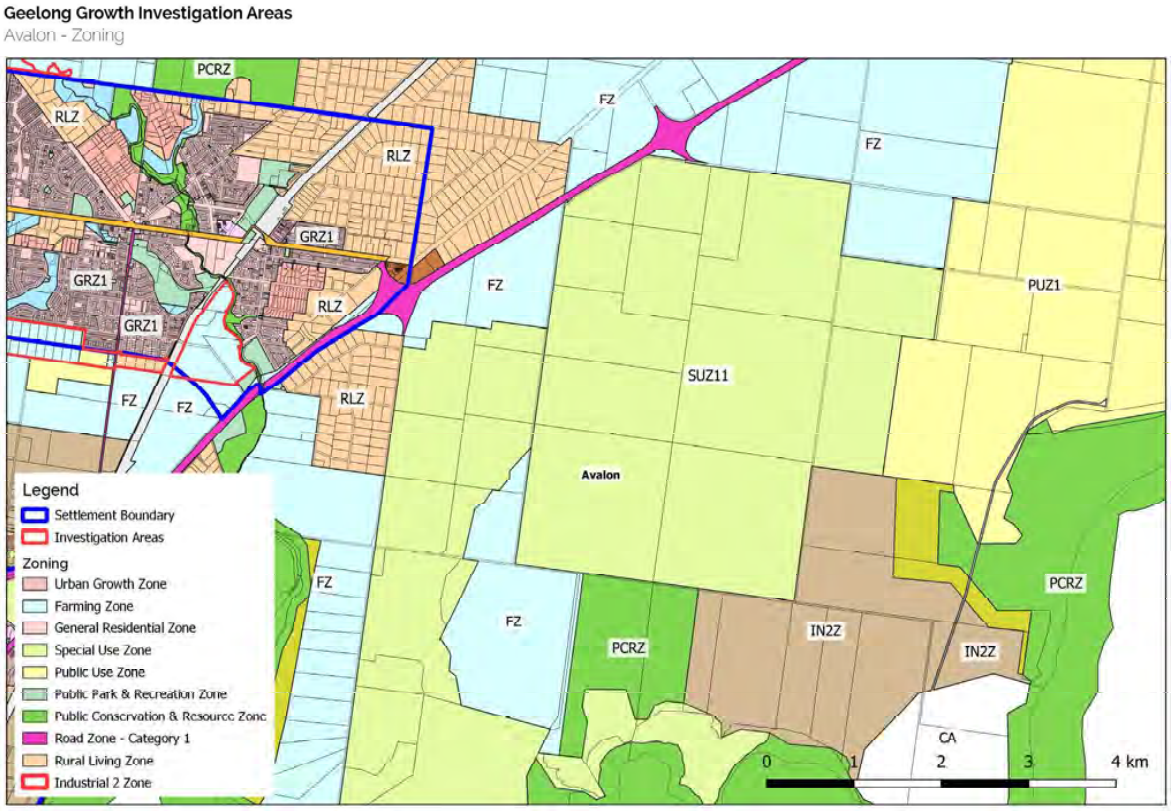


Figure 91. Avalon – Zoning Plan.

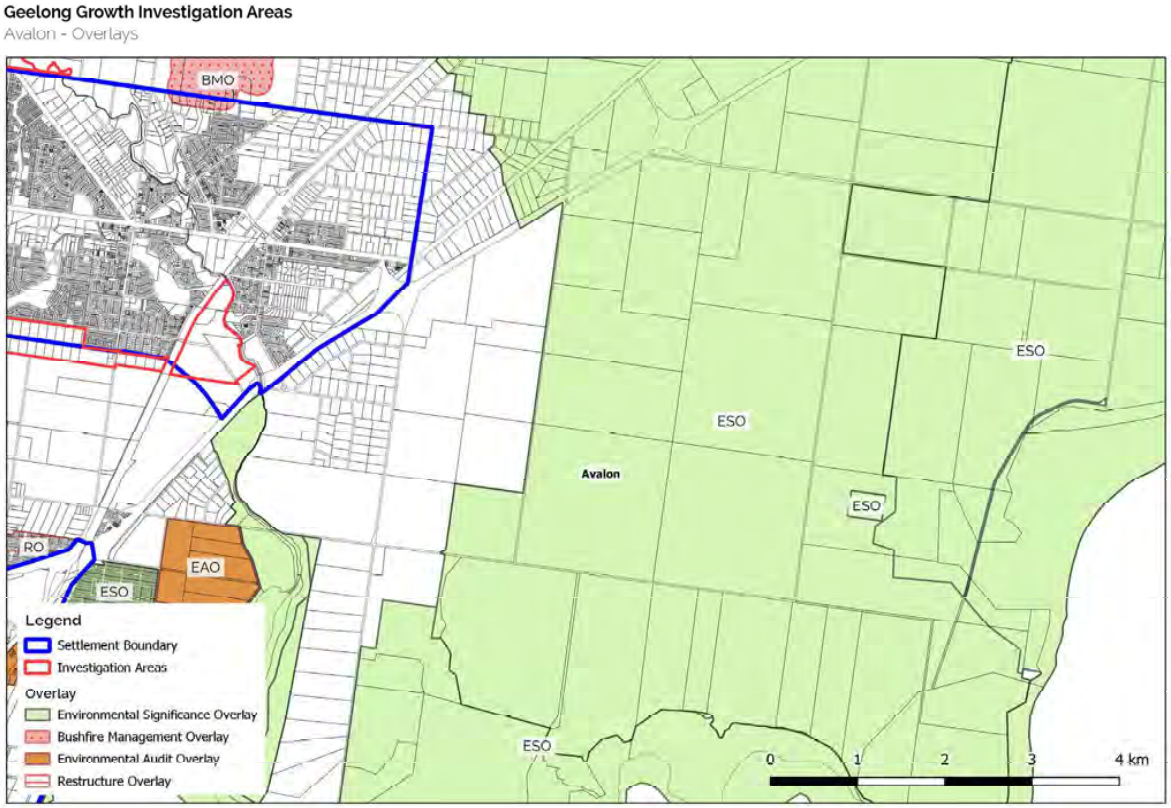


Figure 92. Avalon – Overlays Plan 1.

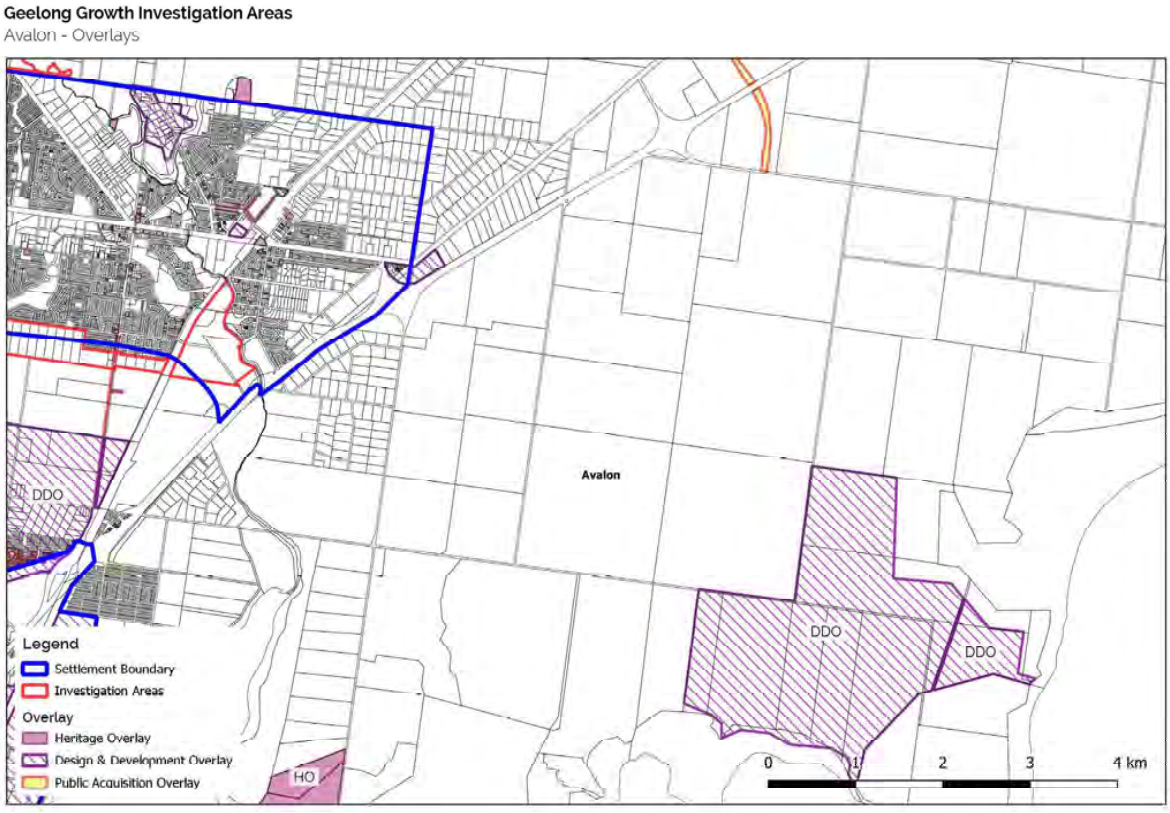


Figure 93. Avalon – Overlays Plan 2.

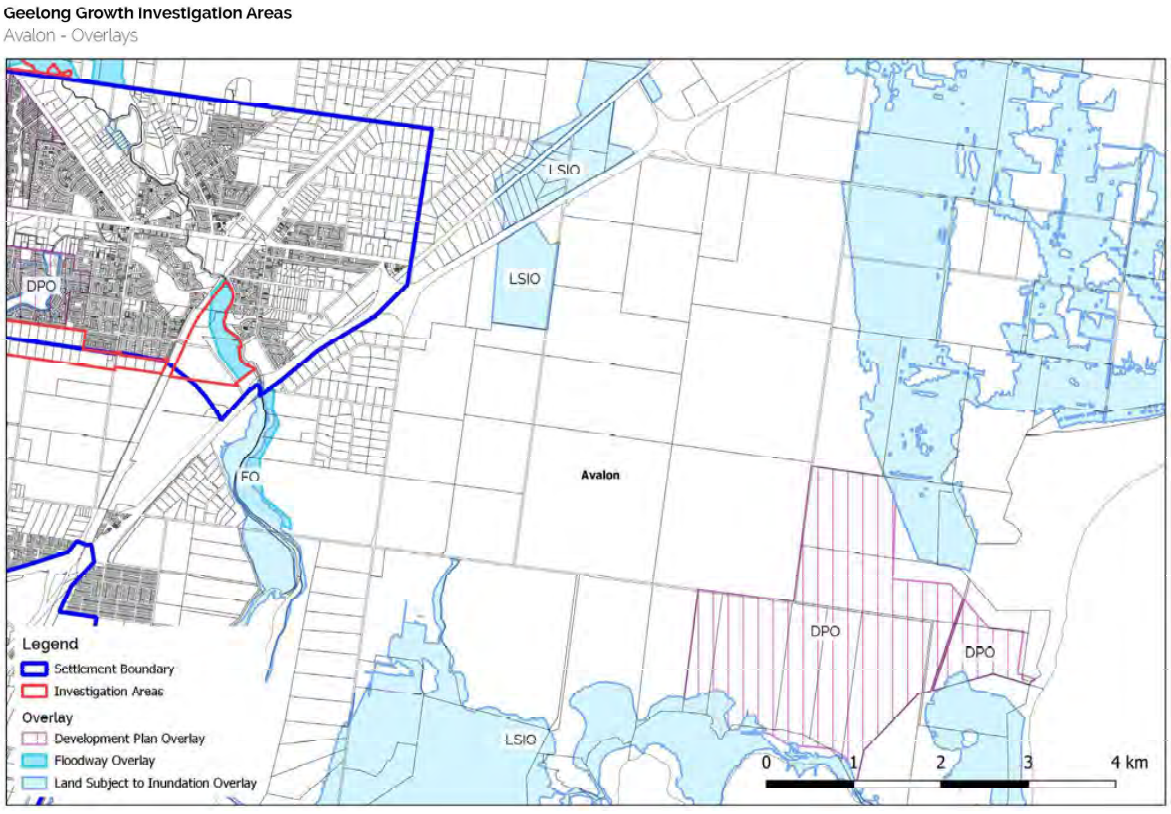


Figure 94. Avalon – Overlays Plan 3.

1.4 Investigation Area & Surrounds

There are a variety of existing uses within the Avalon Area which require substantial separation distances from sensitive uses, and their presence provides a basis for ensuring that residential development does not establish in this area. These include the following:

- Avalon Airport
- Mountain View Quarry
- Western Treatment Plant
- Point Wilson Defence Base

Other land uses in this area include the Geelong Grammar School, Avalon College, the Spit Wildlife Reserve and the former Cheetham Saltworks.

1.4.1 Draft Avalon Corridor Strategy

The Draft Avalon Corridor Strategy has recently been completed for this area. This Strategy aims to provide clear strategic guidance regarding potential land use and development change within the Avalon Corridor.

Figure 94 shows the draft Framework Plan from this Strategy which indicates existing and potential future land uses in the Avalon region. This framework plan does not make provision for additional residential development within Avalon.



Figure 95. Avalon Corridor Strategy: Draft Report for Consultation, August 2021, prepared by Hansen Partnership.

2 - Assessment of Investigation Area Against Suitability Criteria

As Avalon does not contain any residentially zoned land which is within Geelong's existing settlement boundary, this location does not satisfy Principle 2 relating to the Long Term Boundary Review from the Greater Geelong Strategy.

The Long Term Boundary Review is a review of the Geelong settlement boundary in order to determine if there are locations where it is logical for the boundary to be amended to accommodate additional urban residential uses. The purpose of the review is not to determine if non-residential urban uses should be located within the settlement boundary or not.

The type of urban uses contemplated under the Avalon Strategy do not include urban residential uses, and these existing/proposed uses do not in themselves generate any requirement for the existing settlement boundary to extend into this area.

Notwithstanding, the following is a broad assessment of the Avalon area and the appropriateness of urban residential development in this location.

The land within the Avalon area is extremely segregated from adjoining urban residential development by the Princess Freeway. As a result of this there is limited links between this land and existing community services in adjoining areas and as such it is expected that substantial additional infrastructure would be required to support the creation of a new "neighbourhood" in this location.

Initial consultation with Barwon Water has identified the following:

- There is no existing sewer in Avalon to cater for additional residential development
- The area will need to be serviced eventually to facilitate the uses identified in the draft Avalon Strategy (when the scope is clarified). However, additional residential was never anticipated in this area from a servicing perspective.

Avalon serves the function of providing a physical separation and break in urban development between Melbourne and Geelong. This is supported by Geelong's Settlement Strategy and Clause 21.06-2 of the Geelong Planning Scheme which includes a strategy to "Maintain the non-urban breaks between Geelong and Melbourne (Wyndham)".[1] Plan Melbourne 2017-2050 further reinforces this by stating that the 'Avalon Corridor' should be preserved for state infrastructure opportunities but also to ensure a maintenance as a settlement break between Melbourne and Geelong.[2] Allowing for additional land to be brought into the settlement boundary in this location (for the purpose of future residential) would compromise this urban break which is currently being successfully preserved by the existing settlement boundary.

The draft Avalon Corridor Strategy anticipates a range of potential large-scale urban commercial/ industrial uses associated with the existing transport infrastructure in the area. Residential uses are largely incompatible with these activities.

Lastly, Avalon is affected by a complex array of land use zoning and overlays, which when viewed collectively do not lend themselves to supporting residential development. The combination of the existing uses and associated zoning as well as the Environmental Significance, Vegetation Protection, Flood and Land Subject to Inundation Overlays provide significant constraints that would make residential development inappropriate and in places unviable in this area.

1 See Clause 21.06 Geelong Planning Scheme - https://planning-schemes.api.delwp.vic.gov.au/schemes/greatergeelong/ordinance/21_mss06_ggee.pdf?_ga=2.232223327.1378271083.1638783549-1127495322.1625462890

2 Plan Melbourne 2017-2050, prepared by Department Environment, Land Water and Planning.

3 - Response to submissions on the Draft boundary review.

The following summarises issues raised in submissions relating to the Avalon investigation area.

3.1 Summary of key issues for this area.

Submissions:

There was one submission relating to the Avalon investigation area (submission 6.01). The submission sets out the views of the landowners of the following properties:

- 65 Beach Road, Avalon (Egleton)
- 130 Pousties Road, Avalon (Egleton)
- Pousties Road, Avalon (Avalon Lodge)

This submission advocates for the inclusion of the land earmarked as the Greater Avalon Employment Precinct into the Geelong settlement boundary as an additional logical Growth Investigation area on the basis of including all types of urban growth land in the boundary.

3.2 Settlement

The submission suggests that in conformity with Plan Melbourne's Urban Growth Boundary principles, all "urban" zoned land including "employment" areas should be included within Long Term or Protected settlement boundaries.

The submission states that the landowners are not seeking residential redevelopment opportunities. However, they suggest that the land will be a significant addition to the Geelong urban fabric and should therefore be included in the boundary.

Response:

The Greater Geelong Planning Scheme describes the role of the settlement boundary as being is to define the long term extent of urban (residential) growth of the City of Geelong. Under the Planning Scheme, the term 'settlement boundary' is different to an 'urban growth boundary' insofar as it relates to the boundary of residential communities and not other types of urban land uses such as employment, etc.

The long term boundary review scope is defined within the Greater Geelong Settlement Strategy, which focuses on setting a long term boundary for residential growth. It is not within the scope of this review to alter the purpose or definition of the long term settlement boundary contained under the Greater Geelong Planning Scheme.

The draft Avalon Corridor Strategy anticipates a range of potential large-scale urban commercial/ industrial uses associated with the existing transport infrastructure in the area. Residential uses are largely incompatible with these activities and there is no strategic planning for extending the settlement boundary into Avalon.

Additionally, land within Avalon serves the function of providing a physical separation and break in urban development. Therefore, allowing for additional land to be brought into the settlement boundary in this location is inconsistent with the noted of there being an urban break which is currently being successfully preserved by the existing settlement boundary.

Overall, it remains the view of this report's authors that as the purpose of this investigation is to create a logical and enduring settlement boundary, not an Urban Growth Boundary, the properties identified in this submission should therefore remain outside the settlement boundary.

Recommendation:

This investigation area should not be included within the Geelong settlement boundary.

Chapter Seven

Recommendations

This chapter comprises a summary of the recommendations in relation to each settlement boundary investigation area. These recommendations have been based on the analysis contained within this report, as well as considerations of submissions made by landowners, agencies and other stakeholders.

1.0 - Armstrong Creek South West

1.1 Mt Duneed Road (west of Williams Road)

This area should not be included within the Geelong Settlement Boundary. However, further consideration should be given to rezoning land within this area to the Rural Living Zone.

The future development of land within this area will need to respond to the policy aspirations of retaining Mt Duneed as a prominent landscape feature and the maintenance of a 'green edge' along the boundary between urban Geelong and the declared Surf Coast DAL area. It will also need to consider matters such as environmental values, land use compatibility, infrastructure, lot size and design, etc.

It is recommended that any rezoning of this land be accompanied by a requirement to prepare a development plan, infrastructure plan and infrastructure funding agreements. A Development Plan Overlay or similar tool should be applied to the land to address such matters.

1.2 Mt Duneed Road (east of Williams Road)

This area should not be included within the Geelong Settlement Boundary. However, further consideration should be given to rezoning land within this area to the Rural Living Zone.

The future development of land within this area will need to respond to the policy aspirations of retaining Mt Duneed as a prominent landscape feature and the maintenance of a 'green edge' along the boundary between urban Geelong and the declared Surf Coast DAL area. It will also need to consider matters such as environmental values, land use compatibility, infrastructure, lot size and design, etc.

It is recommended that any rezoning of this land be accompanied by a requirement to prepare a development plan, infrastructure plan and infrastructure funding agreements. A Development Plan Overlay or similar tool should be applied to the land to address such matters.

1.3 Whites Road

It is **recommended** that the land south of Whites Road (between Ghazeepore Road and 10-40 Williams Road) remain outside of the settlement boundary.

1.4 Central (in vicinity of Whites and Williams Road)

Site 1 - Purdies Paddock (55 & 75 Williams Road, Mt Duneed):

It is **recommended** that:

- Purdies Paddock be included within the Geelong Settlement Boundary, subject to confirmation that developing this land for housing will have an acceptable visual impact on views to Mt Duneed when viewed from the east, along Lower Duneed Road.
- A structure plan, infrastructure plan and infrastructure funding agreement be prepared for the future residential development of the land.
- Following the preparation of the abovementioned plans and agreement, a planning scheme amendment should be initiated to rezone the land to give statutory effect to the structure plan's infrastructure funding agreements.

Site 2 - 10-40 Williams Road, Mt Duneed:

It is **recommended** that:

- The northern lot of 10-40 Williams Road be included within the Geelong Settlement boundary, and the southern part of this site be considered for rezoning to the Rural

Living Zone, subject to confirmation that developing this land for housing will have an acceptable visual impact on views to Mt Duneed when viewed from the north and north east.
- A structure plan, infrastructure plan and infrastructure funding agreement be prepared for future residential development on the northern part of the land.
- The structure plan and infrastructure funding agreement (together with any development plan for the southern part of the site that is identified for rural living purposes) should make provision for the creation of a wide linear open space corridor in the vicinity of the 65AHD contour. This link should connect along the western site boundary to Whites Road, to delineate the long term edge of urban Geelong in this location.
- Following the preparation of the abovementioned plans and agreement, a planning scheme amendment should be initiated to rezone the land to give statutory effect to the structure plan's infrastructure funding agreements.
- If there is any doubt about being able to successfully realise the above outcomes then Whites and Williams Road should remain as the long-term settlement boundary in this location.

2.0 - Armstrong Creek South Central

2.1 Land north of Lower Duneed Road

The current location and form of the Armstrong Creek Central settlement boundary is not particularly logical or enduring, and it requires modification.

An alternative long term settlement boundary can be established for Armstrong Creek Central that is logical and enduring, preserves the desired landscape and 'urban edge' character along Lower Duneed Road, whilst allowing for the orderly urban development of some additional land within the boundary.

The key features of this alternative settlement boundary concept include the following:

- The settlement boundary would be established along a new linear open space corridor running along the southern edge of the Armstrong Creek Growth Area.
- Rural living development would be permitted on the land area between the new settlement boundary and Lower Duneed Road. Lot sizes would transition from larger to smaller rural living allotments and requirements relating to landscape character, access, servicing, etc., would be guided by development plans and infrastructure funding agreements.
- Urban development to the north of the settlement boundary would be guided by development, infrastructure and services.

The alternative settlement boundary location conceptually illustrated in Figure 30 of this report accommodates all of the above features.

The following recommendations are made in relation to the abovementioned elements of the alternative settlement boundary concept:

A. Location of the revised settlement boundary:

It is recommended that the revised settlement boundary should be set in a location which accommodates the following configuration of land uses:

- Larger (1.5-3ha) rural living lots on the land north of Lower Duneed Road and on the corners of the Surf Coast Highway and Barwon Heads Road.
- Smaller (0.2-0.4ha) rural living lots between the abovementioned larger lots and the linear open space corridor along the alignment of the settlement boundary, to provide a transition in density towards the settlement boundary.
- Internal roads to provide access from the rural living lots via Horseshoe Bend and Charlemont Roads.

B. Physical form of the boundary:

The interface between urban development within the settlement boundary and rural living allotments outside of it should be clearly delineated in both functional and landscaping

terms. This delineation could comprise a combination of walking/cycling trails, open space, drainage reserves, etc., with urban residential housing facing these features across a road reserve located within the settlement boundary.

It is recommended that any future rezoning of land within the revised settlement boundary include provision for the creation, embellishment and transfer of a linear open space reserve along the alignment of the boundary. The physical form and character of this linear open space reserve should be resolved as part of the development and infrastructure planning that forms the basis of the land rezoning.

C. Rural living allotments and landscape character:

The preservation of an urban break and respectful landscape interface at the southern edge of the Armstrong Creek Growth Area will be best achieved by establishing rural living allotments along Lower Duneed Road.

It is recommended that:

- The land between Lower Duneed Road and the revised settlement boundary be rezoned to the Rural Living Zone.
- Minimum lot sizes be applied via schedules to the UGZ for land along Lower Duneed Road (min 1.5ha) and the balance of the land (min 0.2ha).
- A Development Plan Overlay be applied to the land between Lower Duneed Road and the revised settlement boundary at the time of rezoning to establish subdivision design, infrastructure, building siting and landscape.

D. Orderly development and infrastructure delivery:

It is recommended that:

- Structure plans, infrastructure plans and infrastructure funding agreements be prepared for the future residential development of land between the revised settlement boundary and existing UGZ.
- Following the preparation of the abovementioned plans and agreements, a planning scheme amendment should be initiated to rezone the land between the revised settlement boundary and existing UGZ and to give statutory effect to the structure plans infrastructure funding agreements.

2.2 Land east of Barwon Heads Road

It is recommended that there be no change to the settlement boundary in this location.

3.0 - Sparrovale

3.1 Northern area

It is recommended that 145 Harriots Road be included within the settlement boundary (subject to confirmation of the Flood Overlay and LSIO via Amendment C133).

3.2 Southern area

It is recommended that there be no change to the settlement boundary in this location.

4.0 - Moolap

4.1 Northern area

It is recommended that the settlement boundary be moved to Coppards Road but that the land within it should remain within the existing Low Density Residential Zone unless any proposal to rezone the land can demonstrate with a high degree of confidence that the necessary infrastructure and development issues can be delivered in a cost-effective and orderly manner.

4.2 Southern area

It is recommended that there be no change to the settlement boundary in this location.

5.0 - Warn Ponds North

It is recommended that there be no change to the settlement boundary in this location.

6.0 - Waurn Pond South

It is recommended that there be no change to the settlement boundary in this location.

7.0 - Lara North

It is recommended that there be no change to the settlement boundary in this location,

8.0 - Lara South

It is recommended that there be no change to the settlement boundary in this location.

9.0 - Avalon

It is recommended that this investigation area should not be included within the Geelong Settlement Boundary.

Appendix 1

Assessment of investigation areas against Principle 5 of the Settlement Boundary Review – Results

Appendix 2

Settlement Boundary and the Planning Policy Framework

Step 2 – Establish Assessment Criteria for reviewing the Settlement Boundary.

The relevant State and regional planning strategies contained in the Greater Geelong Planning Scheme are set out as follows.

[Note these are limited to the strategies of most relevant to determining the urban Geelong Settlement Boundary, and that have informed the selection of the Settlement Boundary Assessment Criteria]

1.0 Settlement Criteria:

Settlement Boundary Assessment Criteria:	Geelong Planning Scheme:
1.1 Impacts of any proposed changes on the establishment of logical and enduring settlement boundaries (including consideration of natural features, location of major roads and reservations for public utilities)	**Clause 11.1-1S Settlement** *Strategy:* Create and reinforce settlement boundaries. **Clause 11.01-1R – Settlement:** *Strategies:* Maintain a significant settlement break between the region and Melbourne. Provide for settlement breaks between towns to maintain their unique identities. Require a settlement boundary for all towns **Clause 21.06-2 Spatial Distribution of Growth** *Objectives:* Contain growth within identified locations across the municipality. Minimise the economic, environmental, visual and servicing impacts of residential development on rural areas. Maintain the unique township, landscape, tourism, farming and environmental values of the Bellarine Peninsula. Maintain the unique identity of Greater Geelong and its townships. *Strategies:* Direct the majority of future housing needs to urban Geelong (urban infill, Armstrong Creek and the Northern and Western Geelong Growth Areas). Reduce the share of new housing development on the Bellarine Peninsula. Ensure development occurs within designated settlement boundaries.

2.0 Managing Growth Criteria:

Settlement Boundary Assessment Criteria:	Geelong Planning Scheme:
2.1 Impact on the orderly development of the adjoining urban area	**Clause 19.03-2S Infrastructure design and provision** *Objective:* To provide timely, efficient and cost-effective development infrastructure that meets the needs of the community. *Strategies:* Provide an integrated approach to the planning and engineering design of new subdivision and development. Integrate developments with infrastructure and services, whether they are in existing suburbs, growth areas or regional towns
2.2 Impact on management of the sequence of development and the early provision of services	**Clause 11.2-3S Sequencing of development:** *Objective:* To manage the sequence of development in areas of growth so that services are available from early in the life of new communities. *Strategies:* Define preferred development sequences in areas of growth to better coordinate infrastructure planning and funding. Ensure that new land is released in areas of growth in a timely fashion to facilitate coordinated and cost-efficient provision of local and regional infrastructure. Require new development to make a financial contribution to the provision of infrastructure such as community facilities, public transport and roads. Improve the coordination and timing of infrastructure and service delivery in areas of growth. Support opportunities to co-locate facilities. Ensure that planning for water supply, sewerage and drainage works receives high priority in early planning for areas of growth.

Settlement Boundary Assessment Criteria:	Geelong Planning Scheme:
2.3 Impacts of any proposed boundary changes on the economic provision of other development fronts	**Clause 11.02-3S Sequencing of development** *Objective:* To manage the sequence of development in areas of growth so that services are available from early in the life of new communities. *Strategies:* Define preferred development sequences in areas of growth to better coordinate infrastructure planning and funding. Ensure that new land is released in areas of growth in a timely fashion to facilitate coordinated and cost-efficient provision of local and regional infrastructure. Require new development to make a financial contribution to the provision of infrastructure such as community facilities, public transport and roads. Improve the coordination and timing of infrastructure and service delivery in areas of growth. Ensure that planning for water supply, sewerage and drainage

3.0 Planning for Places – Distinctive Areas and Landscapes Criteria:

Criteria:	Geelong Planning Scheme:
3.1 Impact on any identified unique features or special characteristics within a declared area	**Clause 11.03-5S Distinctive Areas and Landscapes:** *Objective:* To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes. *Strategies:* Recognise the unique features and special characteristics of these areas and landscapes. Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy. Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy. Recognise the important role these areas play in the state as tourist destinations. Protect the identified key values and activities of these areas. Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas. Support use and development where it enhances the valued characteristics of these areas. Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas. Protect areas that are important for food production

4.0 Environmental & Landscape Values Criteria:

Criteria:	Geelong Planning Scheme:
4.1 Impact on the protection of biodiversity values	**Clause 12.01-1S Protection of biodiversity:** *Objective:* To assist the protection and conservation of Victoria's biodiversity. *Strategies:* Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites. Strategically plan for the protection and conservation of Victoria's important areas of biodiversity. Ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity, including consideration of: • Cumulative impacts. • Fragmentation of habitat. • The spread of pest plants, animals and pathogens into natural ecosystems. Avoid impacts of land use and development on important areas of biodiversity. Consider impacts of any change in land use or development that may affect the biodiversity value of national parks and conservation reserves or nationally and internationally significant sites; including wetlands and wetland wildlife habitat designated under the Convention on Wetlands of International Importance (the Ramsar Convention) and sites utilised by species listed under the Japan-Australia Migratory Birds Agreement (JAMBA), the China-Australia Migratory Birds Agreement (CAMBA), or the Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA). Assist in the identification, protection and management of important areas of biodiversity. Assist in the establishment, protection and re- establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects

4.0 Environmental & Landscape Values Criteria:

Criteria:	Geelong Planning Scheme:
4.2 Impact on the protection of coastal areas & wetlands	**Clause 12.02-1S Protection of the marine and coastal environment:** *Objective:* To protect and enhance the marine and coastal environment. *Strategies:* Manage privately-owned foreshore consistently with the adjoining public land. Protect coastal and foreshore environments and improve public access and recreation facilities around Port Phillip Bay and Western Port by focusing development in areas already developed or in areas that can tolerate more intensive use. Enhance the ecological values of the ecosystems in the marine and coastal environment. Protect and enhance the overall extent and condition of native habitats and species diversity distributions across public and private land in the marine and coastal environment. Encourage revegetation of cleared land abutting coastal reserves. Minimise direct, cumulative and synergistic effects on ecosystems and habitats. Maintain the natural drainage patterns, water quality and biodiversity in and adjacent to coastal estuaries, wetlands and waterways. Maintain and enhance water and soil quality by minimising disturbance of sediments. Avoid disturbance of coastal acid sulfate soils. Protect and enhance natural features, landscapes, seascapes and public visual corridors. Plan for marine development and infrastructure to be sensitive to marine national parks and environmental assets. Protect the heritage values, the aesthetic quality of locations, cultural links with maritime activities, sea country and sense of place.

Criteria:	Geelong Planning Scheme:
4.2 Impact on the protection of coastal areas & wetlands	**12.03-1S River corridors, waterways, lakes and wetlands** *Objective:* To protect and enhance river corridors, waterways, lakes and wetlands. *Strategies:* Protect the environmental, cultural and landscape values of all water bodies and wetlands. Ensure development responds to and respects the significant environmental, conservation, cultural, aesthetic, open space, recreation and tourism assets of water bodies and wetlands. Ensure development is sensitively designed and sited to maintain and enhance environmental assets, significant views and landscapes along river corridors and waterways and adjacent to lakes and wetlands. Ensure development does not compromise bank stability, increase erosion or impact on a water body or wetland's natural capacity to manage flood flow. Facilitate growth in established settlements where water and wastewater can be managed.
4.3 Impact on the protection of significant landscapes	**Clause 12.05-2S Landscapes** *Objective:* To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments. *Strategies:* Ensure significant landscape areas such as forests, the bays and coastlines are protected. Ensure development does not detract from the natural qualities of significant landscape areas. Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas. Recognise the natural landscape for its aesthetic value and as a fully functioning system. Ensure important natural features are protected and enhanced.

4.0 Environmental & Landscape Values Criteria:

Criteria:	Geelong Planning Scheme:
4.4 Impact on the preservation of identified urban breaks	**Clause 11.01-1R Settlement – G21** *Strategies:* Maintain a significant settlement break between the region and Melbourne. Provide for settlement breaks between towns to maintain their unique identities. Require a settlement boundary for all towns. Protect critical agricultural land by directing growth to towns. **Clause 21.06-2 Spatial distribution of growth:** *Strategies:* Maintain the non-urban breaks between Geelong and Melbourne (Wyndham), Geelong and the Surf Coast, urban Geelong and the Bellarine Peninsula, and the townships on the Bellarine Peninsula.

5.0 Environmental Risk Criteria:

Criteria:	Geelong Planning Scheme:
5.1 Climate change – impacts of coastal inundation & erosion	**Clause 13.01-1S - Natural hazards and climate change:** *Objective:* To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning. *Strategies:* Consider the risks associated with climate change in planning and management decision making processes. Identify at risk areas using the best available data and climate change science. Integrate strategic land use planning with emergency management decision making. Direct population growth and development to low risk locations. Develop adaptation response strategies for existing settlements in risk areas to accommodate change over time. Ensure planning controls allow for risk mitigation or risk adaptation strategies to be implemented. Site and design development to minimise risk to life, property, the natural environment and community infrastructure from natural hazards. **Clause 13.01-2S - Coastal inundation and erosion:** *Objective:* To plan for and manage coastal hazard risk and climate change impacts. *Strategies:* Plan for sea level rise of not less than 0.8 metres by 2100 and allow for the combined effects of tides, storm surges, coastal processes and local conditions such as topography and geology when assessing risks and coastal impacts associated with climate change. Ensure that land subject to hazards is identified and appropriately managed to ensure that future use and development is not at risk. Avoid use and development in areas vulnerable to coastal inundation and erosion. Respond to marine and coastal processes in the context of the coastal compartment type. Assess the effectiveness, costs, benefits, impacts (direct, cumulative and synergistic) and path dependency of available adaptation options in the following order: 1. non-intervention 2. avoid 3. nature-base methods 4. retreat 5. protect Ensure that development or protective works that seek to respond to coastal hazard risks avoid detrimental impacts on coastal processes.

5.0 Environmental Risk Criteria:

Criteria:	Geelong Planning Scheme:
5.2 Bushfire risks in the location	**Clause 13.02-1S Bushfire planning:** *Policy application:* This policy must be applied to all planning and decision making under the Planning and Environment Act 1987 relating to land that is: Within a designated bushfire prone area; Subject to a Bushfire Management Overlay; or Proposed to be used or developed in a way that may create a bushfire hazard. *Objective:* To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. *Strategies:* Protection of human life: Give priority to the protection of human life by: • Prioritising the protection of human life over all other policy considerations. • Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire. • Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process. *Bushfire hazard identification and assessment:* Identify bushfire hazard and undertake appropriate risk assessment by: Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard. Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act. Applying the Bushfire Management Overlay to areas where the extent of vegetation can create an extreme bushfire hazard. Considering and assessing the bushfire hazard on the basis of: • Landscape conditions – meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of a site; • Local conditions – meaning conditions in the area within approximately 1 kilometre of a site; • Neighbourhood conditions – meaning conditions in the area within 400 metres of a site; and • The site for the development. Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures. Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.

Criteria:	Geelong Planning Scheme:
5.2 Bushfire risks in the location	Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented. *Settlement planning:* Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by: Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009). Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS 3959-2009 Construction of Buildings in Bushfire prone Areas (Standards Australia, 2009) where human life can be better protected from the effects of bushfire. Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development. Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reducing bushfire risk overall. Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale destruction. Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis. Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009). [refer to clause 13.02-1 for complete citation of this policy]

5.0 Environmental Risk Criteria:

Criteria:	Geelong Planning Scheme:
5.3 Impacts on/of floodplains;	**Clause 13.03-1s Floodplain management** *Objective:* To assist the protection of: • Life, property and community infrastructure from Flood hazard, including coastal inundation, riverine and overland flows. • The natural flood carrying capacity of rivers, streams and floodways. • The flood storage function of floodplains and waterways. • Floodplain areas of environmental significance or of importance to river, wetland or coastal health. *Strategies:* Identify land affected by flooding, including land inundated by the 1 in 100 year flood event (1 per cent Annual Exceedance Probability) or as determined by the floodplain management authority in planning schemes. Avoid intensifying the impact of flooding through inappropriately located use and development. Plan for the cumulative impacts of use and development on flood behaviour. Locate emergency and community facilities (including hospitals, ambulance stations, police stations, fire stations, residential aged care facilities, communication facilities, transport facilities, community shelters and schools) outside the 1 in 100 year (1 per cent Annual Exceedance Probability) floodplain and, where possible, at levels above the height of the probable maximum flood. Locate use and development that involve the storage or disposal of environmentally hazardous industrial and agricultural chemicals or wastes and other dangerous goods (including intensive animal industries and sewage treatment plants) outside floodplains unless site design and management is such that potential contact between such substances and floodwaters is prevented, without affecting the flood carrying and flood storage functions of the floodplain. Ensure land use on floodplains minimises the risk of waterway contamination occurring during floods and floodplains are able to function as temporary storage to moderate peak flows and minimise downstream impacts

Criteria:	Geelong Planning Scheme:
5.4 Impacts on/of contamination land;	**Clause 13.04-1S Contaminated and potentially contaminated land** *Objective:* To ensure that contaminated and potentially contaminated land is used and developed safely. *Strategies:* Ensure contaminated or potentially contaminated land is or will be suitable for the proposed use, prior to the commencement of any use or development. Protect sensitive uses including a residential use or use as childcare centre, kindergarten, pre- school centre, secondary school or children's playground from the effects of contamination. Facilitate the remediation of contaminated land to make the land suitable for future intended use or development.
5.5 Impacts on/of erosion & landslip;	**Clause 13.03-2S Erosion and landslip** *Objective:* To protect areas prone to erosion, landslip or other land degradation processes. *Strategies:* Identify areas subject to erosion or instability in planning schemes and when considering the use and development of land. Prevent inappropriate development in unstable areas or areas prone to erosion. Promote vegetation retention, planting and rehabilitation in areas prone to erosion and land instability
5.6 Impacts on/of salinity, acid sulfate soils;	**Clause 13.03-3S Salinity** *Objective:* To minimise the impact of salinity and rising water tables on land uses, buildings and infrastructure in rural and urban areas and areas of environmental significance and reduce salt load in rivers. *Strategies:* Identify areas subject to salinity in the preparation of planning schemes and land use planning decisions. Promote vegetation retention and replanting in aquifer recharge areas contributing to groundwater salinity problems. Prevent inappropriate development in areas affected by groundwater salinity.

5.0 Environmental Risk Criteria:

Criteria:	Geelong Planning Scheme:
5.7 Land use compatibility – compatibility with nearby agricultural, industrial, extractive industry, tourism and other established and valued land uses.	**Clause 13.07-1S - Land use compatibility** *Objective:* To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts. *Strategies:* Ensure that use or development of land is compatible with adjoining and nearby land uses. Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses. Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures. Protect existing commercial, industrial and other uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively
5.8 Impacts on/ of major hazard facilities;	**Clause 13.07-2S Major hazard facilities** *Objective:* To minimise the potential for human and property exposure to risk from incidents that may occur at a major hazard facility and to ensure the ongoing viability of major hazard facilities. *Strategies:* Ensure major hazard facilities are sited, designed and operated to minimise risk to surrounding communities and the environment. Consider the risks associated with increasing the intensity of use and development within the threshold distance of an existing major hazard facility. Apply appropriate threshold distances from sensitive land uses for new major hazard facilities and between major hazard facilities. Protect registered or licenced major hazard facilities as defined under Regulation 5 of the Occupational Health and Safety Regulations 2017 from encroachment of sensitive land uses

6.0 Natural Resource Management Criteria:

Criteria:	Geelong Planning Scheme:
6.1 Impact on the protection of agricultural land	**Clause 14.01-1S Protection of agricultural land:** *Objective:* To protect the state's agricultural base by preserving productive farmland. *Strategies*: Identify areas of productive agricultural land, including land for primary production and intensive agriculture. Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity. Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors. Protect productive farmland that is of strategic significance in the local or regional context. Protect productive agricultural land from unplanned loss due to permanent changes in land use. Prevent inappropriately dispersed urban activities in rural areas. Protect strategically important agricultural and primary production land from incompatible uses. Limit new housing development in rural areas by: • Directing housing growth into existing settlements. • Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses. • Encouraging consolidation of existing isolated small lots in rural zones. Identify areas of productive agricultural land by consulting with the Department of Economic Development, Jobs, Transport and Resources and using available information. In considering a proposal to use, subdivide or develop agricultural land, consider the: • Desirability and impacts of removing the land from primary production, given its agricultural productivity. • Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production. • Compatibility between the proposed or likely development and the existing use of the surrounding land. • The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas. • Land capability. Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land. Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land. Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.

6.0 Natural Resource Management Criteria:

Criteria:	Geelong Planning Scheme:
6.2 Impact on the protection of agricultural land	**Clause 1.01-11R Settlement G21:** *Strategy:* Protect critical agricultural land by directing growth to towns. **Clause 14.01-2R Agricultural productivity - Geelong G21** *Strategy:* Support new opportunities in farming and fisheries.
6.3 Impact on the protection of catchments, waterways, estuaries, bays, and the marine environment, protection of extractive resources	**Clause 14.02-1S Catchment planning and management:** *Objective:* To assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment. *Strategies:* Ensure the continued availability of clean, high- quality drinking water by protecting water catchments and water supply facilities. Consider the impacts of catchment management on downstream water quality and freshwater, coastal and marine environments. Retain natural drainage corridors with vegetated buffer zones at least 30 metres wide along each side of a waterway to: • Maintain the natural drainage function, stream habitat and wildlife corridors and landscape values, • Minimise erosion of stream banks and verges, and • Reduce polluted surface runoff from adjacent land uses. Undertake measures to minimise the quantity and retard the flow of stormwater from developed areas. Require appropriate measures to filter sediment and wastes from stormwater prior to its discharge into waterways, including the preservation of floodplain or other land for wetlands and retention basins. Ensure that development at or near waterways provide for the protection and enhancement of the environmental qualities of waterways and their instream uses. Ensure land use and development minimises nutrient contributions to water bodies and the potential for the development of algal blooms. Require appropriate measures to restrict sediment discharges from construction sites. Ensure planning is coordinated with the activities of catchment management authorities. Ensure that water quality infrastructure is designed to minimise risk of harm to surface waters and Groundwater.

Criteria:	Geelong Planning Scheme:
6.4 Impact on the protection of catchments, waterways, estuaries, bays, and the marine environment, protection of extractive resources	**Clause 14.02-2S Water quality:** *Objective:* To protect water quality. *Strategies:* Protect reservoirs, water mains and local storage facilities from potential contamination. Ensure that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and to protect the quality of surface water and groundwater resources, rivers, streams, wetlands, estuaries and marine environments. Discourage incompatible land use activities in areas subject to flooding, severe soil degradation, groundwater salinity or geotechnical hazards where the land cannot be sustainably managed to ensure minimum impact on downstream water quality or flow volumes. Prevent the establishment of incompatible land uses in aquifer recharge or saline discharge areas and in potable water catchments. Encourage the siting, design, operation and rehabilitation of landfills to reduce impact on groundwater and surface water. Use the mapped information available from the Department of Environment, Land, Water and Planning to identify the beneficial uses of groundwater resources and have regard to potential impacts on these resources from proposed land use or development.

7.0 Heritage Criteria:

Criteria:	Geelong Planning Scheme:
7.1 Impact on known Aboriginal cultural heritage values	**Clause 15.03-2S Aboriginal cultural heritage:** *Objective:* To ensure the protection and conservation of places of Aboriginal cultural heritage significance. *Strategies:* Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme. Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places. Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the Aboriginal Heritage Act 2006.
7.2 Impact on known post contact heritage values	**Clause 15.03-1S Heritage conservation:** *Objective:* To ensure the conservation of places of heritage significance. *Strategies:* Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme. Provide for the protection of natural heritage sites and man-made resources. Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social 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. Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

8.0 Accessibility Criteria:

Criteria:	Geelong Planning Scheme:
8.1 Accessibility of the location, including the feasibility and cost of providing adequate public transport and roads access	**Clause 18.01-1S Land use and transport integration:** *Objective:* To facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport. *Strategies:* Plan and develop a transport system that facilitates: • Social and economic inclusion for all people and builds community wellbeing. • The best use of existing social and economic infrastructure. • A reduction in the distances people have to travel to access jobs and services. • Better access to, and greater mobility within, local communities. • Network-wide efficiency and coordinated operation. Plan land use and development to: • Protect existing transport infrastructure from encroachment or detriment that would impact on the current or future function of the asset. • Protect transport infrastructure that is in delivery from encroachment or detriment that would impact on the construction or future function of the asset. • Protect planned transport infrastructure from encroachment or detriment that would impact deliverability or future operation. • Protect identified potential transport infrastructure from being precluded by land use and development. Plan land use and development to allow for the ongoing improvement and development of the State Transport System in the short and long term. Plan movement networks and adjoining land uses to minimise disruption to residential communities and their amenity. Plan the timely delivery of transport infrastructure and services to support changing land use and associated transport demands. Plan improvements to public transport, walking and cycling networks to coordinate with the ongoing development and redevelopment of urban areas. Plan the use of land adjacent to the transport system having regard to the current and future development and operation of the transport system. Reserve land for strategic transport infrastructure to ensure the transport system can be developed efficiently to meet changing transport demands. Support urban development that makes jobs and services more accessible: • In accordance with forecast demand. • By taking advantage of all available modes of transport. • Protect existing and facilitate new walking and cycling access to public transport. • Locate major government and private sector investments in regional cities and centres on major transport corridors to maximise the access and mobility of communities. Design neighbourhoods to: • Better support active living. • Increase the share of trips made using sustainable transport modes. • Respond to the safety needs of all users. • Design the transport system and adjacent areas to achieve visual outcomes that are responsible to local context with particular reference to: » Landscaping. » The placement of signs. » Providing buffer zones and resting places.

8.0 Accessibility Criteria:

Criteria:	Geelong Planning Scheme:
8.1 Accessibility of the location, including the feasibility and cost of providing adequate public transport and roads access	**Clause 18.01-2S Transport system:** *Objective:* To facilitate the efficient, coordinated and reliable movement of people and goods by developing an integrated and efficient transport system. *Strategies:* Plan and develop a transport system integrated across all movement networks that: • Facilitates the efficient, coordinated and reliable movement of people and goods at all times. • Optimises transport system capacity. • Improves connectivity and facilitates the growth and development of regional Victoria. • Improves connectivity between Victoria's regional cities and metropolitan Melbourne. • Ensures sufficient capacity for the movement of passengers into and out of Victoria at Principal Transport Gateways. • Improves how goods are moved to local, interstate and overseas markets. • Maximises access to residential areas, employment, markets, services and recreation. • Improves local transport options to support 20-minute neighbourhoods in Melbourne's suburbs and Victoria's regional cities and towns. • Is legible and enables easy access and movement between modes. Plan movement networks that share the same space to do so in a way that balances the needs of the different users of the transport system. Plan and develop the State Transport System comprising the: • Principal Bicycle Network: Existing and future high quality cycling routes that provide access to major destinations and facilitate cycling for transport, sport, recreation and fitness. • Principal Public Transport Network: Existing and future high quality public transport routes in the Melbourne metropolitan area. • Regional Rail Network: Existing and future passenger rail routes in regional Victoria. • Principal Road Network: Declared arterial roads and freeways under the Road Management Act 2004. • Principal Freight Network: Existing and future corridors and precincts where the movement of high volumes of freight are concentrated or of strategic value. • Principal Transport Gateways: Existing and future ports, airports and interstate terminals that serve as key locations for moving passengers and freight into, out of and around Victoria. Facilitate delivery of: • Declared major transport projects and their ancillary projects that are of economic, social or environmental significance to the State of Victoria. • Transport projects that improve the State Transport System.

9.0 Infrastructure Criteria:

Criteria:	Geelong Planning Scheme:
9.1 Ability to cost-effectively provide urban services including both utility, community services and drainage	**Clause 19.03-2S Infrastructure design and provision:** *Objective:* To provide timely, efficient and cost-effective development infrastructure that meets the needs of the community. *Strategies:* Provide an integrated approach to the planning and engineering design of new subdivision and development. Integrate developments with infrastructure and services, whether they are in existing suburbs, growth areas or regional towns. **19.02-4S Social and cultural infrastructure** *Objective:* To provide fairer distribution of and access to, social and cultural infrastructure. *Strategies:* Identify and address gaps and deficiencies in social and cultural infrastructure, including additional regionally significant cultural and sporting facilities. Encourage the location of social and cultural infrastructure in activity centres. Ensure social infrastructure is designed to be accessible. Ensure social infrastructure in growth areas, is delivered early in the development process and in the right locations. Plan and design community places and buildings so they can adapt as the population changes and different patterns of work and social life emerge.

9.0 Infrastructure Criteria:

Criteria:	Geelong Planning Scheme:
9.1 Ability to cost-effectively provide urban services including both utility, community services and drainage	**Clause 19.02-6S Open space:** Objective: To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community. Strategies: Plan for regional and local open space networks for both recreation and conservation of natural and cultural environments. Ensure that open space networks: Are linked, including through the provision of walking and cycling trails. Are integrated with open space from abutting subdivisions. Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest. Maintain public accessibility on public land immediately adjoining waterways and coasts. Create opportunities to enhance open space networks within and between settlements. Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities. Ensure that land use and development adjoining regional open space networks, national parks and conservation reserves complements the open space in terms of visual and noise impacts, preservation of vegetation and treatment of waste water to reduce turbidity and pollution. Improve the quality and distribution of open space and ensure long-term protection. Protect large regional parks and significant conservation areas. Ensure land identified as critical to the completion of open space links is transferred for open space purposes. Ensure that where there is a reduction of open space due to a change in land use or occupation, additional or replacement parkland of equal or greater size and quality is provided. Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction, opportunities to connect with nature and peace and solitude. Accommodate community sports facilities in a way that is not detrimental to other park activities. Ensure open space provision is fair and equitable with the aim of providing access that meets the needs of all members of the community, regardless of age, gender, ability or a person's location.

Criteria:	Geelong Planning Scheme:
9.1 Ability to cost-effectively provide urban services including both utility, community services and drainage	Develop open space to maintain wildlife corridors and greenhouse sinks. Provide new parkland in growth areas and in areas that have an undersupply of parkland. Encourage the preparation of management plans or explicit statements of management objectives for urban parks. Ensure exclusive occupation of parkland by community organisations is restricted to activities consistent with management objectives of the park to maximise broad community access to open space. Ensure the provision of buildings and infrastructure is consistent with the management objectives of the park. Ensure public access is not prevented by developments along stream banks and foreshores. Ensure public land immediately adjoining waterways and coastlines remains in public ownership. Plan open space areas for multiple uses, such as community gardens, sports and recreation, active transport routes, wildlife corridors and flood storage basins.

Appendix 3

Mt Duneed Road Urban Design Analysis

Appendix 4

Assessment of investigation areas against Principle 5 of the Settlement Boundary Review – Armstrong Creek Update

Appendix 5

List of Submitters

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Report Addendum – Long Term Settlement Boundary Review

To: Jani Chalmers – Strategic Planner, City of Greater Geelong

From: Mark Woodland – Director, Echelon Planning

Date: 5th June 2024

Dear Jani,

Re: Report Addendum – Long Term Settlement Boundary Review (Armstrong Creek South-West Area).

Echelon Planning was engaged to undertake the Long Term Settlement Boundary Review for Urban Geelong on behalf of City of Greater Geelong in 2021. The purpose of the review was to review the existing settlement boundary against policy-based criteria and to recommend a long term settlement boundary via future amendment(s) to the Greater Geelong Planning Scheme.

The review report (Consultation Draft, March 2022) made the following observations about the potential location of the long-term settlement boundary in proximity of the Mt Duneed Hilltop and ridgeline:

> *"If the existing settlement boundary was relocated from Whites Road upslope towards Mt Duneed then the objective of retaining a green skyline viewed from within the growth area and land to its north and north-east would largely be lost.*
>
> *Two properties are bisected by the 50m and 60m contour lines (Purdies Paddock and the northern part of 10-40 Williams Road – refer Figure 14). The impact of potentially including these properties (or part of them) on retaining the green skyline is a matter that warrants further visual analysis in order to determine whether any change to the settlement boundary should be considered."*

The abovementioned report identified that the existing settlement boundary in Armstrong Creek South West generally remained a logical and enduring location for a long term settlement boundary, but that further technical investigation of the potential landscape implications of including all or part of Purdies Paddock and the northern part of 10-40 Williams Road should be undertaken.

Echelon Planning was subsequently engaged to undertake an assessment of submission made to the Consultation Draft report. This assessment was contained in the

Settlement Boundary Final Background Report dated June 2023. This report made the following recommendations in relation to each of the abovementioned sites:

"Purdies Paddock:

It is recommended that:

- *Purdies Paddock be included within the Geelong Settlement Boundary, subject to confirmation that developing this land for housing will have an acceptable visual impact on views to Mt Duneed when viewed from the east, along Lower Duneed Road.*
- *A structure plan, infrastructure plan and infrastructure funding agreement be prepared for the future residential development of the land.*
- *Following the preparation of the abovementioned plans and agreement, a planning scheme amendment should be initiated to rezone of the land to give statutory effect to the structure plans infrastructure funding agreements."*

"10-40 Williams Road:

It is recommended that:

- *The northern lot of 10-40 Williams Road be considered for inclusion within the Geelong Settlement Boundary, subject to confirming that development of this land for housing will have an acceptable visual impact on views to Mt Duneed when viewed from the north and east (ie locations such as the Armstrong Creek Waterway, Town Centre and the northern edges of the growth area at Waurn Ponds train station).*
- *The southern part of 10-40 Williams Road be considered for rezoning to the Rural Living Zone.*
- *A structure plan, infrastructure plan and infrastructure funding agreement be prepared for future residential development on the northern lot. This plan (together with any development plan for the southern part of the site that is identified for rural living purposes) should make provision for the creation of a wide linear open space corridor in the vicinity of the 65AHD contour. This link should connect along the western site boundary to Whites Road, to delineate the long-term edge of urban Geelong in this location.*
- *Following the preparation of the abovementioned plans and agreement, a planning scheme amendment should be initiated to rezone the land to give statutory effect to the structure plan's infrastructure funding agreements.*
- *If there is any doubt about being able to successfully realise the above outcomes then Whites and Williams Road should remain as the long-term settlement boundary in this location."*

In response to the above recommendation, the City of Greater Geelong (Council) engaged Pointilism Pty Ltd to prepare a visual analysis of the abovementioned sites from key view points towards the two sites (refer Attachment 1). The purpose of this analysis was to assess the potential visual impact that urban development on these two sites would have on the view lines to Mt Duneed from various points within and adjacent to the Armstrong Creek Growth Area.

Echelon Planning oversaw that preparation of this visual analysis on behalf of Council, and we have considered the visual analysis results in determining whether or not it would be appropriate to include all or part of either of the abovementioned properties within Geelong's long-term settlement boundary.

This memo outlines the method used to undertake the visual analysis, and it provides a commentary on the degree of impact that urban development on either of the abovementioned properties would have on the original policy objective for Armstrong Creek growth are to maintain the green skyline viewed from within the growth area and from land to its north.

1.0 Methodology:

Step 1 - Echelon and Council identified five (5) viewpoints that from which the potential visual impact of development on either of the two sites was assessed (refer figure 1). The rationale for selecting each site was as follows:

View 1 – Lower Duneed Road looking west towards Mt Duneed (a long-range view of the landscape feature from the western approach to Surf Coast Highway).

View 2 – Whites Road east of school/recreation reserve site (a shorter-range view of the landscape feature from the closest east-west road within the emerging residential area).

View 3 – Cnr Lagoon St & Bancoora Way (a longer-range view of the landscape feature from public space within the Armstrong Creek town centre).

View 4 – Sovereign Drive, at crossing of Armstrong Creek (a shorter--range view of the landscape feature from public space along Armstrong Creek).

View 5 – Pedestrian pathway at Waurn Ponds Station (a longer-range view of the landscape feature across the Armstrong Creek valley from public space at the northern edge of the Armstrong Creek growth area)



Figure 1: Agreed visual analysis view points

Step 2 - Echelon provided the relevant subdivision plans and Precinct Structure Plan information for land around the subject sites to pointillism to use as a 2-dimensional base-plan for undeveloped areas within the Armstrong Creek Growth Areas (refer figures 2 & 3).

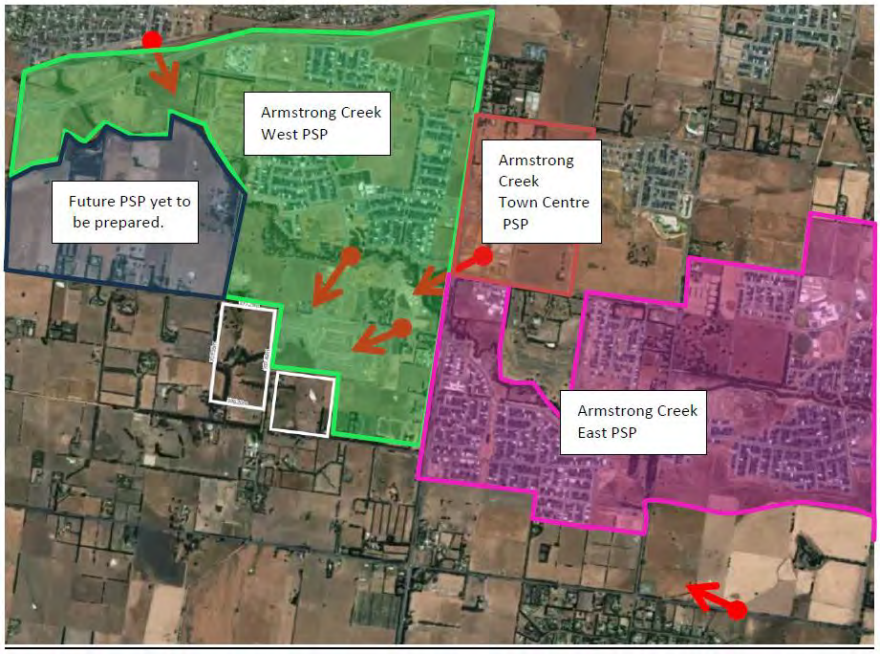


Figure 2: Surrounding development context – Precinct Structure Plans

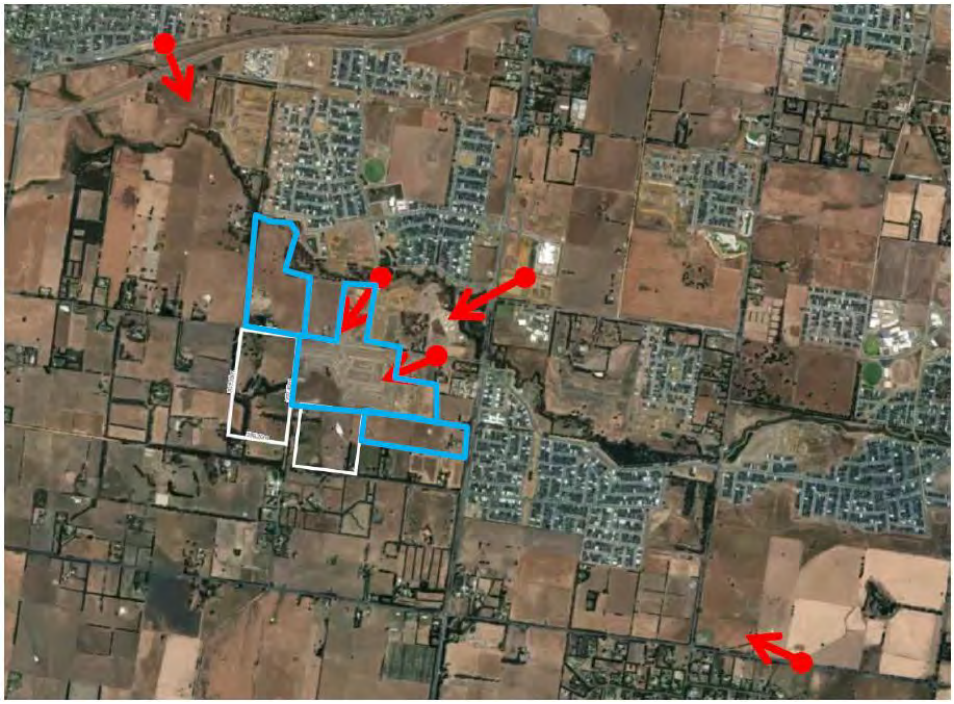


Figure 3: Surrounding development context – Approved permit areas relevant to view lines.

Step 3 - Echelon Planning reviewed the relevant Precinct Structure Plans and permit plans Echelon and provided Pointilism with advice on the development assumptions to be applied by Pointilsim in its modelling of to the development sites for the visual analysis. This memo included assumptions around layout, building heights, setbacks, street landscaping etc. (refer Attachment 2 for details).

Step 4 - A photographer and a surveyor from Beveridge Williams went out on site to take the high definition photos and collect relevant survey data from the various viewpoints.

Step 5 - A land surveyor (Beveridge Williams) inspected the site to mark the proposed viewing location on ground, and to collect relevant survey data for each viewpoint (so that the visual analysis could be accurately georeferenced).

Step 6 - A photographer took high definition photos from each of the nominated viewpoints.

Step 7 -With all of the above information Pointilism prepared the visual photomontages for each of the 5 viewpoints. Pointilism have prepared three images per view location as follows:

- **Image 1** – Existing conditions

- **Image 2** – Existing conditions including montage to show urban development on those areas with approved permits that are yet to be built (ie adopting the building assumptions from PSP and permits described above).[1]
- **Image 3** - Photomontage showing the information from Photo 2 plus development on each of the subject sites (development relating to permits on land within the existing settlement boundary are shown in red to distinguish them from the parts of the montage showing development on the subject sites).

Step 8 - Echelon reviewed each of the visual photomontages and prepared a commentary on the degree of impact that urban development on either of the abovementioned properties would have on the original policy objective for Armstrong Creek growth are to maintain the green skyline viewed from within the growth area and from land to its north (see below).

2.0 Impact of further urban development on landscape character of Mt Duneed.

Echelon Planning has reviewed the photo montages provided by Pointilism and provide the following commentary on the degree of impact that urban development on either of the abovementioned properties would have on the original policy objective for Armstrong Creek growth are to maintain the green skyline viewed from within the growth area and from *land to its north.*

(note green shading represents neutral impact, orange shading represents minor negative impact & red shading represents clear negative impact)

10-40 Williams Road Assessment	Purdies Paddock Assessment
View 1 – Lower Duneed Road.	
Visual analysis demonstrates that existing development already approved on the adjoining land will obscure any view of future urban development on this site from this location. Therefore development of this site would not have additional adverse impact on the views to Mt Duneed from this location.	Visual analysis demonstrates that: • The existing development already approved on the adjoining land has an adverse impact on the views to Mt Duneed from this location. • It is likely that development of this site would have a further (but modest) adverse impact on the views to Mt Duneed from this location.
View 2 - Whites Road east of school/recreation reserve site.	

[1] Note that location 3 contains a montage which shows the school and recreation sites in their undeveloped state and a separate montage which shows school buildings based on a typical school site layout (based on nearby comparable examples)

Visual analysis demonstrates that: • The existing development already approved on the adjoining land has an adverse impact on the views to Mt Duneed from this location. • It is likely that development of this site would have a further (but modest) adverse impact on the views to Mt Duneed from this location. • However, it is likely that the construction of school buildings on the designated school site would obscure views to Mt Duneed from this location and therefore development of this site would not have additional adverse impact on the views to Mt Duneed from this location.	Visual analysis demonstrates that: • The existing development already approved on the adjoining land has an adverse impact on the views to Mt Duneed from this location. • It is likely that development of this site would have a further (but modest) adverse impact on the views to Mt Duneed from this location. • However, it is likely that the construction of school buildings on the designated school site would obscure views to Mt Duneed from this location and therefore development of this site would not have additional adverse impact on the views to Mt Duneed from this location.
View 3 – Cnr Lagoon St & Bancoora Way.	
Visual analysis demonstrates that: • The existing development already approved on the adjoining land has an adverse (but modest) impact on the views to Mt Duneed from this location. • It is likely that development of this site would have a further (but very modest) adverse impact on the views to Mt Duneed from this location.	Visual analysis demonstrates that: • The existing development already approved on the adjoining land has an adverse (but modest) impact on the views to Mt Duneed from this location. • It is likely that development of this site would have a further (but very modest) adverse impact on the views to Mt Duneed from this location.
View 4 – Sovereign Drive, at crossing of Armstrong Creek.	
Visual analysis demonstrates that:	Visual analysis demonstrates that:

• The existing development and approved on the adjoining land has an adverse (but modest) impact on the views to Mt Duneed from this location. • It is likely that development of this site would have an imperceptible impact on the views to Mt Duneed from this location.	• The existing development and approved on the adjoining land has an adverse (but modest) impact on the views to Mt Duneed from this location. • It is likely that development of this site would have an imperceptible impact on the views to Mt Duneed from this location.
View 5 – Pedestrian pathway at Waurn Ponds Station.	
The view to Mt Duneed is already compromised by the existing and approved development on adjoining land. However, the visual analysis demonstrates that development on 10-40 Williams Road would have a substantial impact on the views to Mt Duneed from this location.	Visual analysis demonstrates that given the existing development already approved on the adjoining land, it is likely that development of this site would have an imperceptible impact on the views to Mt Duneed from this location.

3.0 Conclusions and Recommendations:

3.1 Purdies Paddock:

1. The visual analysis confirms that urban development on Purdies Paddock would have a modest additional impact on the views towards Mt Duneed from along Lower Duneed Road, and limited (if any) impact on views towards Mt Duneed from the other assessed locations.
2. However, any future development on Purdies Paddock would benefit from the setting siting and design guidelines to ensure that streets and residential lots provide for the establishment of mature trees so as to soften the impact of development when viewed from the east.
3. Subject to the above, it is recommended that Purdies Paddock be included within Geelong Settlement Boundary.
4. This recommendation is also subject to the completion of the additional detailed planning tasks (particularly in relation to the provision of community infrastructure) outlined in our original assessment.

3.2 10-40 Williams Road:

5. The visual analysis confirms that urban development on 10-40 Williams Road would have:
    - A limited (if any) impact on views towards Mt Duneed from viewing locations such as Whites Road, the Armstrong Creek Town Centre and the Armstrong Creek waterway.
    - A significant impact on view towards Mt Duneed from viewing locations further north of the Armstrong Creek Growth Area (as evidenced by the visual analysis from the footpath adjacent to Waurn Ponds Station.
6. For this reason, it is recommended that 10-40 Williams Road not be included from the Geelong Settlement Boundary.

I trust that the above is of assistance, and please do not hesitate to contact me if you have any queries in relation to it.

Kind regards,



Mark Woodland
Director

POINTILISM.

STATEMENT OF EVIDENCE

Geelong Settlement Boundary Review
Visual Analysis

PREPARED BY

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POINTILISM.

INTRODUCTION

Written instruction to prepare the photomontages and associated documentation for the proposed development was received from Echelon Planning Pty Ltd. The photomontages were prepared on the basis of the 'Memo – Development Assumptions' document dated 12th February 2024.

The photomontages were composed by Kim Stapleton & Ben Watson of Pointilism, upon a base photograph provided by Chris Ott, Director of Chris Ott Photography. Instructions as to the preferred image locations were provided by Echelon Planning Pty Ltd.

Kim Stapleton has worked in the Architectural and 3D Visualisation industry for over 15 years, and has completed numerous photomontages for use with Town Planning and VCAT submissions.

I have no private or business relationship with the client, apart from being engaged to prepare this statement.

2.0 PROCESS

2.1 Methodology

2.1.1 The geometry for the 3D terrain was constructed by Pointilism Pty Ltd utilising up to date CAD and survey information. Indicative Housing Types and future development layouts were constructed by Pointilism Pty ltd to reflect the direction provided in the 'Memo – Development Assumptions' document dated 12th February 2024.

2.1.2 Site survey data, utilised in both the CAD drawing package and the 3D model, was supplied by Beveridge Williams. All levels are located relevant to AHD. Site survey information was received on the 29th March 2024. Heights and positions of neighbouring context and other visible markers within the photography were also captured by Beveridge Williams to provide additional points to cross-reference between the 3D model and photography. Utilising specific surveyed key static photo points, and comprehensive discussions between the photographer, Pointilism, and Beveridge Williams ensured the cameras positions and heights were accurately captured. All survey data is received within a CAD file which is plotted three dimensionally within the 3d software (3D Studio Max 2018) using a real world set-up as outlined in 2.1.4 below.

2.1.3 The photography was produced using a digital Horseman Phase One Medium Format camera (P45 Back), utilising a 24mm wide-angle lens. Due to the camera specifications, this lens is approximately equivalent to an 18mm lens on a standard 35mm camera setup. This lens setup creates minimal barrel distortion on extreme close up subjects, however for the distances shown, there is no apparent barrel distortion. The lens setup was chosen in order to allow ample existing context to be viewable in each photograph. In each instance, the subject is located in the centre of the frame, as to avoid any potential lens distortion. The shots have not been altered or physically corrected in any way other than minimal exposure & colour correction for optimal viewing, utilising Capture One software. All shots were taken at a level of 1600mm to simulate standard eye-height. A tripod was used for all shots. In each case, certain constraints within the existing built environment may have determined these locations, including vegetation, car parking and roadways. See section 2.3 below for further camera and photography information.

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2.1.4 The compliant geometry was then prepared for the photomontages inside 3D Studio Max Version 2018, utilising the VRAY rendering engine. The VRAY engine utilises a physical camera which accurately replicates the parameters of real-world cameras. The positions of these cameras were accurately located inside the 3D scene using the CAD and survey documentation. Several virtual markers were created employing the key points located in the survey information, which relates to visible markers within the photography. These targets were then aligned upon the under-laid photograph to match precisely. The settings from the camera lens were then replicated accurately within the parameters of the 3D Studio Max camera to obtain a precise 3D representation of the real world photography positioning.
Solar conditions were matched according to the timing and location details embedded in the digital photo file, providing an accurate representation of the 3D form.

2.2 Software

The following software products were used to produce the photomontage images.

2.2.1 3D Studio Max Version 2018
Used to render the base scene with materials and finishes as outlined withing the 'Memo – Development Assumptions' document, using the VRAY Renderer.

2.2.2 Capture One Pro 21
Used to apply minimal exposure and colour correction to the base photography for optimal viewing.

2.2.3 Adobe Photoshop CC 2024
Used to compose the final montage by placing the rendered scene accurately into the base photograph.

2.3 Camera

The Camera used to take the base photograph for the montage was a digital Horseman Phase One Medium Format camera (P45 Back). All the relevant information regarding the camera settings, image settings and time of day are located below;

	Photomontage V1	**Photomontage V2**	**Photomontage V3**
Survey Location	***S1***	***S2***	***S3***
Date taken	24th January 2024	24th January 2024	24th January 2024
Time taken	10:47 am AEDT	11:26 am AEDT	11:44 am AEDT
Camera orientation	Horizontal	Horizontal	Horizontal
Height above ground	1600mm	1600mm	1600mm
ISO speed	ISO-50	ISO-50	ISO-50
Flash mode	No flash	No flash	No flash
Exposure program	Manual	Manual	Manual
Day type	Clear	Clear	Clear
Image width	7087 Pixels	7087 Pixels	7087 Pixels
Image height	5315 Pixels	5315 Pixels	5315 Pixels
Image resolution	300 DPI	300 DPI	300 DPI
Colour representation	Un-calibrated	Un-calibrated	Un-calibrated
Bit Depth	24 bit	24 bit	24 bit

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P +61 8 8359 3038
ACN 126 258 722

POINTILISM.

	Photomontage V4	Photomontage V5
Survey Location	***S4***	***S5***
Date taken	24th January 2024	24th January 2024
Time taken	12:00 pm AEDT	12:28 pm AEDT
Camera orientation	Horizontal	Horizontal
Height above ground	1600mm	1600mm
ISO speed	ISO-50	ISO-50
Flash mode	No flash	No flash
Exposure program	Manual	Manual
Day type	Clear	Clear
Image width	7087 Pixels	7087 Pixels
Image height	5315 Pixels	5315 Pixels
Image resolution	300 DPI	300 DPI
Colour representation	Un-calibrated	Un-calibrated
Bit Depth	24 bit	24 bit

2.4 Reconstructions and neighbouring sites

2.4.1 Certain elements in the photomontages at times require reconstructions to fill gaps in the image left by the exclusion of existing conditions.

- *3.9 – Removal of existing crossover & inclusion of indicative Primary School & open reserve*

2.5 Assumptions

It is assumed that all supplied drawings, and survey documents are correct and accurate. The relevant drawings used as verification by Pointilism Pty Ltd are tabled below.

- *'Memo – Development Assumptions.pdf'' prepared Echelon Planning dated 12th February 2024 March 2024*
- *'2400155 Photo Survey.dwg' Survey Plan prepared by* Beveridge Williams *received 29.03.2024*

3.0 RELATED DRAWINGS AND IMAGES

Below is a listing of the images and files relating to this document.

3.1 *Photography Report*
Report detailing equipment used and relevant photograph information.

3.2 *Survey Photography Locations*
A PDF CAD plan outlining the location and extents of the viewing angle as utilised in the photomontages.

3.3 *Existing Conditions **V1***
The existing base photograph for Photomontage **V1** from position **S1**.

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3.4 *Existing Conditions **V1** with Planning Permits*
The existing base photograph for Photomontage **V1** from position **S1** with unbuilt Planning Permit areas included.

3.5 *Photomontage **V1***
A photomontage from position **S1** based on the identical lens type as the Existing Conditions **V1**, displaying all Planning Permit Areas & proposed zones to 10-40, 55 & 75 Williams Road. Unbuilt Planning Permit areas shown in red.

3.6 *Existing Conditions **V2***
The existing base photograph for Photomontage **V2** from position **S2**.

3.7 *Existing Conditions **V2** with Planning Permits*
The existing base photograph for Photomontage **V2** from position **S2** with unbuilt Planning Permit areas included.

3.8 *Photomontage **V2***
A photomontage from position **S2** based on the identical lens type as the Existing Conditions **V2**, displaying all Planning Permit Areas & proposed zones to 10-40, 55 & 75 Williams Road. Unbuilt Planning Permit areas shown in red.

3.9 *Photomontage **V2** with inclusion of open reserve, Primary School & Community Facility*
A photomontage from position **S2** based on the identical lens type as the Existing Conditions **V2**, displaying all Planning Permit Areas & proposed zones to 10-40, 55 & 75 Williams Road. Includes open reserve, Primary School & Community Facility to reflect direction from 'Memo – Development Assumptions'.

3.10 *Existing Conditions **V3***
The existing base photograph for Photomontage **V3** from position **S3**.

3.11 *Existing Conditions **V3** with Planning Permits*
The existing base photograph for Photomontage **V3** from position **S3** with unbuilt Planning Permit areas included.

3.12 *Photomontage **V3***
A photomontage from position **S3** based on the identical lens type as the Existing Conditions **V3**, displaying all Planning Permit Areas & proposed zones to 10-40, 55 & 75 Williams Road. Unbuilt Planning Permit areas shown in red.

3.13 *Existing Conditions **V4***
The existing base photograph for Photomontage **V4** from position **S4**.

3.14 *Existing Conditions **V4** with Planning Permits*
The existing base photograph for Photomontage **V4** from position **S4** with unbuilt Planning Permit areas included.

3.15 *Photomontage **V4***
A photomontage from position **S4** based on the identical lens type as the Existing Conditions **V4** displaying all Planning Permit Areas & proposed zones to 10-40, 55 & 75 Williams Road. Unbuilt Planning Permit areas shown in red.

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3.16 *Existing Conditions **V5***
The existing base photograph for Photomontage **V5** from position **S5**.

3.17 *Existing Conditions **V5** with Planning Permits*
The existing base photograph for Photomontage **V5** from position **S5** with unbuilt Planning Permit areas included.

3.18 *Photomontage **V5***
A photomontage from position **S5** based on the identical lens type as the Existing Conditions **V5** displaying all Planning Permit Areas & proposed zones to 10-40, 55 & 75 Williams Road. Unbuilt Planning Permit areas shown in red.

4.0 PROJECT TEAM

Kim Stapleton
DOB 9th February 1979
Director of Pointilism Pty Ltd
16 years active with Pointilism Pty Ltd

QUALIFICATIONS

2007-Present
Director – Pointilism Pty Ltd
2002-2007
Jackson Clements Burrows Pty Ltd
2001
BAU - Brearley Architecture & Urbanists
2000-2001
Bachelor of Architecture (New) at the University of Adelaide, South Australia
1997-1999
Bachelor of Design Studies at the University of Adelaide, South Australia

This document was prepared on the 30th May 2024 by Kim Stapleton, Director of Pointilism Pty Ltd.

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



Kim Stapleton

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3.1 Photography Report

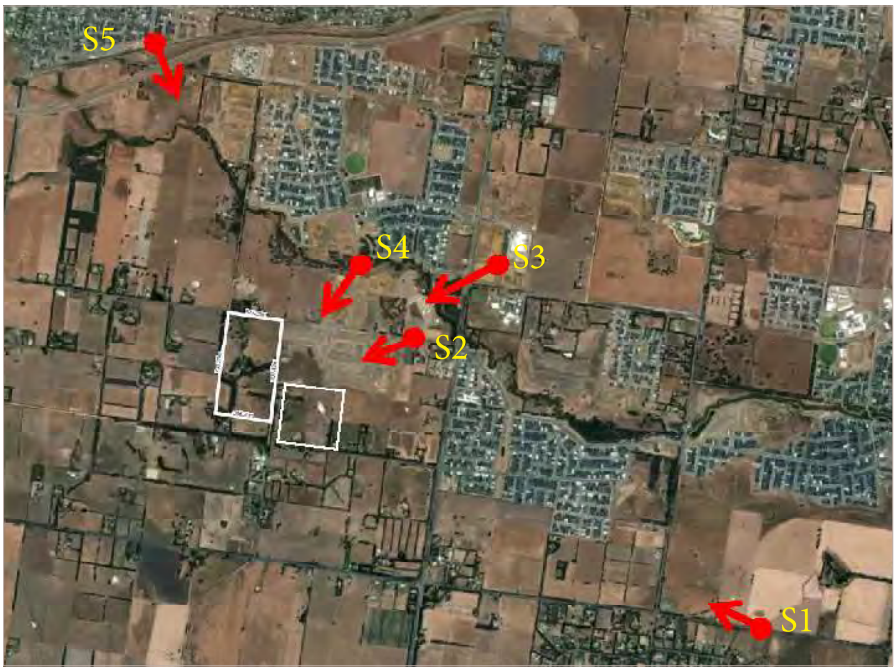
Att - Kim Stapleton
pointilism
1/11 French Street, Adelaide SA 5000

30th May 2024

Description

To photograph 55 Williams Rd, Mount Duneed (as per brief) for VCAT renders. All images shot on Horseman medium format digital camera with a phase one p45 digital back using a 24mm lens.

Photography Locations



Chris Ott / Photography

19 Boyd Street, Albert Park, VIC 3206
Tel +61 412 324 311 / info@chrisott.com.au
chrisott.com.au

3.1 Photography Report

Att - Kim Stapleton
pointilism
1/11 French Street, Adelaide SA 5000

30th May 2024

Description

To photograph 55 Williams Rd, Mount Duneed site (as per brief) for VCAT renders. All images shot on Horseman medium format digital camera with a phase one p45 digital back using a 24mm lens.

Camera height @ 1600mm from ground level, camera leveled and no rise.



S1 - 10.47 am
24th January 2024



S2 - 11.26 am
24th January 2024



S3 - 11.44 am
24th January 2024



S4 - 12.00 pm
24th January 2024



S5 - 12.28 pm
24th January 2024

Chris Ott / Photography

19 Boyd Street, Albert Park, VIC 3206
Tel +61 412 324 311 / info@chrisott.com.au
chrisott.com.au

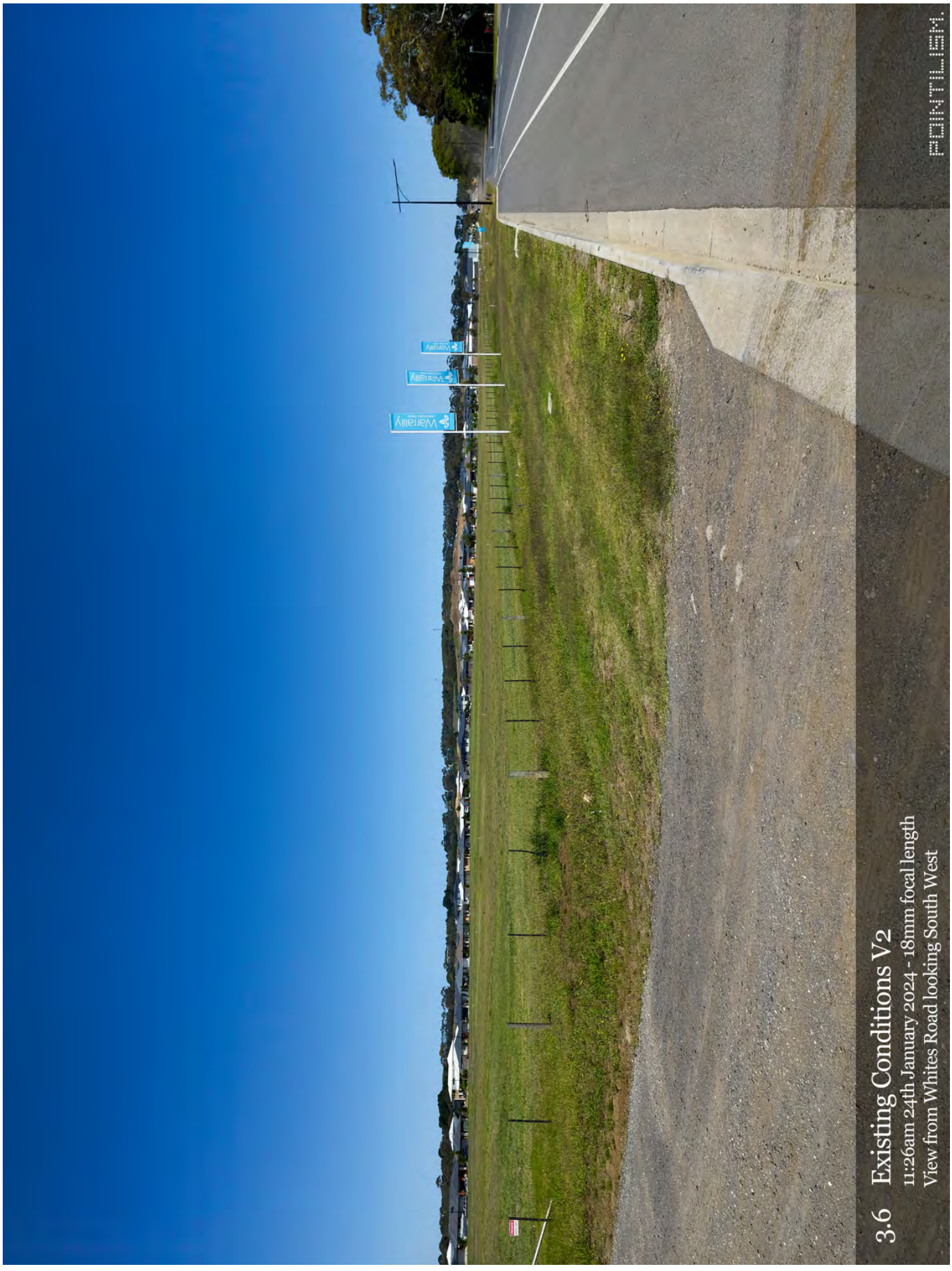
3.2 Survey Photography Locations

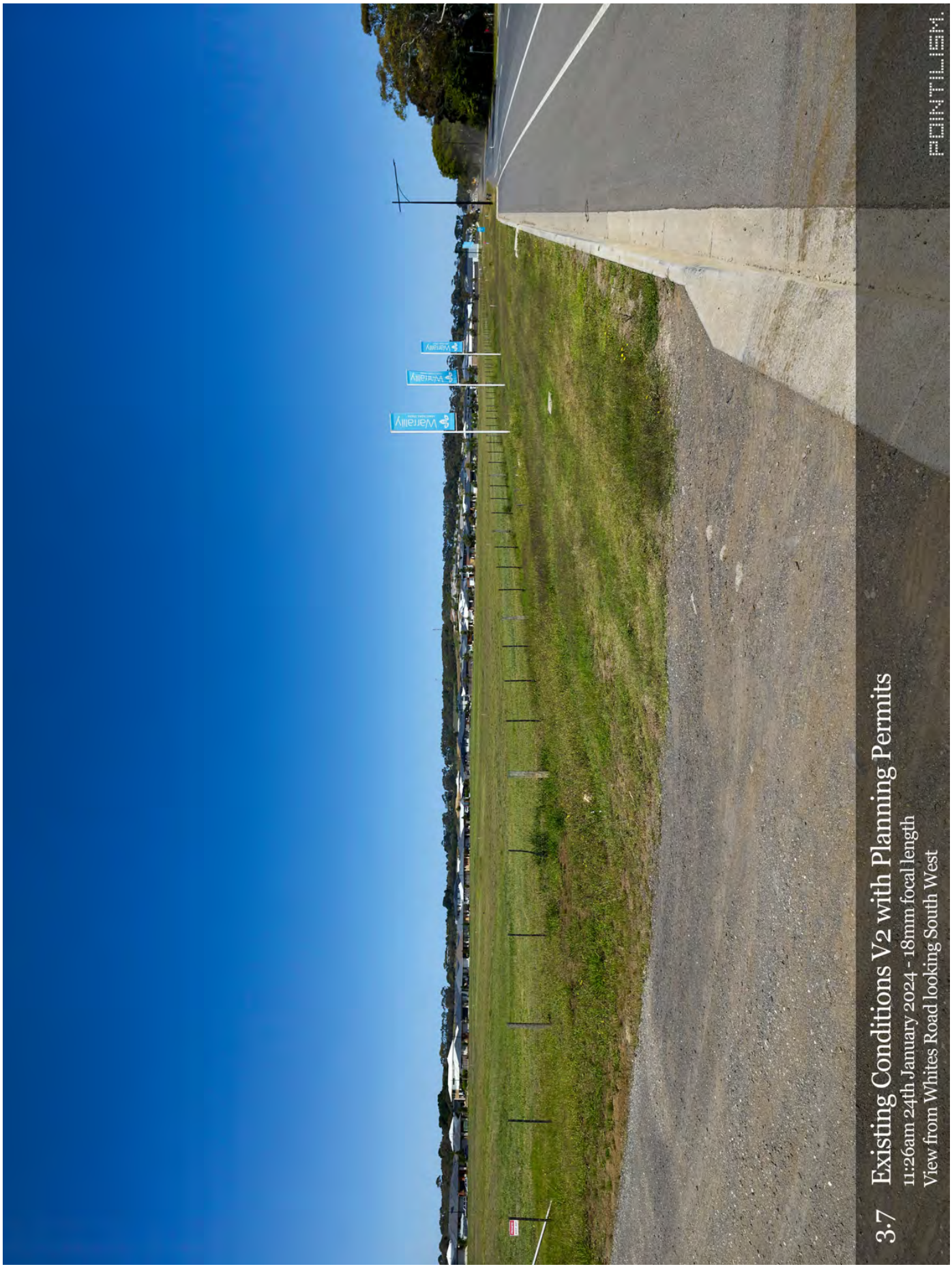



3.3 Existing Conditions V1
10:47am 24th January 2024 - 18mm focal length
View from Lower Dumeed Road looking West
POINTLISH.

3.4 Existing Conditions V1 with Planning Permits
10:47am 24th January 2024 - 18mm focal length
View from Lower Dumeed Road looking West
POINTILISM


3.5 Photomontage V1
10:47am 24th January 2024 - 18mm focal length
View from Lower Duneed Road looking West
POINTILISM


3.6 Existing Conditions V2
11:26am 24th January 2024 - 18mm focal length
View from Whites Road looking South West
POINTLISH


3.7 Existing Conditions V2 with Planning Permits
11:26am 24th January 2024 - 18mm focal length
View from Whites Road looking South West
POINTILISM


3.8 Photomontage V2
11:26am 24th January 2024 - 18mm focal length
View from Whites Road looking South West
POINTILISM

3.9 Photomontage V2 with inclusion of open reserve, Primary School, and Community Facility
11:26am 24th January 2024 - 18mm focal length
View from Whites Road looking South West
PENTALISM


3.10 Existing Conditions V3
11:44am 24th January 2024 - 18mm focal length
View from corner of Lagoon Street and Bancoora Way looking South West
PENTILLIA

3.11 Existing Conditions V3 with Planning Permits
11:44am 24th January 2024 - 18mm focal length
View from corner of Lagoon Street and Bancoora Way looking South West
PENTILLEN


3.12 Photomontage V3
11:44am 24th January 2024 - 18mm focal length
View from corner of Lagoon Street and Bancoora Way looking South West
PENTELEN

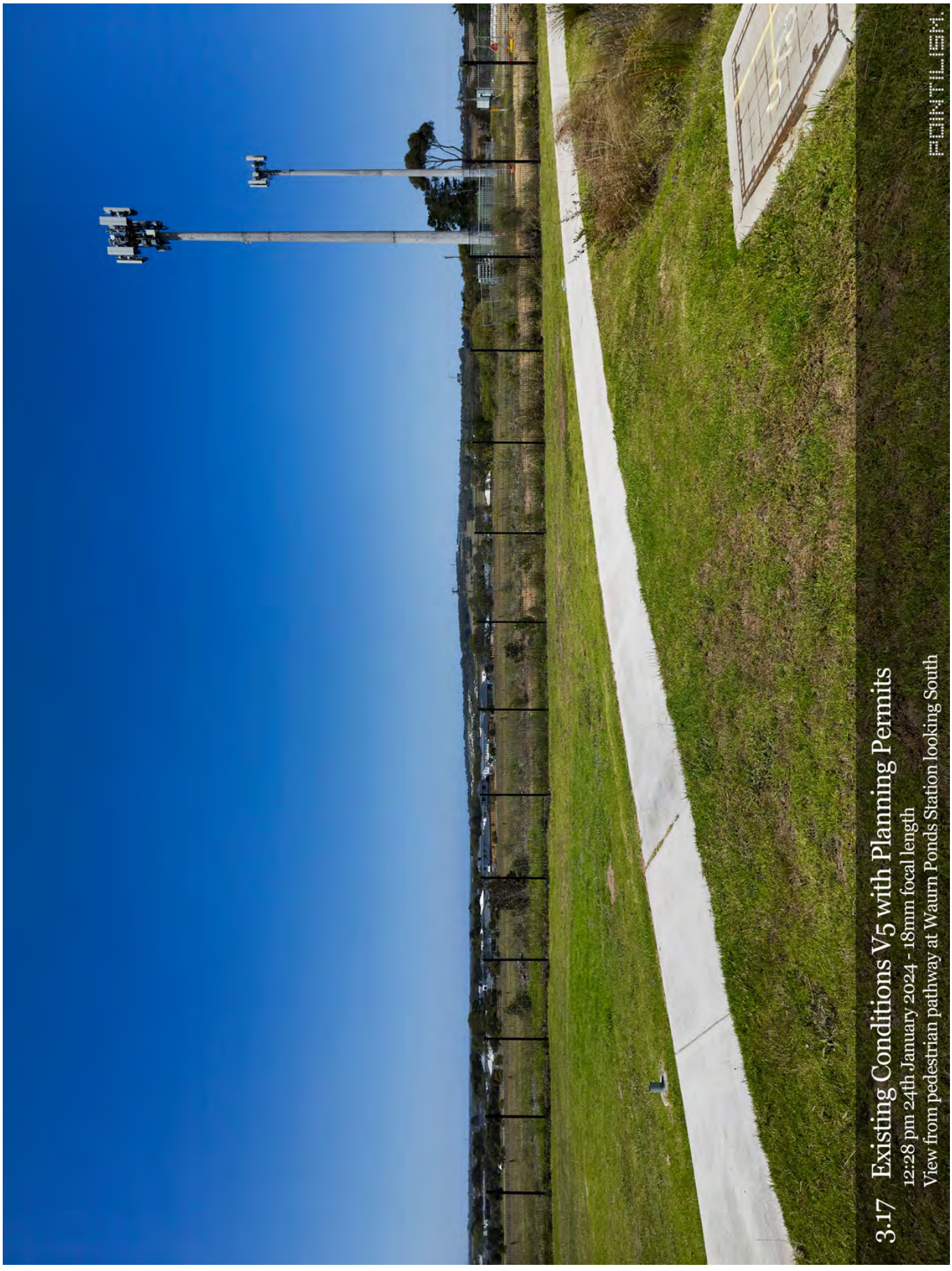

3.13 Existing Conditions V4
11:59 am 24th January 2024 - 18mm focal length
View from Soveriegn Drive looking South
PONTIUS

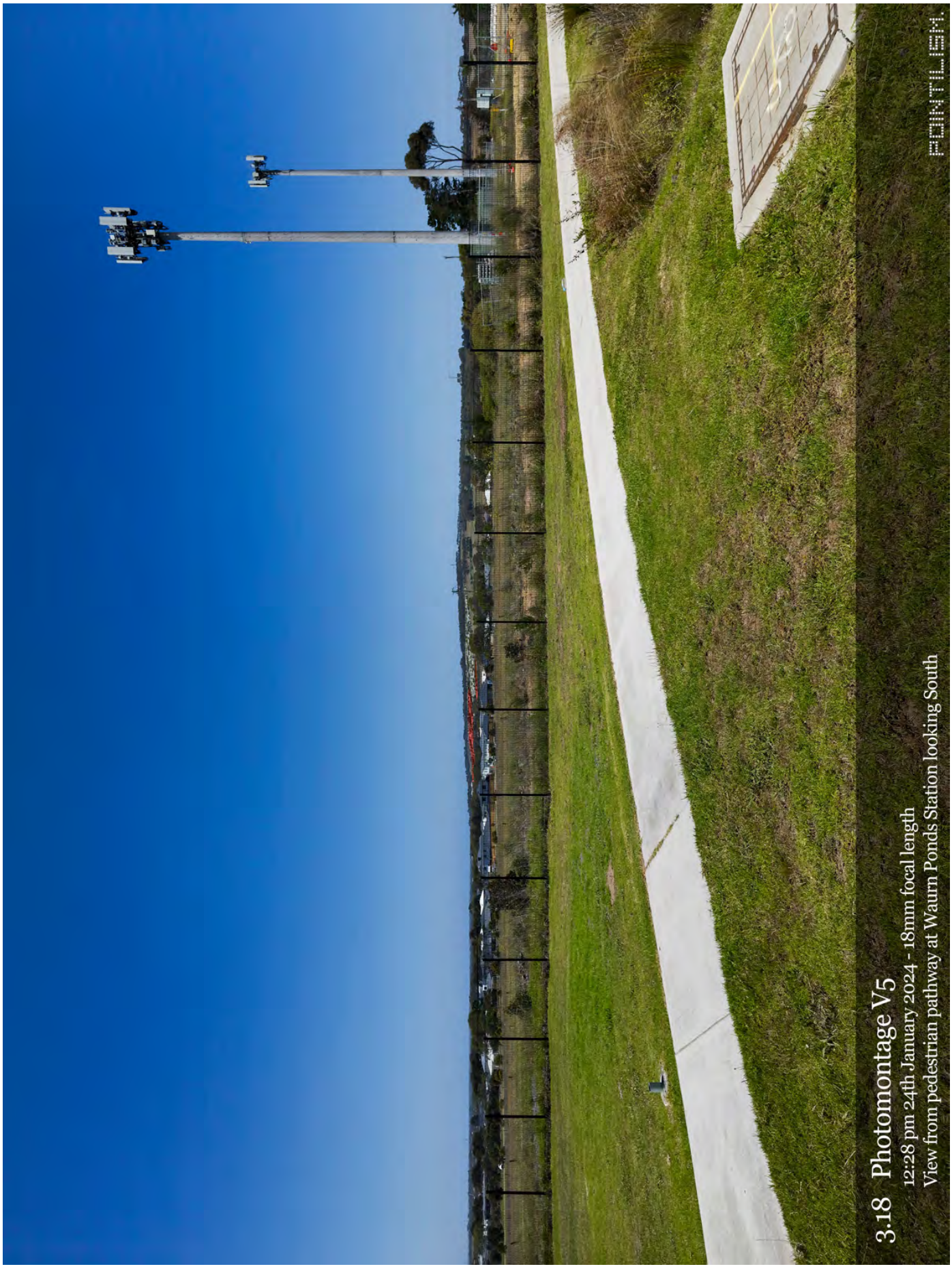
3.14 Existing Conditions V4 with Planning Permits
11:59 am 24th January 2024 - 18mm focal length
View from Soveriegn Drive looking South
PONTIUS


3.15 Photomontage V4
11:59 am 24th January 2024 - 18mm focal length
View from Soveriegn Drive looking South
PONTILUS

3.16 Existing Conditions V5
12:28 pm 24th January 2024 - 18mm focal length
View from pedestrian pathway at Waurn Ponds Station looking South
POINTILISM

3.16 Existing Conditions V5
12:28 pm 24th January 2024 - 18mm focal length
View from pedestrian pathway at Waurn Ponds Station looking South
POINTILISM


3.17 Existing Conditions V5 with Planning Permits
12:28 pm 24th January 2024 - 18mm focal length
View from pedestrian pathway at Waurn Ponds Station looking South
PENTILISM


3.18 Photomontage V5
12:28 pm 24th January 2024 - 18mm focal length
View from pedestrian pathway at Waurn Ponds Station looking South
POINTILISM

Appendix 1

Assessment of investigation areas against Principle 5 of the Settlement Boundary Review – Results

Armstrong Creek South West

				School Provision Ratio and Quantities Summary		Level 1 Comm Facilities	Level 2 Comm Facilities	Leve 1 Active Open Space Reserve
	Estimated Households (Dwellings)	Persons Per Household	Population	Govt P6 School Per dwellings	Govt P7-12 School per dwellings	Multi purpose comm Ctr per population	Neighbourhood House per population	Active Open space reserve per population
Explanatory notes				3.5ha	8.4ha	0.8ha - will include 2 or 3 kindergarten rooms / MCH + community rooms. May also include business accelerator, adult education, youth space, comm arts, play group & occassional child care. (0.4ha where no kindergarten)	1.2ha and replaces level 1 centre. Includes all elements of Level 1 centre + additional classroom space and specialist facilities. (0.8ha where no kindergarten)	8 hectare open space reserve
Ratio				3,000	9,000	8,000	20,000	6,000
Source of Ratio				DET	DET	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham
Totals Residential	4,050	2.80	11,340					
Calculated Provision Rates				1.4	0.5	1.4	0.6	1.9

Investigation Area	Assume 70% developable	Assume 15dwellings/ha
432.95	303.07	4546.01

Amstrong Creek South Central

				School Provision Ratio and Quantities Summary		Level 1 Comm Facilities	Level 2 Comm Facilities	Leve 1 Active Open Space Reserve
	Estimated Households (Dwellings)	Persons Per Household	Population	Govt P6 School Per dwellings	Govt P7-12 School per dwellings	Multi purpose comm Ctr per population	Neighbourhood House per population	Active Open space reserve per population
Explanatory notes				3.5ha	8.4ha	0.8ha - will include 2 or 3 kindergarten rooms / MCH + community rooms. May also include business accelerator, adult education, youth space, comm arts, play group & occassional child care. (0.4ha where no kindergarten)	1.2ha and replaces level 1 centre. Includes all elements of Level 1 centre + additional classroom space and specialist facilities. (0.8ha where no kindergarten)	8 hectare open space reserve
Ratio				3,000	9,000	8,000	20,000	6,000
Source of Ratio				DET	DET	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham
Totals Residential	4,018	2.80	11,250					
Calculated Provision Rates				1.3	0.4	1.4	0.6	1.9

Investigation Area	Assume 70% developable	Assume 15dwellings/ha
376.95	263.87	3958.01

Sparrovale

				School Provision Ratio and Quantities Summary		Level 1 Comm Facilities	Level 2 Comm Facilities	Leve 1 Active Open Space Reserve
	Estimated Households (Dwellings)	Persons Per Household	Population	Govt P6 School Per dwellings	Govt P7-12 School per dwellings	Multi purpose comm Ctr per population	Neighbourhood House per population	Active Open space reserve per population
Explanatory notes				3.5ha	8.4ha	0.8ha - will include 2 or 3 kindergarten rooms / MCH + community rooms. May also include business accelerator, adult education, youth space, comm arts, play group & occassional child care. (0.4ha where no kindergarten)	1.2ha and replaces level 1 centre. Includes all elements of Level 1 centre + additional classroom space and specialist facilities. (0.8ha where no kindergarten)	8 hectare open space reserve
Ratio				3,000	9,000	8,000	20,000	6,000
Source of Ratio				DET	DET	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham
Totals Residential	1,473	2.80	4,124					
Calculated Provision Rates				0.5	0.2	0.5	0.2	0.7

Investigation Area	Assume 70% developable	Assume 15dwellings/ha
659.51	461.66	6924.88

Moolap

				School Provision Ratio and Quantities Summary		Level 1 Comm Facilities	Level 2 Comm Facilities	Leve 1 Active Open Space Reserve
	Estimated Households (Dwellings)	Persons Per Household	Population	Govt P6 School Per dwellings	Govt P7-12 School per dwellings	Multi purpose comm Ctr per population	Neighbourhood House per population	Active Open space reserve per population
Explanatory notes				3.5ha	8.4ha	0.8ha - will include 2 or 3 kindergarten rooms / MCH + community rooms. May also include business accelerator, adult education, youth space, comm arts, play group & occassional child care. (0.4ha where no kindergarten)	1.2ha and replaces level 1 centre. Includes all elements of Level 1 centre + additional classroom space and specialist facilities. (0.8ha where no kindergarten)	8 hectare open space reserve
Ratio				3,000	9,000	8,000	20,000	6,000
Source of Ratio				DET	DET	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham
Totals Residential	4,006	2.80	11,218					
Calculated Provision Rates				1.3	0.4	1.4	0.6	1.9

Investigation Area	Assume 70% developable	Assume 15dwellings/ha
498.42	348.90	5233.43

Moolap existing community

				School Provision Ratio and Quantities Summary		Level 1 Comm Facilities	Level 2 Comm Facilities	Leve 1 Active Open Space Reserve
	Estimated Households (Dwellings)	Persons Per Household	Population	Govt P6 School Per dwellings	Govt P7-12 School per dwellings	Multi purpose comm Ctr per population	Neighbourhood House per population	Active Open space reserve per population
Explanatory notes				3.5ha	8.4ha	0.8ha - will include 2 or 3 kindergarten rooms / MCH + community rooms. May also include business accelerator, adult education, youth space, comm arts, play group & occassional child care. (0.4ha where no kindergarten)	1.2ha and replaces level 1 centre. Includes all elements of Level 1 centre + additional classroom space and specialist facilities. (0.8ha where no kindergarten)	8 hectare open space reserve
Ratio				3,000	9,000	8,000	20,000	6,000
Source of Ratio				DET	DET	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham
Totals Residential	4,721	2.80	13,219					
	Calculated Provision Rates			1.6	0.5	1.7	0.7	2.2

Waurn Ponds North

				School Provision Ratio and Quantities Summary		Level 1 Comm Facilities	Level 2 Comm Facilities	Leve 1 Active Open Space Reserve
PSP	Estimated Households (Dwellings)	Persons Per Household	Population	Govt P6 School Per dwellings	Govt P7-12 School per dwellings	Multi purpose comm Ctr per population	Neighbourhood House per population	Active Open space reserve per population
Explanatory notes				3.5ha	8.4ha	0.8ha - will include 2 or 3 kindergarten rooms / MCH + community rooms. May also include business accelerator, adult education, youth space, comm arts, play group & occassional child care. (0.4ha where no kindergarten)	1.2ha and replaces level 1 centre. Includes all elements of Level 1 centre + additional classroom space and specialist facilities. (0.8ha where no kindergarten)	8 hectare open space reserve
Ratio				3,000	9,000	8,000	20,000	6,000
Source of Ratio				DET	DET	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham
Totals Residential	5,563	2.80	15,577					
	Calculated Provision Rates			1.9	0.6	1.9	0.8	2.6

Precinct Area	Assume 70% developable	Assume 15dwellings/ha
527.63	369.34	5540.15

Waurn Ponds South

				School Provision Ratio and Quantities Summary		Level 1 Comm Facilities	Level 2 Comm Facilities	Leve 1 Active Open Space Reserve
PSP	**Estimated Households (Dwellings)**	**Persons Per Household**	**Population**	**Govt P6 School Per dwellings**	**Govt P7-12 School per dwellings**	**Multi purpose comm Ctr per population**	**Neighbourhood House per population**	**Active Open space reserve per population**
Explanatory notes				**3.5ha**	**8.4ha**	0.8ha - will include 2 or 3 kindergarten rooms / MCH + community rooms. May also include business accelerator, adult education, youth space, comm arts, play group & occassional child care. (0.4ha where no kindergarten)	1.2ha and replaces level 1 centre. Includes all elements of Level 1 centre + additional classroom space and specialist facilities. (0.8ha where no kindergarten)	8 hectare open space reserve
Ratio				**3,000**	**9,000**	**8,000**	**20,000**	**6,000**
Source of Ratio				DET	DET	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham
Totals Residential	**2,928**	**2.80**	**8,198**					
	Calculated Provision Rates			**1.0**	**0.3**	**1.0**	**0.4**	**1.4**

Precinct Area	Assume 70% developable	Assume 15dwellings/ha
261.84	183.29	2749.28

Lara North + Lara West PSP

				School Provision Ratio and Quantities Summary		Level 1 Comm Facilities	Level 2 Comm Facilities	Leve 1 Active Open Space Reserve
	Estimated Households (Dwellings)	Persons Per Household	Population	Govt P6 School Per dwellings	Govt P7-12 School per dwellings	Multi purpose comm Ctr per population	Neighbourhood House per population	Active Open space reserve per population
Explanatory notes				3.5ha	8.4ha	0.8ha - will include 2 or 3 kindergarten rooms / MCH + community rooms. May also include business accelerator, adult education, youth space, comm arts, play group & occassional child care. (0.4ha where no kindergarten)	1.2ha and replaces level 1 centre. Includes all elements of Level 1 centre + additional classroom space and specialist facilities. (0.8ha where no kindergarten)	8 hectare open space reserve
Ratio				3,000	9,000	8,000	20,000	6,000
Source of Ratio				DET	DET	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham
Totals Residential	6,116	2.80	17,125					
Calculated Provision Rates				2.0	0.7	2.1	0.9	2.9

Investigation Area	Assume 70% developable	Assume 15dwellings/ha
184.29	129.01	1935.09
	Existing PSP dwelling estimate	4178
	Total dwellings	6115.95

Lara South

				School Provision Ratio and Quantities Summary		Level 1 Comm Facilities	Level 2 Comm Facilities	Leve 1 Active Open Space Reserve
PSP	Estimated Households (Dwellings)	Persons Per Household	Population	Govt P6 School Per dwellings	Govt P7-12 School per dwellings	Multi purpose comm Ctr per population	Neighbourhood House per population	Active Open space reserve per population
Explanatory notes				3.5ha	8.4ha	0.8ha - will include 2 or 3 kindergarten rooms / MCH + community rooms. May also include business accelerator, adult education, youth space, comm arts, play group & occassional child care. (0.4ha where no kindergarten)	1.2ha and replaces level 1 centre. Includes all elements of Level 1 centre + additional classroom space and specialist facilities. (0.8ha where no kindergarten)	8 hectare open space reserve
Ratio				3,000	9,000	8,000	20,000	6,000
Source of Ratio				DET	DET	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham
Totals Residential	1,787	2.80	5,002					
Calculated Provision Rates				0.6	0.2	0.6	0.3	0.8

Precinct Area	Assume 70% developable	Assume 15dwellings/ha
115.35	80.74	1211.12

Appendix 2

Settlement Boundary and the Planning Policy Framework

Step 2 – Establish Assessment Criteria for reviewing the Settlement Boundary.

The relevant State and regional planning strategies contained in the Greater Geelong Planning Scheme are set out as follows.

[Note these are limited to the strategies of most relevant to determining the urban Geelong Settlement Boundary, and that have informed the selection of the Settlement Boundary Assessment Criteria]

1.0 Settlement Criteria:

Settlement Boundary Assessment Criteria:	Geelong Planning Scheme:
1.1 Impacts of any proposed changes on the establishment of logical and enduring settlement boundaries (including consideration of natural features, location of major roads and reservations for public utilities)	**Clause 11.1-1S Settlement** *Strategy:* Create and reinforce settlement boundaries. **Clause 11.01-1R – Settlement:** *Strategies:* Maintain a significant settlement break between the region and Melbourne. Provide for settlement breaks between towns to maintain their unique identities. Require a settlement boundary for all towns **Clause 21.06-2 Spatial Distribution of Growth** *Objectives:* Contain growth within identified locations across the municipality. Minimise the economic, environmental, visual and servicing impacts of residential development on rural areas. Maintain the unique township, landscape, tourism, farming and environmental values of the Bellarine Peninsula. Maintain the unique identity of Greater Geelong and its townships. *Strategies:* Direct the majority of future housing needs to urban Geelong (urban infill, Armstrong Creek and the Northern and Western Geelong Growth Areas). Reduce the share of new housing development on the Bellarine Peninsula. Ensure development occurs within designated settlement boundaries.

2.0 Managing Growth Criteria:

Settlement Boundary Assessment Criteria:	Geelong Planning Scheme:
2.1 Impact on the orderly development of the adjoining urban area	**Clause 19.03-2S Infrastructure design and provision** *Objective:* To provide timely, efficient and cost-effective development infrastructure that meets the needs of the community. *Strategies:* Provide an integrated approach to the planning and engineering design of new subdivision and development. Integrate developments with infrastructure and services, whether they are in existing suburbs, growth areas or regional towns
2.2 Impact on management of the sequence of development and the early provision of services	**Clause 11.2-3S Sequencing of development:** *Objective:* To manage the sequence of development in areas of growth so that services are available from early in the life of new communities. *Strategies:* Define preferred development sequences in areas of growth to better coordinate infrastructure planning and funding. Ensure that new land is released in areas of growth in a timely fashion to facilitate coordinated and cost-efficient provision of local and regional infrastructure. Require new development to make a financial contribution to the provision of infrastructure such as community facilities, public transport and roads. Improve the coordination and timing of infrastructure and service delivery in areas of growth. Support opportunities to co-locate facilities. Ensure that planning for water supply, sewerage and drainage works receives high priority in early planning for areas of growth.

Settlement Boundary Assessment Criteria:	Geelong Planning Scheme:
2.3 Impacts of any proposed boundary changes on the economic provision of other development fronts	**Clause 11.02-3S Sequencing of development** *Objective:* To manage the sequence of development in areas of growth so that services are available from early in the life of new communities. *Strategies:* Define preferred development sequences in areas of growth to better coordinate infrastructure planning and funding. Ensure that new land is released in areas of growth in a timely fashion to facilitate coordinated and cost-efficient provision of local and regional infrastructure. Require new development to make a financial contribution to the provision of infrastructure such as community facilities, public transport and roads. Improve the coordination and timing of infrastructure and service delivery in areas of growth. Ensure that planning for water supply, sewerage and drainage

3.0 Planning for Places – Distinctive Areas and Landscapes Criteria:

Criteria:	Geelong Planning Scheme:
3.1 Impact on any identified unique features or special characteristics within a declared area	**Clause 11.03-5S Distinctive Areas and Landscapes:** *Objective:* To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes. *Strategies:* Recognise the unique features and special characteristics of these areas and landscapes. Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy. Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy. Recognise the important role these areas play in the state as tourist destinations. Protect the identified key values and activities of these areas. Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas. Support use and development where it enhances the valued characteristics of these areas. Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas. Protect areas that are important for food production

4.0 Environmental & Landscape Values Criteria:

Criteria:	Geelong Planning Scheme:
4.1 Impact on the protection of biodiversity values	**Clause 12.01-1S Protection of biodiversity:** *Objective:* To assist the protection and conservation of Victoria's biodiversity. *Strategies:* Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites. Strategically plan for the protection and conservation of Victoria's important areas of biodiversity. Ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity, including consideration of: • Cumulative impacts. • Fragmentation of habitat. • The spread of pest plants, animals and pathogens into natural ecosystems. Avoid impacts of land use and development on important areas of biodiversity. Consider impacts of any change in land use or development that may affect the biodiversity value of national parks and conservation reserves or nationally and internationally significant sites; including wetlands and wetland wildlife habitat designated under the Convention on Wetlands of International Importance (the Ramsar Convention) and sites utilised by species listed under the Japan-Australia Migratory Birds Agreement (JAMBA), the China-Australia Migratory Birds Agreement (CAMBA), or the Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA). Assist in the identification, protection and management of important areas of biodiversity. Assist in the establishment, protection and re- establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects

4.0 Environmental & Landscape Values Criteria:

Criteria:	Geelong Planning Scheme:
4.2 Impact on the protection of coastal areas & wetlands	**Clause 12.02-1S Protection of the marine and coastal environment:** *Objective:* To protect and enhance the marine and coastal environment. *Strategies:* Manage privately-owned foreshore consistently with the adjoining public land. Protect coastal and foreshore environments and improve public access and recreation facilities around Port Phillip Bay and Western Port by focusing development in areas already developed or in areas that can tolerate more intensive use. Enhance the ecological values of the ecosystems in the marine and coastal environment. Protect and enhance the overall extent and condition of native habitats and species diversity distributions across public and private land in the marine and coastal environment. Encourage revegetation of cleared land abutting coastal reserves. Minimise direct, cumulative and synergistic effects on ecosystems and habitats. Maintain the natural drainage patterns, water quality and biodiversity in and adjacent to coastal estuaries, wetlands and waterways. Maintain and enhance water and soil quality by minimising disturbance of sediments. Avoid disturbance of coastal acid sulfate soils. Protect and enhance natural features, landscapes, seascapes and public visual corridors. Plan for marine development and infrastructure to be sensitive to marine national parks and environmental assets. Protect the heritage values, the aesthetic quality of locations, cultural links with maritime activities, sea country and sense of place.

Criteria:	Geelong Planning Scheme:
4.2 Impact on the protection of coastal areas & wetlands	**12.03-1S River corridors, waterways, lakes and wetlands** *Objective:* To protect and enhance river corridors, waterways, lakes and wetlands. *Strategies:* Protect the environmental, cultural and landscape values of all water bodies and wetlands. Ensure development responds to and respects the significant environmental, conservation, cultural, aesthetic, open space, recreation and tourism assets of water bodies and wetlands. Ensure development is sensitively designed and sited to maintain and enhance environmental assets, significant views and landscapes along river corridors and waterways and adjacent to lakes and wetlands. Ensure development does not compromise bank stability, increase erosion or impact on a water body or wetland's natural capacity to manage flood flow. Facilitate growth in established settlements where water and wastewater can be managed.
4.3 Impact on the protection of significant landscapes	**Clause 12.05-2S Landscapes** *Objective:* To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments. *Strategies:* Ensure significant landscape areas such as forests, the bays and coastlines are protected. Ensure development does not detract from the natural qualities of significant landscape areas. Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas. Recognise the natural landscape for its aesthetic value and as a fully functioning system. Ensure important natural features are protected and enhanced.

4.0 Environmental & Landscape Values Criteria:

Criteria:	Geelong Planning Scheme:
4.4 Impact on the preservation of identified urban breaks	**Clause 11.01-1R Settlement – G21** *Strategies:* Maintain a significant settlement break between the region and Melbourne. Provide for settlement breaks between towns to maintain their unique identities. Require a settlement boundary for all towns. Protect critical agricultural land by directing growth to towns. **Clause 21.06-2 Spatial distribution of growth:** *Strategies:* Maintain the non-urban breaks between Geelong and Melbourne (Wyndham), Geelong and the Surf Coast, urban Geelong and the Bellarine Peninsula, and the townships on the Bellarine Peninsula.

5.0 Environmental Risk Criteria:

Criteria:	Geelong Planning Scheme:
5.1 Climate change – impacts of coastal inundation & erosion	**Clause 13.01-1S - Natural hazards and climate change:** *Objective:* To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning. *Strategies:* Consider the risks associated with climate change in planning and management decision making processes. Identify at risk areas using the best available data and climate change science. Integrate strategic land use planning with emergency management decision making. Direct population growth and development to low risk locations. Develop adaptation response strategies for existing settlements in risk areas to accommodate change over time. Ensure planning controls allow for risk mitigation or risk adaptation strategies to be implemented. Site and design development to minimise risk to life, property, the natural environment and community infrastructure from natural hazards. **Clause 13.01-2S - Coastal inundation and erosion:** *Objective:* To plan for and manage coastal hazard risk and climate change impacts. *Strategies:* Plan for sea level rise of not less than 0.8 metres by 2100 and allow for the combined effects of tides, storm surges, coastal processes and local conditions such as topography and geology when assessing risks and coastal impacts associated with climate change. Ensure that land subject to hazards is identified and appropriately managed to ensure that future use and development is not at risk. Avoid use and development in areas vulnerable to coastal inundation and erosion. Respond to marine and coastal processes in the context of the coastal compartment type. Assess the effectiveness, costs, benefits, impacts (direct, cumulative and synergistic) and path dependency of available adaptation options in the following order: 1. non-intervention 2. avoid 3. nature-base methods 4. retreat 5. protect Ensure that development or protective works that seek to respond to coastal hazard risks avoid detrimental impacts on coastal processes.

5.0 Environmental Risk Criteria:

Criteria:	Geelong Planning Scheme:
5.2 Bushfire risks in the location	**Clause 13.02-1S Bushfire planning:** *Policy application:* This policy must be applied to all planning and decision making under the Planning and Environment Act 1987 relating to land that is: Within a designated bushfire prone area; Subject to a Bushfire Management Overlay; or Proposed to be used or developed in a way that may create a bushfire hazard. *Objective:* To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. *Strategies:* Protection of human life: Give priority to the protection of human life by: • Prioritising the protection of human life over all other policy considerations. • Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire. • Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process. *Bushfire hazard identification and assessment:* Identify bushfire hazard and undertake appropriate risk assessment by: Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard. Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act. Applying the Bushfire Management Overlay to areas where the extent of vegetation can create an extreme bushfire hazard. Considering and assessing the bushfire hazard on the basis of: • Landscape conditions – meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of a site; • Local conditions – meaning conditions in the area within approximately 1 kilometre of a site; • Neighbourhood conditions – meaning conditions in the area within 400 metres of a site; and • The site for the development. Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures. Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.

Criteria:	Geelong Planning Scheme:
5.2 Bushfire risks in the location	Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented. *Settlement planning:* Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by: Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009). Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS 3959-2009 Construction of Buildings in Bushfire prone Areas (Standards Australia, 2009) where human life can be better protected from the effects of bushfire. Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development. Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reducing bushfire risk overall. Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale destruction. Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis. Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009). [refer to clause 13.02-1 for complete citation of this policy]

5.0 Environmental Risk Criteria:

Criteria:	Geelong Planning Scheme:
5.3 Impacts on/of floodplains;	**Clause 13.03-1s Floodplain management** *Objective:* To assist the protection of: • Life, property and community infrastructure from Flood hazard, including coastal inundation, riverine and overland flows. • The natural flood carrying capacity of rivers, streams and floodways. • The flood storage function of floodplains and waterways. • Floodplain areas of environmental significance or of importance to river, wetland or coastal health. *Strategies:* Identify land affected by flooding, including land inundated by the 1 in 100 year flood event (1 per cent Annual Exceedance Probability) or as determined by the floodplain management authority in planning schemes. Avoid intensifying the impact of flooding through inappropriately located use and development. Plan for the cumulative impacts of use and development on flood behaviour. Locate emergency and community facilities (including hospitals, ambulance stations, police stations, fire stations, residential aged care facilities, communication facilities, transport facilities, community shelters and schools) outside the 1 in 100 year (1 per cent Annual Exceedance Probability) floodplain and, where possible, at levels above the height of the probable maximum flood. Locate use and development that involve the storage or disposal of environmentally hazardous industrial and agricultural chemicals or wastes and other dangerous goods (including intensive animal industries and sewage treatment plants) outside floodplains unless site design and management is such that potential contact between such substances and floodwaters is prevented, without affecting the flood carrying and flood storage functions of the floodplain. Ensure land use on floodplains minimises the risk of waterway contamination occurring during floods and floodplains are able to function as temporary storage to moderate peak flows and minimise downstream impacts

Criteria:	Geelong Planning Scheme:
5.4 Impacts on/of contamination land;	**Clause 13.04-1S Contaminated and potentially contaminated land** *Objective:* To ensure that contaminated and potentially contaminated land is used and developed safely. *Strategies:* Ensure contaminated or potentially contaminated land is or will be suitable for the proposed use, prior to the commencement of any use or development. Protect sensitive uses including a residential use or use as childcare centre, kindergarten, pre- school centre, secondary school or children's playground from the effects of contamination. Facilitate the remediation of contaminated land to make the land suitable for future intended use or development.
5.5 Impacts on/of erosion & landslip;	**Clause 13.03-2S Erosion and landslip** *Objective:* To protect areas prone to erosion, landslip or other land degradation processes. *Strategies:* Identify areas subject to erosion or instability in planning schemes and when considering the use and development of land. Prevent inappropriate development in unstable areas or areas prone to erosion. Promote vegetation retention, planting and rehabilitation in areas prone to erosion and land instability
5.6 Impacts on/of salinity, acid sulfate soils;	**Clause 13.03-3S Salinity** *Objective:* To minimise the impact of salinity and rising water tables on land uses, buildings and infrastructure in rural and urban areas and areas of environmental significance and reduce salt load in rivers. *Strategies:* Identify areas subject to salinity in the preparation of planning schemes and land use planning decisions. Promote vegetation retention and replanting in aquifer recharge areas contributing to groundwater salinity problems. Prevent inappropriate development in areas affected by groundwater salinity.

5.0 Environmental Risk Criteria:

Criteria:	Geelong Planning Scheme:
5.7 Land use compatibility – compatibility with nearby agricultural, industrial, extractive industry, tourism and other established and valued land uses.	**Clause 13.07-1S - Land use compatibility** *Objective:* To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts. *Strategies:* Ensure that use or development of land is compatible with adjoining and nearby land uses. Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses. Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures. Protect existing commercial, industrial and other uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively
5.8 Impacts on/ of major hazard facilities;	**Clause 13.07-2S Major hazard facilities** *Objective:* To minimise the potential for human and property exposure to risk from incidents that may occur at a major hazard facility and to ensure the ongoing viability of major hazard facilities. *Strategies:* Ensure major hazard facilities are sited, designed and operated to minimise risk to surrounding communities and the environment. Consider the risks associated with increasing the intensity of use and development within the threshold distance of an existing major hazard facility. Apply appropriate threshold distances from sensitive land uses for new major hazard facilities and between major hazard facilities. Protect registered or licenced major hazard facilities as defined under Regulation 5 of the Occupational Health and Safety Regulations 2017 from encroachment of sensitive land uses

6.0 Natural Resource Management Criteria:

Criteria:	Geelong Planning Scheme:
6.1 Impact on the protection of agricultural land	**Clause 14.01-1S Protection of agricultural land:** *Objective:* To protect the state's agricultural base by preserving productive farmland. *Strategies*: Identify areas of productive agricultural land, including land for primary production and intensive agriculture. Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity. Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors. Protect productive farmland that is of strategic significance in the local or regional context. Protect productive agricultural land from unplanned loss due to permanent changes in land use. Prevent inappropriately dispersed urban activities in rural areas. Protect strategically important agricultural and primary production land from incompatible uses. Limit new housing development in rural areas by: • Directing housing growth into existing settlements. • Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses. • Encouraging consolidation of existing isolated small lots in rural zones. Identify areas of productive agricultural land by consulting with the Department of Economic Development, Jobs, Transport and Resources and using available information. In considering a proposal to use, subdivide or develop agricultural land, consider the: • Desirability and impacts of removing the land from primary production, given its agricultural productivity. • Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production. • Compatibility between the proposed or likely development and the existing use of the surrounding land. • The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas. • Land capability. Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land. Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land. Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.

6.0 Natural Resource Management Criteria:

Criteria:	Geelong Planning Scheme:
6.2 Impact on the protection of agricultural land	**Clause 1.01-11R Settlement G21:** *Strategy:* Protect critical agricultural land by directing growth to towns. **Clause 14.01-2R Agricultural productivity - Geelong G21** *Strategy:* Support new opportunities in farming and fisheries.
6.3 Impact on the protection of catchments, waterways, estuaries, bays, and the marine environment, protection of extractive resources	**Clause 14.02-1S Catchment planning and management:** *Objective:* To assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment. *Strategies:* Ensure the continued availability of clean, high- quality drinking water by protecting water catchments and water supply facilities. Consider the impacts of catchment management on downstream water quality and freshwater, coastal and marine environments. Retain natural drainage corridors with vegetated buffer zones at least 30 metres wide along each side of a waterway to: • Maintain the natural drainage function, stream habitat and wildlife corridors and landscape values, • Minimise erosion of stream banks and verges, and • Reduce polluted surface runoff from adjacent land uses. Undertake measures to minimise the quantity and retard the flow of stormwater from developed areas. Require appropriate measures to filter sediment and wastes from stormwater prior to its discharge into waterways, including the preservation of floodplain or other land for wetlands and retention basins. Ensure that development at or near waterways provide for the protection and enhancement of the environmental qualities of waterways and their instream uses. Ensure land use and development minimises nutrient contributions to water bodies and the potential for the development of algal blooms. Require appropriate measures to restrict sediment discharges from construction sites. Ensure planning is coordinated with the activities of catchment management authorities. Ensure that water quality infrastructure is designed to minimise risk of harm to surface waters and Groundwater.

Criteria:	Geelong Planning Scheme:
6.4 Impact on the protection of catchments, waterways, estuaries, bays, and the marine environment, protection of extractive resources	**Clause 14.02-2S Water quality:** *Objective:* To protect water quality. *Strategies:* Protect reservoirs, water mains and local storage facilities from potential contamination. Ensure that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and to protect the quality of surface water and groundwater resources, rivers, streams, wetlands, estuaries and marine environments. Discourage incompatible land use activities in areas subject to flooding, severe soil degradation, groundwater salinity or geotechnical hazards where the land cannot be sustainably managed to ensure minimum impact on downstream water quality or flow volumes. Prevent the establishment of incompatible land uses in aquifer recharge or saline discharge areas and in potable water catchments. Encourage the siting, design, operation and rehabilitation of landfills to reduce impact on groundwater and surface water. Use the mapped information available from the Department of Environment, Land, Water and Planning to identify the beneficial uses of groundwater resources and have regard to potential impacts on these resources from proposed land use or development.

7.0 Heritage Criteria:

Criteria:	Geelong Planning Scheme:
7.1 Impact on known Aboriginal cultural heritage values	**Clause 15.03-2S Aboriginal cultural heritage:** *Objective:* To ensure the protection and conservation of places of Aboriginal cultural heritage significance. *Strategies:* Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme. Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places. Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the Aboriginal Heritage Act 2006.
7.2 Impact on known post contact heritage values	**Clause 15.03-1S Heritage conservation:** *Objective:* To ensure the conservation of places of heritage significance. *Strategies:* Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme. Provide for the protection of natural heritage sites and man-made resources. Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social 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. Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

8.0 Accessibility Criteria:

Criteria:	Geelong Planning Scheme:
8.1 Accessibility of the location, including the feasibility and cost of providing adequate public transport and roads access	**Clause 18.01-1S Land use and transport integration:** *Objective:* To facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport. *Strategies:* Plan and develop a transport system that facilitates: • Social and economic inclusion for all people and builds community wellbeing. • The best use of existing social and economic infrastructure. • A reduction in the distances people have to travel to access jobs and services. • Better access to, and greater mobility within, local communities. • Network-wide efficiency and coordinated operation. Plan land use and development to: • Protect existing transport infrastructure from encroachment or detriment that would impact on the current or future function of the asset. • Protect transport infrastructure that is in delivery from encroachment or detriment that would impact on the construction or future function of the asset. • Protect planned transport infrastructure from encroachment or detriment that would impact deliverability or future operation. • Protect identified potential transport infrastructure from being precluded by land use and development. Plan land use and development to allow for the ongoing improvement and development of the State Transport System in the short and long term. Plan movement networks and adjoining land uses to minimise disruption to residential communities and their amenity. Plan the timely delivery of transport infrastructure and services to support changing land use and associated transport demands. Plan improvements to public transport, walking and cycling networks to coordinate with the ongoing development and redevelopment of urban areas. Plan the use of land adjacent to the transport system having regard to the current and future development and operation of the transport system. Reserve land for strategic transport infrastructure to ensure the transport system can be developed efficiently to meet changing transport demands. Support urban development that makes jobs and services more accessible: • In accordance with forecast demand. • By taking advantage of all available modes of transport. • Protect existing and facilitate new walking and cycling access to public transport. • Locate major government and private sector investments in regional cities and centres on major transport corridors to maximise the access and mobility of communities. Design neighbourhoods to: • Better support active living. • Increase the share of trips made using sustainable transport modes. • Respond to the safety needs of all users. • Design the transport system and adjacent areas to achieve visual outcomes that are responsible to local context with particular reference to: » Landscaping. » The placement of signs. » Providing buffer zones and resting places.

8.0 Accessibility Criteria:

Criteria:	Geelong Planning Scheme:
8.1 Accessibility of the location, including the feasibility and cost of providing adequate public transport and roads access	**Clause 18.01-2S Transport system:** *Objective:* To facilitate the efficient, coordinated and reliable movement of people and goods by developing an integrated and efficient transport system. *Strategies:* Plan and develop a transport system integrated across all movement networks that: • Facilitates the efficient, coordinated and reliable movement of people and goods at all times. • Optimises transport system capacity. • Improves connectivity and facilitates the growth and development of regional Victoria. • Improves connectivity between Victoria's regional cities and metropolitan Melbourne. • Ensures sufficient capacity for the movement of passengers into and out of Victoria at Principal Transport Gateways. • Improves how goods are moved to local, interstate and overseas markets. • Maximises access to residential areas, employment, markets, services and recreation. • Improves local transport options to support 20-minute neighbourhoods in Melbourne's suburbs and Victoria's regional cities and towns. • Is legible and enables easy access and movement between modes. Plan movement networks that share the same space to do so in a way that balances the needs of the different users of the transport system. Plan and develop the State Transport System comprising the: • Principal Bicycle Network: Existing and future high quality cycling routes that provide access to major destinations and facilitate cycling for transport, sport, recreation and fitness. • Principal Public Transport Network: Existing and future high quality public transport routes in the Melbourne metropolitan area. • Regional Rail Network: Existing and future passenger rail routes in regional Victoria. • Principal Road Network: Declared arterial roads and freeways under the Road Management Act 2004. • Principal Freight Network: Existing and future corridors and precincts where the movement of high volumes of freight are concentrated or of strategic value. • Principal Transport Gateways: Existing and future ports, airports and interstate terminals that serve as key locations for moving passengers and freight into, out of and around Victoria. Facilitate delivery of: • Declared major transport projects and their ancillary projects that are of economic, social or environmental significance to the State of Victoria. • Transport projects that improve the State Transport System.

9.0 Infrastructure Criteria:

Criteria:	Geelong Planning Scheme:
9.1 Ability to cost-effectively provide urban services including both utility, community services and drainage	**Clause 19.03-2S Infrastructure design and provision:** *Objective:* To provide timely, efficient and cost-effective development infrastructure that meets the needs of the community. *Strategies:* Provide an integrated approach to the planning and engineering design of new subdivision and development. Integrate developments with infrastructure and services, whether they are in existing suburbs, growth areas or regional towns. **19.02-4S Social and cultural infrastructure** *Objective:* To provide fairer distribution of and access to, social and cultural infrastructure. *Strategies:* Identify and address gaps and deficiencies in social and cultural infrastructure, including additional regionally significant cultural and sporting facilities. Encourage the location of social and cultural infrastructure in activity centres. Ensure social infrastructure is designed to be accessible. Ensure social infrastructure in growth areas, is delivered early in the development process and in the right locations. Plan and design community places and buildings so they can adapt as the population changes and different patterns of work and social life emerge.

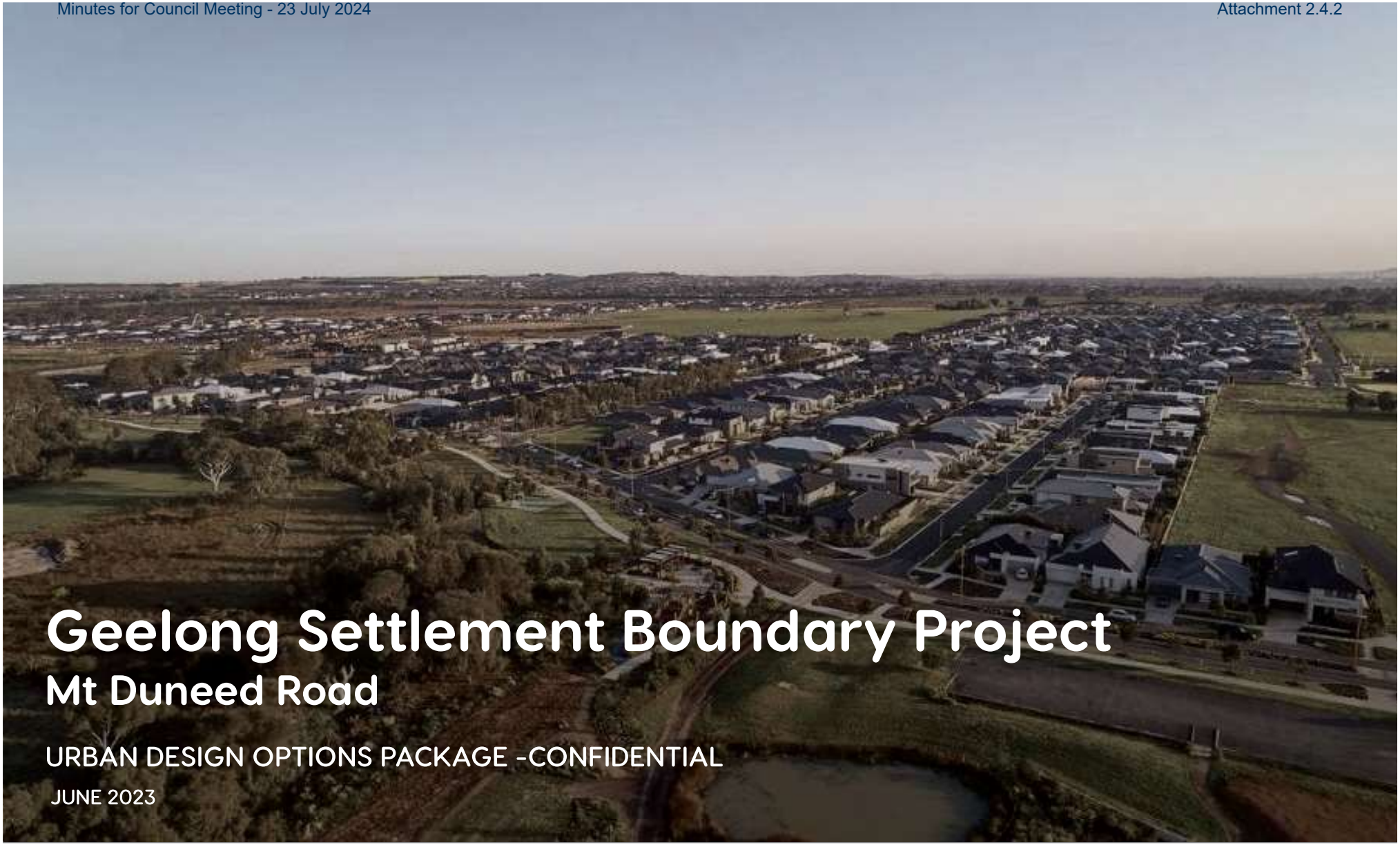
9.0 Infrastructure Criteria:

Criteria:	Geelong Planning Scheme:
9.1 Ability to cost-effectively provide urban services including both utility, community services and drainage	**Clause 19.02-6S Open space:** Objective: To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community. Strategies: Plan for regional and local open space networks for both recreation and conservation of natural and cultural environments. Ensure that open space networks: Are linked, including through the provision of walking and cycling trails. Are integrated with open space from abutting subdivisions. Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest. Maintain public accessibility on public land immediately adjoining waterways and coasts. Create opportunities to enhance open space networks within and between settlements. Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities. Ensure that land use and development adjoining regional open space networks, national parks and conservation reserves complements the open space in terms of visual and noise impacts, preservation of vegetation and treatment of waste water to reduce turbidity and pollution. Improve the quality and distribution of open space and ensure long-term protection. Protect large regional parks and significant conservation areas. Ensure land identified as critical to the completion of open space links is transferred for open space purposes. Ensure that where there is a reduction of open space due to a change in land use or occupation, additional or replacement parkland of equal or greater size and quality is provided. Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction, opportunities to connect with nature and peace and solitude. Accommodate community sports facilities in a way that is not detrimental to other park activities. Ensure open space provision is fair and equitable with the aim of providing access that meets the needs of all members of the community, regardless of age, gender, ability or a person's location.

Criteria:	Geelong Planning Scheme:
9.1 Ability to cost-effectively provide urban services including both utility, community services and drainage	Develop open space to maintain wildlife corridors and greenhouse sinks. Provide new parkland in growth areas and in areas that have an undersupply of parkland. Encourage the preparation of management plans or explicit statements of management objectives for urban parks. Ensure exclusive occupation of parkland by community organisations is restricted to activities consistent with management objectives of the park to maximise broad community access to open space. Ensure the provision of buildings and infrastructure is consistent with the management objectives of the park. Ensure public access is not prevented by developments along stream banks and foreshores. Ensure public land immediately adjoining waterways and coastlines remains in public ownership. Plan open space areas for multiple uses, such as community gardens, sports and recreation, active transport routes, wildlife corridors and flood storage basins.

Appendix 3

Mt Duneed Road Urban Design Analysis



Geelong Settlement Boundary Project

Mt Duneed Road

URBAN DESIGN OPTIONS PACKAGE -CONFIDENTIAL

JUNE 2023

UrbanFold échelon planning

Background to the Investigations

This urban design investigation package is a series of brief design studies to inform the analysis of the ***'Greater Geelong Settlement Boundary - Long Term Boundary Review for Urban Geelong',*** undertaken by Echelon Planning for the City of Greater Geelong. It should be read in conjunction with the analysis and planning propositions of that report.

Key planning elements informing this package:

- The Surf Coast and Bellarine Peninsula have each been declared as Distinctive Areas and Landscapes, including a long-term vision and strategies to guide the future development and use of land in the declared areas,
- These areas identify long-term settlement boundaries to ensure that development does not inappropriately encroach into valued natural and rural landscapes,
- The southern edge of urban Geelong around the Armstrong Creek growth area is affected by the Surf Coast DAL.
- Mt Duneed is the primary landscape feature within the investigation area, and forms part of the wider landscape that delineates urban Geelong from the rural landscapes of the Surf Coast shire.
- The objectives for setting the boundary along the southern edge of Armstrong Creek were articulated as follows:
  - Establish a permanent and natural edge to development;
  - Maintain the green skyline viewed from within the growth area and from land to its north;
  - Maintain an attractive green edge to Geelong when approached from the south, south-east and south-west; and
  - Protect the existing character of Mt Duneed.

Distinctive Areas and Landscapes (referenced from the Echelon Draft Review)

The landscape assessment undertaken as part of the draft DAL Strategy describes the landscape significance of the wider area as follows:

> "This area is very important visually and geographically for the role it plays as part of a broader strategic landscape area i.e. as an integral part of the Mount Duneed Volcanic Plain Landscape Area, and as an open rural green break between settlements, and between Geelong and the Great Ocean Road landscapes.
>
> An assessment of the visual significance of the landscape has found that it is of regional significance.
>
> When travelling along Mount Duneed Road/ Lower Duneed Road, the Thompson Valley green break to the north acts as an important 'distance barrier', mitigating the visual impact of the southern development front of Geelong.
>
> It also relates visually and geographically to the open landscape to the south of the City of Greater Geelong municipal boundary, the two areas combining to form the whole 'landscape experience' when driving along Mount Duneed Road....
>
> If residential development were to occur immediately adjacent to Mount Duneed Road, the rural green break as experienced by most would cease to exist."

The Landscape Assessment (Volume 2) refines the description of the landscape significance of the wider area as follows:

> "The majority of the Mount Duneed Plain and Surrounds landscape is considered to be of low regional significance with areas of higher (moderate regional) significance coinciding with landscape features such as the Thompson Creek corridor, Mount Duneed itself, and the interface with the adjacent landscape of state significance."
>
> The open rural landscape between Armstrong Creek and Mount Duneed Road is an important part of the larger 'green break' that this Landscape Area forms, between the built up areas of Geelong and Torquay.

There are a number of options illustrated below for the Settlement Boundary:

1. Low Density Residential Zone/Rural Living Zone transition
2. Rural Living Zone north of Lower Duneed Road
3. Rural Living Zone north of Lover Duneed Road (East of Surf Coast Highway only)
4. Minor adjustments to UGZ boundary with the balance as Farming Zone,
5. Minor adjustments to UGZ boundary with the balance as Rural Living Zone,

It is important to note that these options investigations do not represent development solutions for the investigation area, nor represent detailed planning strategy for the Settlement Boundary. There are intended as illustrations only of some of implications of the proposed planning approach and the challenges, issues and opportunities that it presents. These options need to be analysed in further detail in relation to precinct issues such as drainage and water management, traffic and access parameters, vegetation and ecology parameters, ownership boundaries and interface and frontage conditions.

Zone Summary

Rural residential development is defined as:

> " land in a rural setting, used and developed for dwellings that are not primarily associated with agriculture. Some agriculture may take place on the land however it will be ancillary to the use for a dwelling. It is likely to be carried on for 'lifestyle' reasons and is unlikely to provide a significant source of household income. Rural residential land is typically also used for non-agricultural home occupations or for large gardens. These lots are larger than typical residential lots, but are usually too small for agricultural use. Because of its primarily residential function, rural residential development requires access to most of the normal services and infrastructure provided in urban settlements. Typically it also generates urban residential amenity expectations."
>
> *Dept Transport and Planning, Practice Note: PPN37: Rural residential development*

Rural Living Zone (RLZ)

The Rural Living Zone (RLZ) is a 'rural' zone. It specifies a lot size of at least 2 hectares and provides opportunities for some rural uses to occur. A different lot size can be specified in a schedule to the zone.

The Geelong Planning Scheme seeks to limit rural-living developments to existing zoned land in other locations across the municipality, and it also supports the use of the land within the southern rural areas for productive agriculture.

Low Density Residential Zone (LDRZ)

The Low Density Residential Zone (LDRZ) is a 'residential' zone. It specifies a lot size of at least 0.4 hectares in areas where reticulated sewerage is not connected or 0.2 hectares for each lot connected to reticulated sewerage. A different lot size can be specified in a schedule to the zone.

The Geelong Settlement Strategy defines the term 'rural residential development' as including land in the LDRZ and it notes that this form of development is discouraged, as it is not sustainable and results in high servicing costs.

Notwithstanding the lack of policy support for using the LDRZ this, it is nonetheless a tool that could be used to create a more sensitive interface along the settlement boundary. If applied in conjunction with siting, design and landscaping guidelines, then zoning which allowed low density residential lots of between 0.2 and 0.4ha could result in a more sensitive transition between rural and urban land uses in this location. The LDRZ is an urban rather than a rural zone under the Victoria Planning Provisions, albeit one that is intended to facilitate low density residential outcomes.

Farming Zone (FZ)

The investigation area is adjacent to farmland and so the compatibility between urban and farming uses would be a design consideration. However, incompatibility with adjacent agricultural uses is not likely to be determinative of the suitability of urban development in the area.

For the purposes of these design investigations, the FZ is assumed to be the status quo in terms of existing conditions within the study area.

Rural Living Character

Rural Living Character

The elements that define local character for Rural Living areas are generally relationships between the surrounding landscape and streetscape, and the built form of local housing.

In rural areas such as the Mt Duneed Road corridor, these relationships include:

- Local roads and streets with a wide rural character, often unmade edges with no kerbs, framing long distance views,
- Lot subdivision pattens featuring informal lot sizes and the often sporadic siting of buildings,
- Streetscapes of predominately larger, landscaped building setbacks and significant gaps between buildings, often with landscape windbreaks and boundary screening,
- Front setbacks with gardens, and no fencing that blend into wide nature strips and green verges of a rural streetscape,
- Established mature but sporadic vegetation and canopy trees that contribute to a rural character.

Where the uses and lot character of the UGZ boundary to Mt Duneed is being contemplated, some of the landscape characteristics for consideration include; ·

- Existing and surrounding farmland across the rolling local topography (low lying and elevated land),
- Existing large canopy gum trees and co-located pockets of remnant bushland,
- Roadside vegetation and verges consisting of under storey vegetation,
- Vegetated local drainage lines and waterway corridors.



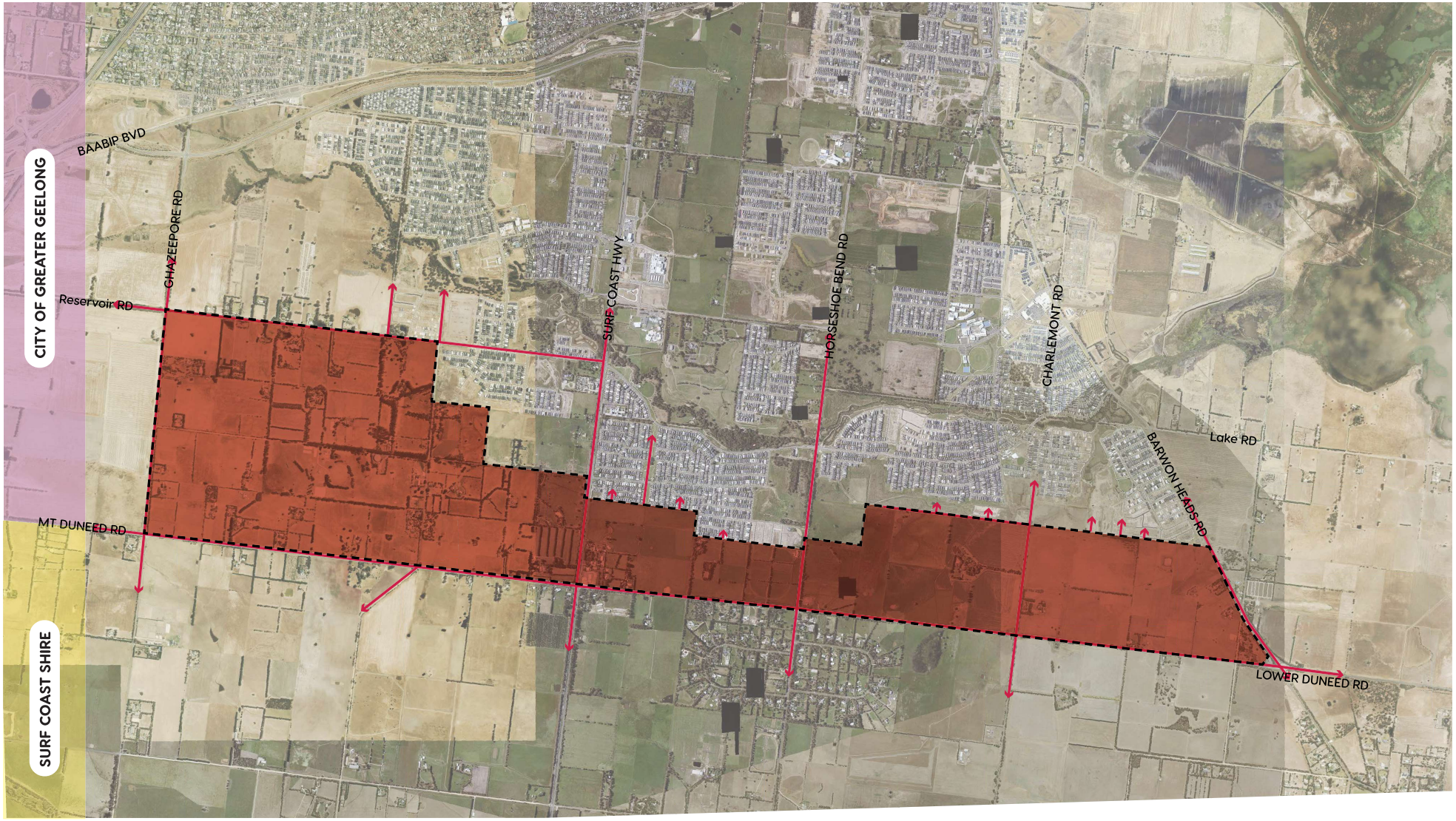
Conventional Housing Character

The elements that define local character for conventional density residential neighbourhoods in the area include:

- New patterns of development in the UGZ areas that are more regular in size and shape,
- New housing lots with increased site coverage and roof area, where lots are smaller and dwellings are larger,
- Generally overall building site cover of between 30% to 45%, with limited impermeable surfaces on lots,
- Limited opportunities for canopy tree planning within each lot, and in front, side and rear building setbacks,
- A visual dominance of the built form, and particularly the rooflines of dwellings within the streetscape and when viewed from further afar,
- A repetition and 'same-ness' to dwelling and roof colours and materials, creating relatively homogeneous streetscapes,
- Dark roof colours which become the predominant element of more distant views.

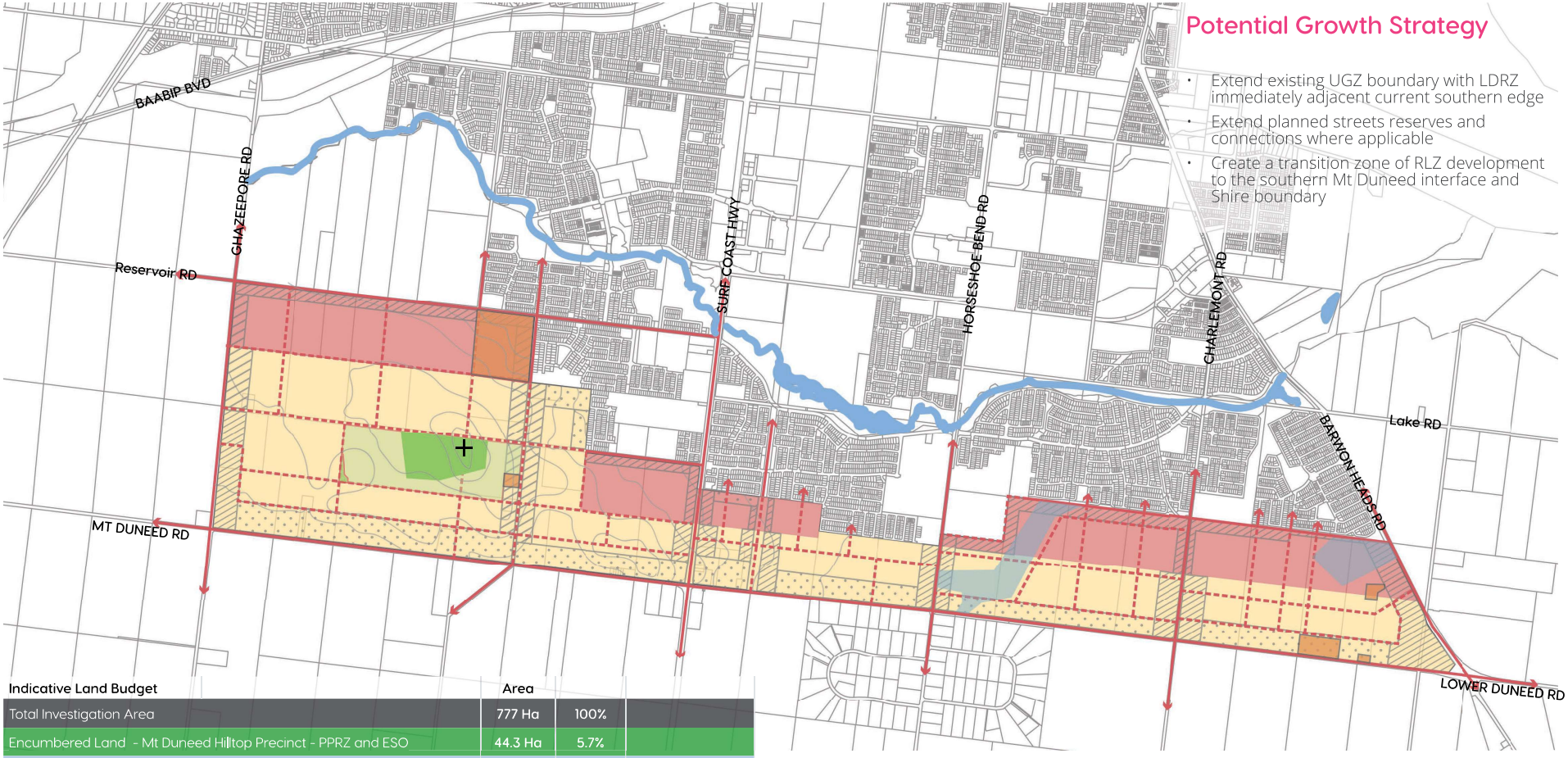


UGZ Interface Investigation Area



Total Investigation Area	777 ha	100%

UGZ Interface 1 - LDRZ & RLZ Transition



Potential Growth Strategy

- Extend existing UGZ boundary with LDRZ immediately adjacent current southern edge
- Extend planned streets reserves and connections where applicable
- Create a transition zone of RLZ development to the southern Mt Duneed interface and Shire boundary

Indicative Land Budget	Area		
Total Investigation Area	777 Ha	100%	
Encumbered Land - Mt Duneed Hilltop Precinct - PPRZ and ESO	44.3 Ha	5.7%	
Encumbered Land - Drainage and Flooding	30.9 Ha	4 %	
Rural Living Zone	461.4 Ha	59.3%	
Assume 15% for typical street/ road allowance	69.2 Ha		
Developable area for Rural Living Lots (Typical Lots range from 1-2.5 Ha)	392.2 Ha		Approx. 156 - 392 lots
Low Density Residential Zone	240.4 Ha	31 %	
Assume 20% for typical street/ road allowance	48.1 Ha		
Assume 5% for open space and 5% local drainage allowance	24 Ha		
Developable area for Low Density Residential Lots (Typical Lots range from 0.2 - 0.4 Ha)	168.3 Ha		Approx. 420-840 lots

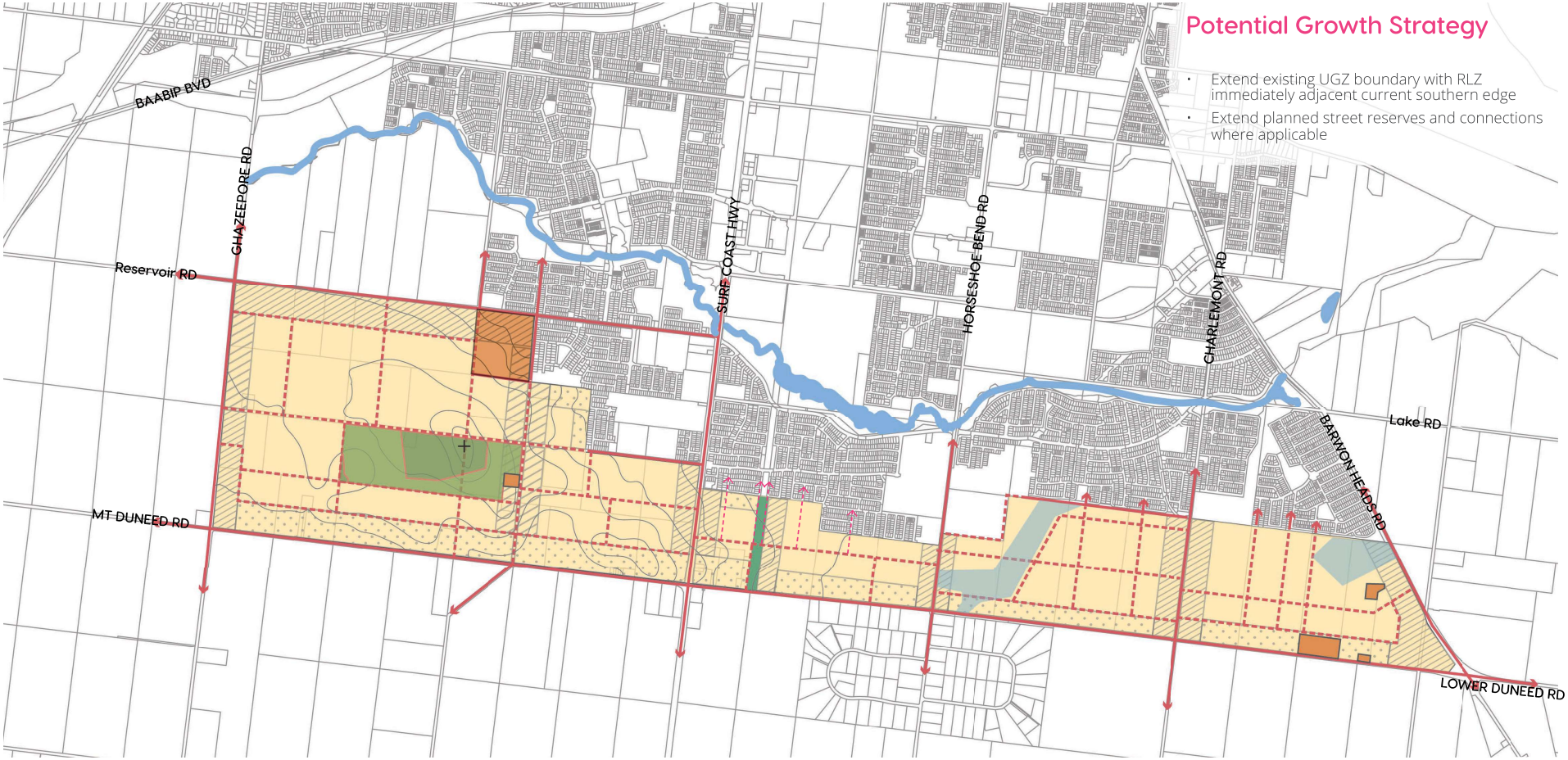
Land Budget Assumptions:

LDRZ
- Assume 20% typical street/ road allowance
- Assume 5% open space allowance
- Assume 5% local drainage allowance

RLZ
- Assume 15% typical street/ road allowance
- Assume no public open space allowance
- Assume no local drainage allowance

Environmental Significance Overlay
Public Park & Recreation Zone
Heritage Overlay
Flooding Overlay
Existing Waterways
Service Road Frontage
No Access (Lots back onto road reserve)
10m Contours
Highpoint

UGZ Interface 2 - RLZ



Indicative Land Budget	Area		
Total Investigation Area	777 Ha	100%	
Encumbered Land - Mt Duneed Hilltop Precinct - PPRZ and ESO	44.3 Ha	5.7%	
Encumbered Land - Drainage and Flooding	30.9 Ha	4 %	
Rural Living Zone	701.8 Ha	90 %	
Assume 15% for typical street/ road allowance	105.3 Ha		
Developable area for Rural Living Lots (Typical Lots range from 1-2.5 Ha)	596.5 Ha		Approx. 238 - 596 lots

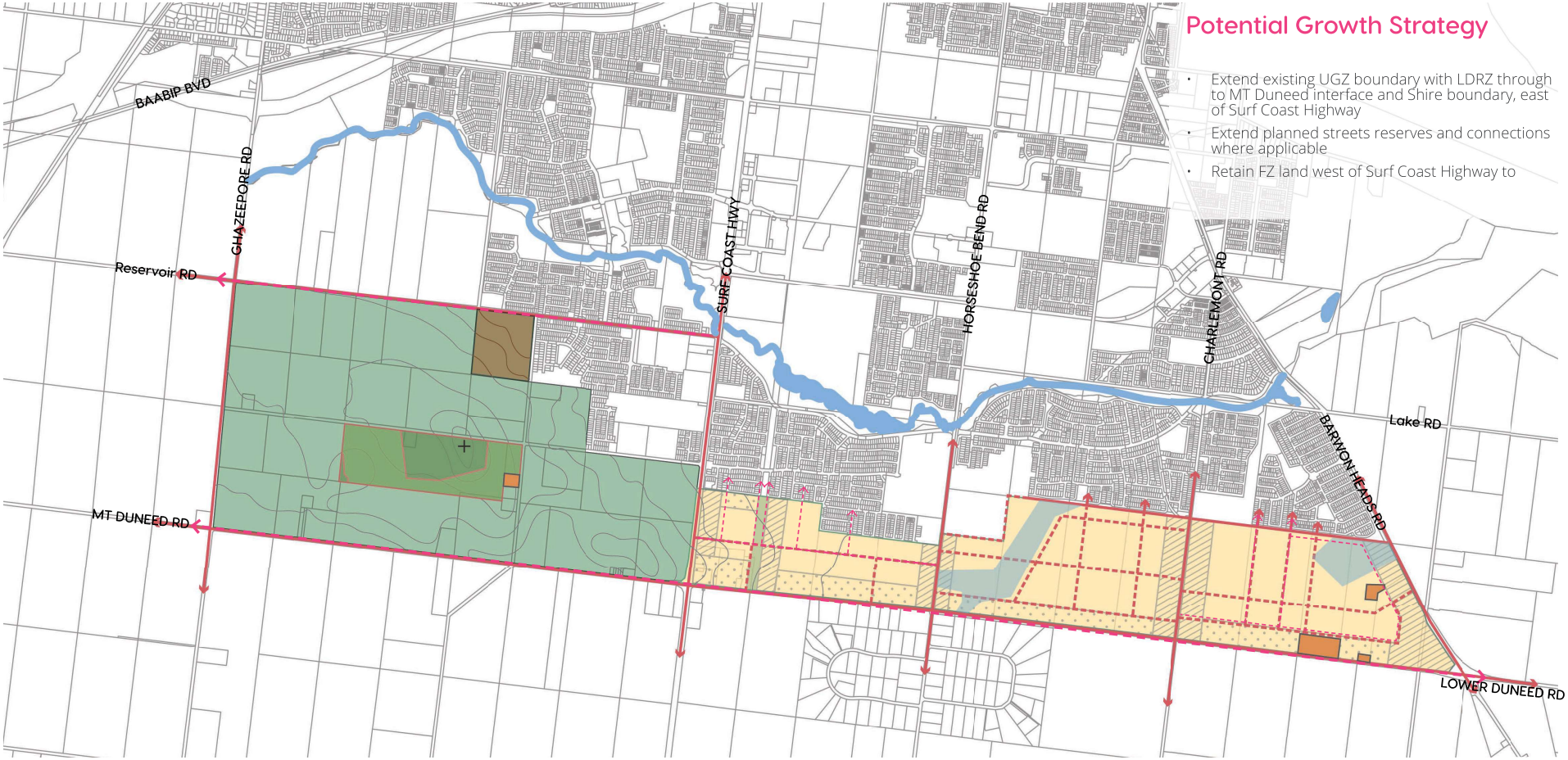
Land Budget Assumptions:

LDRZ
- Assume 20% typical street/ road allowance
- Assume 5% open space allowance
- Assume 5% local drainage allowance

RLZ
- Assume 15% typical street/ road allowance
- Assume no public open space allowance
- Assume no local drainage allowance

Environmental Significance Overlay
Public Park & Recreation Zone
Heritage Overlay
Flooding Overlay
Existing Waterways
Service Road Frontage
No Access (Lots back onto road reserve)
10m Contours
Highpoint

UGZ Interface 3 - FZ around Mt Duneed, RLZ East of Surf Coast Highway



Potential Growth Strategy

- Extend existing UGZ boundary with LDRZ through to MT Duneed interface and Shire boundary, east of Surf Coast Highway
- Extend planned streets reserves and connections where applicable
- Retain FZ land west of Surf Coast Highway to

Indicative Land Budget

Total Investigation Area	777 Ha	100%	
Encumbered Land - Mt Duneed Hilltop Precinct - PPRZ and ESO	44.3 Ha	5.7%	
Encumbered Land - Drainage and Flooding	30.9 Ha	4 %	
Farming Zone	378.4 Ha	48.7 %	
Rural Living Zone	323.9 Ha	41.6 %	
Assume 15% for typical street/ road allowance	48.5 Ha		
Developable area for Rural Living Lots (Typical Lots range from 1-2.5 Ha)	275.4 Ha		Approx. 110 - 275 lots

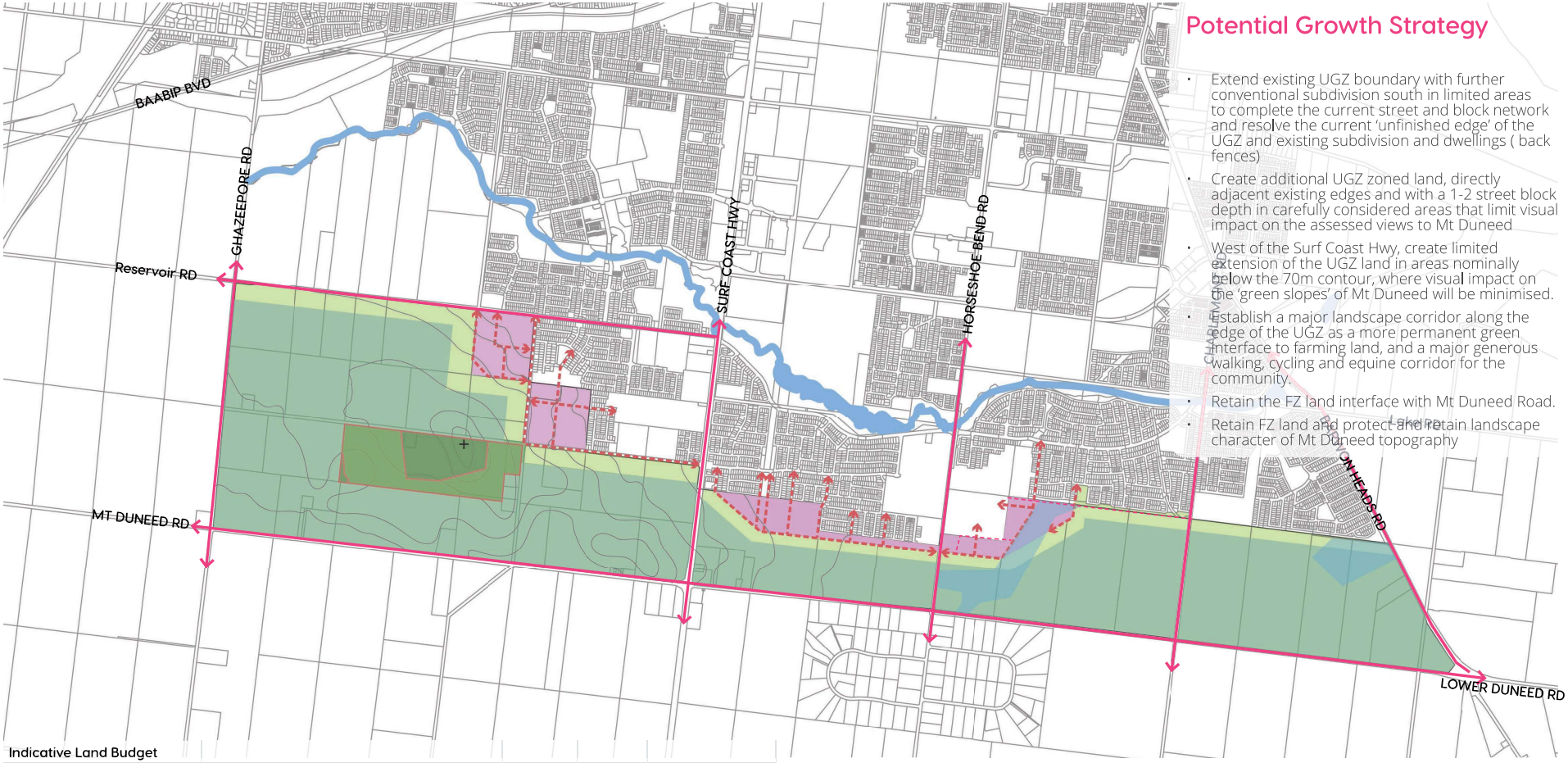
Land Budget Assumptions:

LDRZ
- Assume 20% typical street/ road allowance
- Assume 5% open space allowance
- Assume 5% local drainage allowance

RLZ
- Assume 15% typical street/ road allowance
- Assume no public open space allowance
- Assume no local drainage allowance

Environmental Significance Overlay
Public Park & Recreation Zone
Heritage Overlay
Flooding Overlay
Existing Waterways
Service Road Frontage
No Access (Lots back onto road reserve)
10m Contours
Highpoint

UGZ Interface 4 - Standard Residential with Landscape Buffer



Potential Growth Strategy

- Extend existing UGZ boundary with further conventional subdivision south in limited areas to complete the current street and block network and resolve the current 'unfinished edge' of the UGZ and existing subdivision and dwellings (back fences)
- Create additional UGZ zoned land, directly adjacent existing edges and with a 1-2 street block depth in carefully considered areas that limit visual impact on the assessed views to Mt Duneed
- West of the Surf Coast Hwy, create limited extension of the UGZ land in areas nominally below the 70m contour, where visual impact on the 'green slopes' of Mt Duneed will be minimised.
- Establish a major landscape corridor along the edge of the UGZ as a more permanent green interface to farming land, and a major generous walking, cycling and equine corridor for the community.
- Retain the FZ land interface with Mt Duneed Road.
- Retain FZ land and protect and retain landscape character of Mt Duneed topography

Indicative Land Budget

Total Investigation Area	777 Ha	100%	
Encumbered Land - Mt Duneed Hilltop Precinct - PPRZ and ESO	44.3 Ha	5.7%	
Encumbered Land - Drainage and Flooding	30.9 Ha	4 %	
Farming Zone	584.8 Ha	48.7 %	
UGZ Edge - 70+m Planted Buffer and Walking/ Cycling/ Equine Corridor	58 Ha	7.4 %	
Urban Growth Zone Extension	59 Ha	7.6 %	
Assume 30% for typical street/ road allowance (incl significant single sided roads	17.7 Ha		
Developable area for Standard Residential Lots (Typical Lots range from 400 - 500 sqm)	41.3 Ha		Approx. 826 - 1,032 lots

Land Budget Assumptions:

UGZ

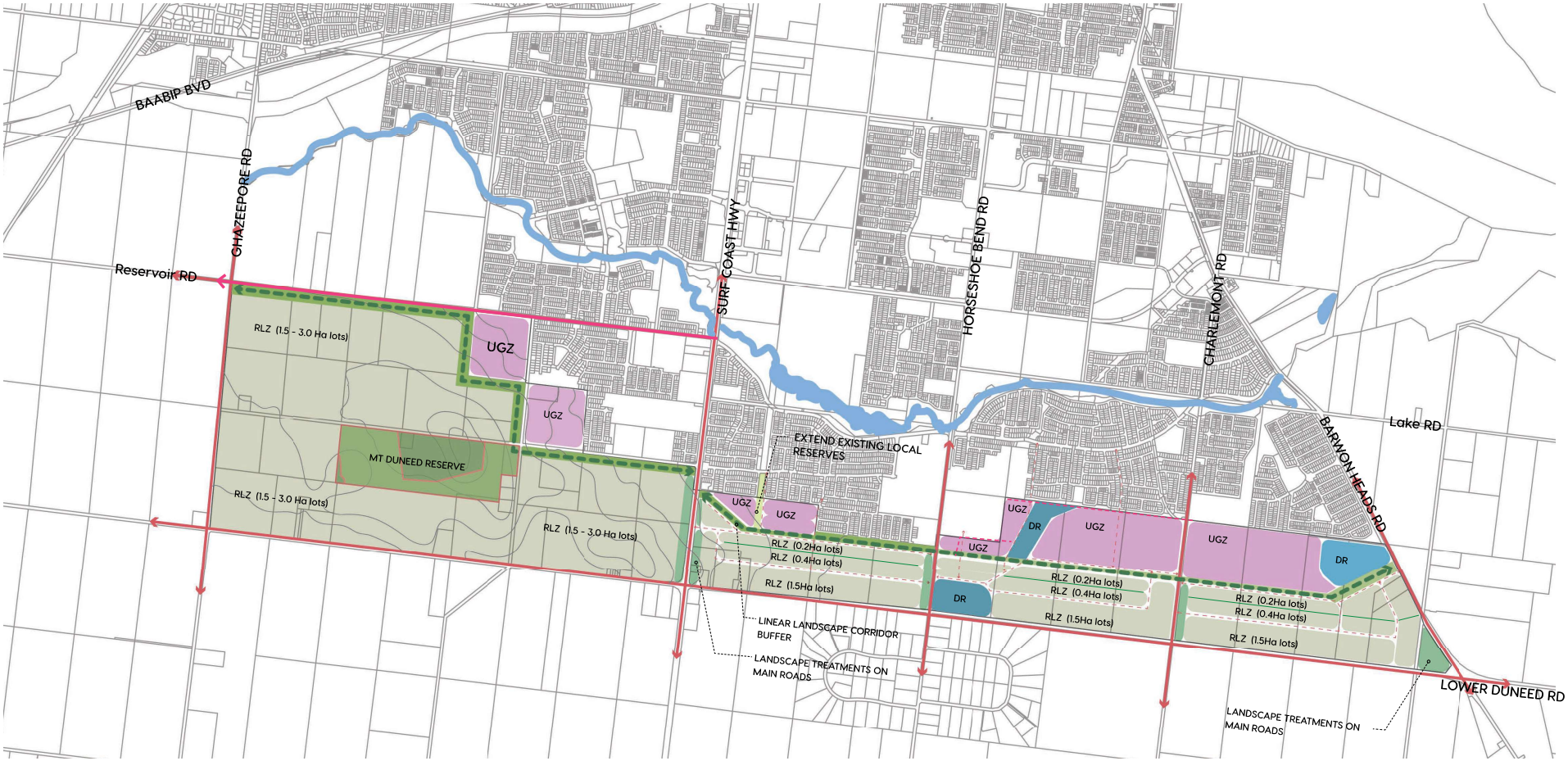
- Assume 30% typical street/ road allowance given so much of the area will incorp single sided road
- Assume no open space allowance given limited areas and connection to existing open space network

UGZ Edge Buffer

- Assume 70m+ planted corridor as the visual and physical edge to the growth area.
- Assume significant mature canopy and landscape over time, walking and cycling paths and equine 'bridle trail'.

Environmental Significance Overlay
Public Park & Recreation Zone
Heritage Overlay
Flooding Overlay
Existing Waterways
Service Road Frontage
No Access (Lots back onto road reserve)
10m Contours
Highpoint

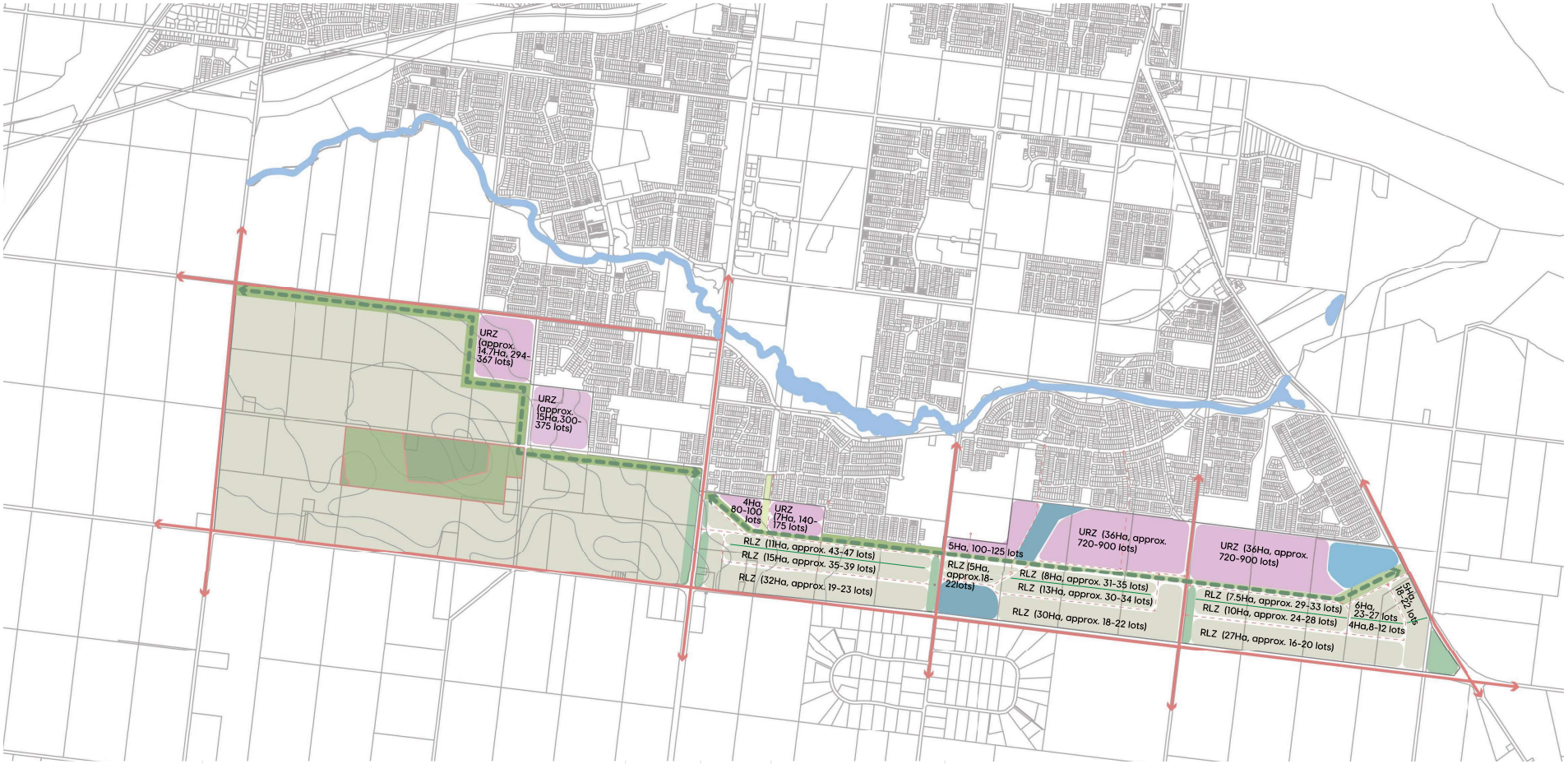
UGZ Interface 5 - Possible Proposed Layout



Indicative Land Budget		
Total Investigation Area	777 Ha	100%
Encumbered Land - Mt Duneed Hilltop Precinct - PPRZ and ESO	44.3 Ha	5.7%
Encumbered Land - Drainage and Flooding	30.9 Ha	4 %
UGZ Edge - 20m Linear Corridor	20 Ha	2.5 %
Urban Growth Zone Extension	135.8 Ha	17.7 %
Rural Living Zone	546 Ha	70.1 %

- Environmental Significance Overlay
- Public Park & Recreation Zone
- Heritage Overlay
- Flooding Overlay
- Existing Waterways
- Service Road Frontage
- No Access (Lots back onto road reserve)
- 10m Contours
- Highpoint

UGZ Interface 5 - Possible Proposed Layout (Areas and Lots Numbers)



Indicative Land Budget			
Urban Growth Zone Extension	135.8 Ha	17.7 %	
Assume 15% for typical street/ road allowance (incl significant single sided roads)	18.1 Ha		
Developable area for Standard Residential Lots (Typical Lots range from 400 - 500 sqm)	117.7 Ha		Approx. 2,354 - 2,942 lots
Rural Living Zone	546 Ha	70.1 %	
Assume 15% for typical street/ road allowance	81.9 Ha		
Developable area for Rural Living Lots (Typical Lots range from 1.5-3.0 Ha)	291.6 Ha		Approx. 97-194 lots
Developable area for Rural Living Lots (Typical Lots range from 0.2-1.5 Ha)	172.5 Ha		Approx. 115-862 lots

Summary

The Interface options outlined above incorporate considered ways to resolve the existing UGZ interface and the nature of the development boundary between City of Greater Geelong and the Surf Coast Shire. The options also consider the relative impacts on the local and more distant views towards Mt Duneed as the local topographical highpoint, and in particular these views from Mt Duneed Road.

Interface Options 2 and 3 incorporate variations on a transition from existing UGZ boundary to Low Density Residential Zone and Rural Living Zone, which would provide a visual transition to a rural landscape, and help protect the sense of Mt Duneed as an important local landscape feature. The consideration of interface treatments along arterial roads and Mt Duneed Road that limit access and crossovers to dwellings, would help visually reinforce these areas as rural in nature and character.

Interface Option 4 incorporates a Rural Living transition to the Mt Duneed Road edge, east of the Surf Coast Highway. To the west of the Surf Coast Highway it retains the existing Farming Zone to protect the slopes and topography of Mt Duneed and the important identified views and vistas to the high point.

Interface 5 outlines an approach to respect the views from along Mt Duneed Road, and make minor extensions to the UGZ areas with standard density in selected areas. This would improve the existing side/ back fences and temporary edge nature of the constructed dwellings as they currently exist. The UGZ edge would be properly formed with front facing dwellings onto a local street, which then transitions into the major landscape corridor located between UGZ and Farming Zone. This landscaped corridor could incorporate pedestrian, cycling and equine 'bridle trail' type connections. As a long term planned edge to the UGZ, this would represent a significant improvement on the existing temporary edge condition. It would also importantly respond to the identified important viewlines and vistas along Mt Duneed Road to the Mt Duneed topographic high point. In terms of the views towards Mt Duneed from the north, inside existing UGZ and development – the options take a position that standard residential development could potentially occur in selective areas (indicated) that lie below the 65m contour, where the visual impact of new dwellings and rooflines would be minimised.



Appendix 1: Relevant Example - Woodend

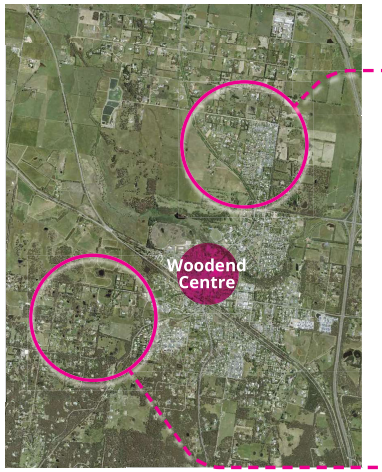
Woodend has a number of larger lot precincts being developed at the edges of the town - comprising both rural living and low density rural living.

Notable Features:

- The mix of lots sizes within the northern edges of Wooded generally range from 3,500sqm to 6,000 sqm in size,
- The area includes some significant mature vegetation and canopy trees, which help screen dwellings from view,
- The dwellings are generally set reasonably close to and addressing the street frontage.
- The mix of lots sizes within the northern edges of Wooded generally range from 1.5 - 2.5 Ha in size,
- The dwellings are significantly less visible from the road reserves, and the character of the area feels significantly more rural as a result.
- Both these edges of Woodend are reasonably flat with only very gentle changes in topography.



A relatively open rural streetscape in the northern edge of Woodend - avg 5,000sqm lots and limited screening in the road reserve.



Woodend Context



The northern edge of Woodend - avg 3,500sqm - 6,000 sqm lots.



The western edge of Woodend - avg 1.5-2.5 Ha lots.

Appendix 2: Relevant Example - Torquay

Torquay has a north-western growth area to the settlement that transitions from conventional size lots, to larger rural living lot. It is sited along Coombes Rd as the growth boundary and interface to farming land (FZ).

Notable Features:

- Avg 3,500sqm - 1 Ha sqm lots
- The Ghazeepore Rd interfaces are rear boundaries of lots (no access and backing on) and larger lots up to 1Ha in size,
- The Coombes Rd interfaces are fronting on with driveway access and are generally 3,500 - 6,000 sqm in size,
- The area incorporates some significant mature vegetation and planting, particularly as screening vegetation between lots,
- Rosedale Dr and Enfield Dr incorporate a major landscape buffer of avg 30m which expands out into a larger reserve which contributes to a rural feel,
- The dwellings are significantly less visible from the road reserves, and the character of the area feels significantly more rural as a result.
- These areas are reasonably flat with only very gentle changes in topography.



A open rural streetscape in the western edge of Torquay -some streetscape vegetation screening the visual impact of dwellings



Torquay Context



The western edge of Torquay - avg 3,500sqm - 1 Ha lots.



A open rural streetscape in the western edge of Torquay -one side with extensive landscape planting

Appendix 4

Assessment of investigation areas against Principle 5 of the Settlement Boundary Review – Armstrong Creek Update

Armstrong Creek South West

				School Provision Ratio and Quantities Summary		Level 1 Comm Facilities	Level 2 Comm Facilities	Leve 1 Active Open Space Reserve
	Estimated Households (Dwellings)	Persons Per Household	Population	Govt P6 School Per dwellings	Govt P7-12 School per dwellings	Multi purpose comm Ctr per population	Neighbourhood House per population	Active Open space reserve per population
Explanatory notes				3.5ha	8.4ha	0.8ha - will include 2 or 3 kindergarten rooms / MCH + community rooms. May also include business accelerator, adult education, youth space, comm arts, play group & occassional child care. (0.4ha where no kindergarten)	1.2ha and replaces level 1 centre. Includes all elements of Level 1 centre + additional classroom space and specialist facilities. (0.8ha where no kindergarten)	8 hectare open space reserve
Ratio				3,000	9,000	8,000	20,000	6,000
Source of Ratio				DET	DET	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham
Totals Residential	312	2.80	873					
Calculated Provision Rates				0.1	0.0	0.1	0.0	0.1

Investigation Area	Assume 70% developable	Assume 15dwellings/ha
29.70	20.79	311.85
	20.79	415.8

Amstrong Creek South Central

				School Provision Ratio and Quantities Summary		Level 1 Comm Facilities	Level 2 Comm Facilities	Leve 1 Active Open Space Reserve
	Estimated Households (Dwellings)	Persons Per Household	Population	Govt P6 School Per dwellings	Govt P7-12 School per dwellings	Multi purpose comm Ctr per population	Neighbourhood House per population	Active Open space reserve per population
Explanatory notes				3.5ha	8.4ha	0.8ha - will include 2 or 3 kindergarten rooms / MCH + community rooms. May also include business accelerator, adult education, youth space, comm arts, play group & occassional child care. (0.4ha where no kindergarten)	1.2ha and replaces level 1 centre. Includes all elements of Level 1 centre + additional classroom space and specialist facilities. (0.8ha where no kindergarten)	8 hectare open space reserve
Ratio				3,000	9,000	8,000	20,000	6,000
Source of Ratio				DET	DET	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham	ASR 2008 Growth Area Comm Inf Rept + 2012 ASR Wyndham
Totals Residential	1,197	2.80	3,352					
Calculated Provision Rates				0.4	0.1	0.4	0.2	0.6

Investigation Area	Assume 70% developable	Assume 15 dwellings/ha
114	80	1197

Appendix 5

List of Submitters

échelon planning

e info@echelonplanning.com.au
a 3 Prentice Street, Brunswick
t 03 9862 3470

THE CITY OF
GREATER GEELONG

URBAN GEELONG LONG TERM SETTLEMENT BOUNDARY REVIEW

ENGAGEMENT SUMMARY & FINAL RECOMMENDATIONS

JUNE 2024

CITY OF GREATER GEELONG

The City of Greater Geelong acknowledges Wadawurrung people as the Traditional Owners of this land. It also acknowledges all other Aboriginal and Torres Strait Islander People who are part of the Greater Geelong community today.

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Executive Summary

This attachment provides additional information in support of the final recommendations to be adopted in relation to the Urban Geelong Long-Term Boundary Review.

It should be read in conjunction with the council report and the Urban Geelong Long-Term Boundary Review Background Report, July 2023 and associated Addendum, May 2024.

A summary of the Report recommendations and an officer response are found in Appendix A.

This attachment provides additional information in relation to the consultation, referral responses, further work and strategic assessments associated with the final recommendations.

There are 4 final recommendations to come out of the review, the existing settlement boundary will be nominated as the long-term boundary except for three minor changes:

1. Inclusion of 145 Harriots Road, Charlemont in the Sparrovale investigation area (see figure 1).

2. Inclusion of land in the Low Density Residential Zone (east of Coppards Road, Newcomb) in the Moolap Investigation area (see figure 10). No rezoning proposed.

3. Inclusion of 55 & 75 Williams Road, Mount Duneed in the Armstrong Creek South Central investigation area (see figure 13).

And a land use change recommendation that does not require any changes to the settlement boundary:

4. Proposed change to the zone from Farming to Rural Living (subject to further work) in the Armstrong Creek investigation areas between the Armstrong Creek Urban Growth Area (ACUGA) and the Surf Coast Shire (Mt Duneed and Lower Duneed roads) from Ghazeepore Road in the west to Barwon Heads Road in the east (see figure 14).

These changes are shown on the 'Settlement Boundary Inclusions and Proposed Rural Living Node Plan' on map 1 over the page.

There is an option to pursue rezoning the land in items 1 and 3 as part of the boundary review amendment. This will be further investigated with stakeholders as part of preparing the amendment documentation. The matters to be considered as part of any rezoning are noted in section 5 of this report.

The amendment will be subject to the process and notice provisions set out in the Planning and Environment Act 1987.

Map 1 - Settlement Boundary Inclusions and Proposed Rural Living Node



KEY

1 Inclusion in Newcomb (see also Figure 10)
2 Inclusion in Charlemont (see also Figure 1)
3 Inclusion in Mount Duneed (see also Figure 13)
4 Proposed Rural Living Node (see also Figure 14)

Source: City of Greater Geelong

Existing settlement boundary

Proposed inclusion

Extent of the proposed Rural Living Node

1.0 Consultation

The consultation on the draft report involved inviting feedback via submissions. Feedback was invited via an online form or email direct. A total of 92 submissions were received. This section reports on the broader consultation. Submissions are addressed in the Background Report.

1.1 Objectives

The consultation objectives on the draft Background Report included seeking feedback on the:

- methodology
- investigation areas
- criteria
- and assessments.

Note: No settlement boundary was nominated in the draft report.

1.2 Activities

The following consultation activities were undertaken:

- Direct mailout to all landowners in the investigation areas.
- Notice to Geelong based planning consultants
- Notice to agencies, Traditional Owners and state Government
- Notices in papers - City News early 2022 (2/04, 9/04, 16/04, 23/04, 30/04)
- Have Your Say page (submissions received from 30th March - 27th May 2022)
- Optional submitter 30-minute meetings conducted 29 August - 7 September 2022 (28 meetings conducted)

Have Your Say Page Statistics

4,038 Views	2,631 Visits	2,188 Visitors	73 Contributions	69 Contributors	59 Followers

Views - The number of times a Visitor views any page on a Site.
Visits - The number of end-user sessions associated with a single Visitor.
Visitors - The number of unique public or end-users to a Site. A Visitor is only counted once, even if they visit a Site several times in one day.
Contributions - The total number of responses or feedback collected through the participation tools.
Contributors - The unique number of Visitors who have left feedback or Contributions on a Site through the participation tools.
Followers - The number of Visitors who have 'subscribed' to a project using the 'Follow' button.

1.3 Submissions

A total of 92 submissions were received. The distribution of submissions across locations/topics was as follows:

Area	No.
Armstrong Creek (West & Central)	27
Avalon	2
Lara	9
Moolap	25
Sparrovale	5
Waurn Ponds	3
Overall Strategy	21
TOTAL	**92**

1.4 Engagement Findings – Key Themes

The overall key themes to come out of submissions included:

- General support for approach to investigation areas, methodology, criteria and assessments noting the limitations of such a large study area.
- A number of submitters noted a more nuanced assessment of 'stand-alone' sites or smaller 'precincts' within investigation areas could yield different assessment results providing an overall 'positive' outcome.
- A few submissions noted lot supply should form part of the assessment criteria.
- A few submissions requested the investigation areas be extended.
- The majority of submissions requested inclusion within the long-term settlement boundary due to being able to make a positive contribution to housing supply and an enduring boundary without impacting on existing communities, infrastructure or the environment.
- Several submissions requested the boundary remain where it is to promote infill development, prevent urban sprawl and protect environmental and landscape values.
- A few submissions noted the need for an 'Urban Growth Boundary' as opposed to a 'Housing and Settlement Boundary' to include all urban land including employment land.

1.5 Response to Submissions

Post the consideration of submissions the Background Report was updated to summarise the submissions and respond to them. Responses are found within the relevant 'investigation area' chapter.

1.6 External Referrals

Barwon Water

Overall, Barwon Water was generally supportive of the principles and directions set out in the Settlement Boundary Review. They noted significant investments have been made to boost the region's water resources and provide infrastructure to support and cater for growth.

They noted as a service authority they respond to planning direction from councils such as the City of Greater Geelong. They do not have a formal position on permanent settlement boundaries as they relate to servicing of areas but are supportive of the logical inclusion process and the consideration of areas based on a range of criteria. Overall, the work accurately reflects their current servicing issues for each of the investigation areas.

Response

Noted.

Wadawurrung

The Wadawurrung Aboriginal Corporation (RAP) submission provided recommended edits to wording to provide greater clarity or to use culturally appropriate statements.

There was general support for the substance and intent of the Review notwithstanding some feedback on all 'neutral' assessments to be amended to 'negative' given the impacts of potential development on Wadawurrung living cultural heritage values and greater reference to *Paleert Tjaara Dja* (2020).

It was also requested no changes be entertained to the existing protected settlement boundaries as designated/delineated in the draft Review.

Response

Recommended text edits have been made. Further commentary on cultural heritage impacts is discussed for each recommendation below.

VPA

The VPA notes the State Government's release of Victoria's Housing Statement which identifies the benefits of achieving more new development in established areas with high design standards and good access to public transport. They note a desire to prioritise and direct growth to established locations with infrastructure capacity in Geelong.

In relation to the Boral site they support the South-West Geelong Employment Land Review being progressed to address the future use of the Boral site.

Response

Noted.

Department of Transport & Planning (DTP)

DTP raised a number of concerns in relation to any expansion of the boundary in either the Bellarine or Surf Coast declared areas due to landscape and green break objectives; the use of the RLZ and consistency with local policy; the need for further view analysis if land is to be included for urban development near Mount Duneed and the inclusion of some but not all LDRZ in Newcomb/Moolap.

Response

Further work was undertaken to further analyse the landscape impacts of urban expansion in the Armstrong Creek Corridor, the outcomes are discussed below.

The rationale for the final long term boundary location, including an assessment against policy, can be found in section 4.0.

CCMA

The CCMA provided advice on the Sparrovale investigation area in relation to a potential site being included within the boundary.

Response

See discussion in section 4.1.

2.0 Post Consultation – Armstrong Creek Investigation Areas

2.1 Further Work Development Scenarios

Post the consideration of submissions it was decided further work was required to test some of the proposals put forward by submitters in the Armstrong Creek investigation areas.

Further work was carried out to consider five interface treatments between the Armstrong Creek Urban Growth Boundary and the municipal boundary (Appendix 3 in the Background Report *'Mount Duneed Road Urban Design Options'*). This work tested some of the options put forward by submitters (various combinations of rezoning the land for more intensive development) to assist decision making on the final long-term boundary.

The options are intended as illustrations only and do not represent final development scenarios. They aim to show some of the implications of different planning approaches and the associated challenges, issues and opportunities. The options included:

1. Low Density Residential Zone/Rural Living Zone transition
2. Rural Living Zone north of Lower Duneed Road
3. Rural Living Zone north of Lover Duneed Road (East of Surf Coast Highway only)
4. Minor adjustments to UGZ boundary with the balance as Farming Zone
5. Minor adjustments to UGZ boundary with the balance as Rural Living Zone.

Two case studies were also provided to look at the characteristics of rural living style developments in Torquay and Woodend.

2.2 Referral of the updated Background Report

Given further work had been completed and the Background Report had been updated, it was re-sent internally to all relevant departments and externally to Queenscliffe, Wyndham, Surf Coast, Golden Plains local councils, DTP (Transport, DALs project team and regional planning office), Barwon Water, G21, RAP - Wadawurrung and VPA in June 2023. A submission was also referred to the CCMA for specific comment.

The referral responses have helped inform the final recommendations, see section 4.0 below.

Officers met with DTP Geelong South-West regional office in May 2024 to discuss the progression of the work and the next steps.

3.0 Post Referral – Further Work

Armstrong Creek Investigation Areas

3.1 Further Work Visual Analysis

In its referral response to the updated background report, DTP raised a number of matters for further consideration. This included the need for a visual impact assessment to confirm any new development in the 'Mount Duneed and Surrounds' regionally significant landscape did not detrimentally impact the landscape and green break values identified in the Surf Coast Statement of Planning Policy (SPP).

Post receipt of this advice officers re-engaged Echelon in late 2023 to assist with the landscape assessment work. Consultants Pointalism, assisted by Beverage Williams, commenced in early 2024 with a report completed in May 2024. Echelon have analysed the work completed by Pointalism and prepared an addendum to the Background Report which sets out findings and recommendations.

3.2 Visual Analysis Findings

The Pointalism visual analysis work is an appendix in the Echelon addendum to the background report.

The two key findings out of the visual analysis are:

- 55 & 75 Williams Road (Purdies Paddock) is included in the settlement boundary.
- 10-40 Williams Road is not included in the settlement boundary.

These findings were reviewed by officers prior to a decision being made on the location of the long-term settlement boundary.

4.0 Final Recommendations

There are 4 recommendations to come out of the review that result in changes to existing conditions. Three relate to changes to the boundary (Sparrovale, Moolap and Armstrong Creek South- West investigation areas) and one relates to a land use change outside the boundary (Armstrong Creek South West and South Central investigation areas).

4.1 Sparrovale Investigation Area

Recommendation 1

Extend the settlement boundary to include 145-153 Harriott Road shown in figure 1 below (existing boundary shown in blue, proposed boundary shown in red):

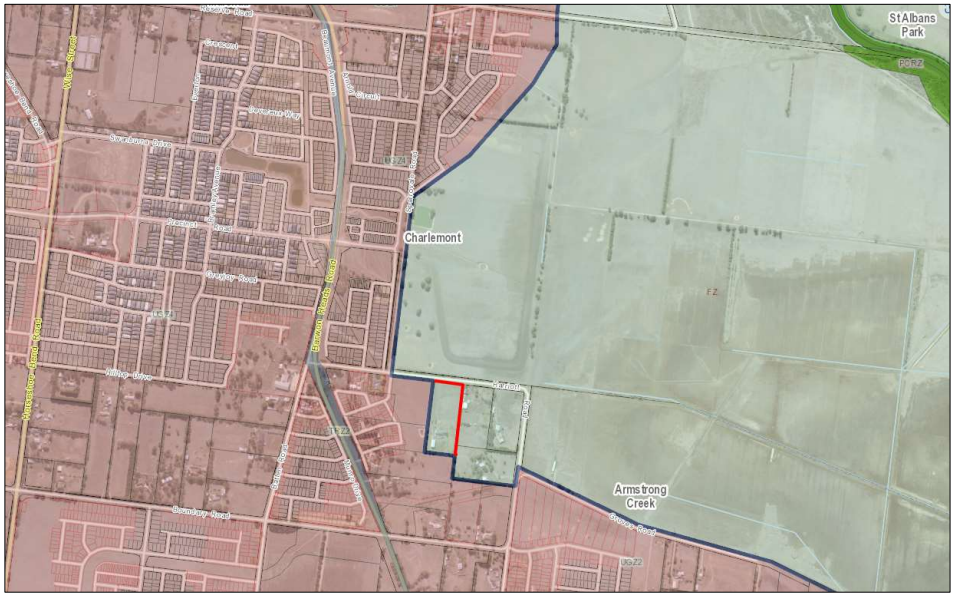


Figure 1 - Existing (blue) and proposed (red) settlement boundary. Source: CoGG

Summary of support for the recommendation:

- This minor adjustment to the boundary (one additional lot of ~2.3ha) is contiguous with existing urban land (assessment guiding principle 2).
- The land can rely on existing services without creating additional need (assessment guiding principle 5).
- Barwon Water have indicated infrastructure delivery benefits if the land is developed that could support development in the existing urban growth zone (assessment guiding principle 4).
- Subdivision of this site into larger residential allotments would provide an improved transition between the urban growth and farming zoned land which currently proposes a solid boundary fence.

- While Harriots Road itself would make a more logical boundary the flood levels on the other 3 lots means they are not developable. The CCMA have been consulted on the proposal to include this site and did not object subject to conditions.

Of the remaining 3 landowners one noted they were happy to be rezoned or left as farming zone and two landholders did not make a submission.

Given the minor nature of this proposal, this land could be rezoned as part of the boundary review amendment rather than require a separate amendment. A residential zone with design guidance would ensure adequate controls are in place for subdivision.

The submission included a proposed layout and a high-level assessment of servicing and other considerations:

- *Eighteen lots varying in size, offering a transitional density between Haymont estate and the land to the east (see figure 2 below).*
- *A 16m road reserve from Harriott Road and terminating at a court bowl.*
- *All lots provided with adequate area to construct a dwelling and associated outbuildings above the land subject to inundation.*
- *The land subject to inundation and flooding utilised as secluded private open space of adjacent lots.*
- *Minimal fill on the boundary with 135 Harriott and limited to the rear of the property, achieving an urban design outcome that respects neighbouring properties.*
- *Provides a better transition between urban and farming land uses.*

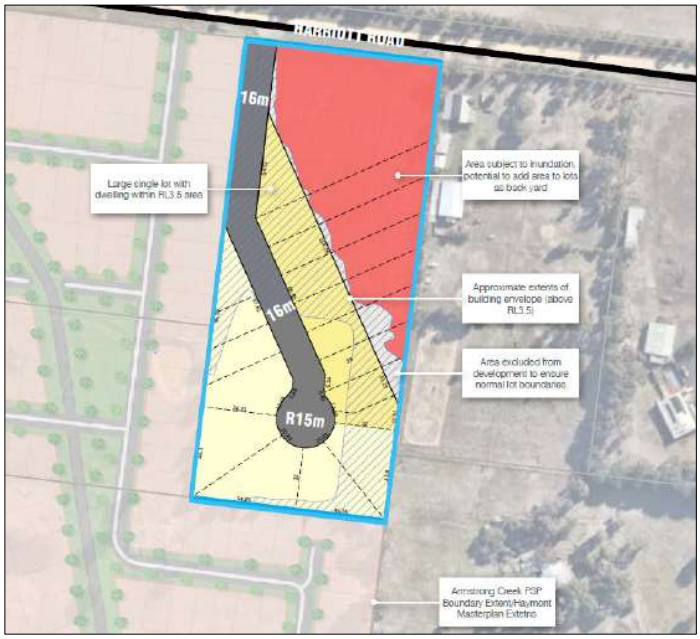


Figure 2 – Potential subdivision layout submitted by the landowner with consideration given to flood levels. Source: landholder submission

Barwon Water have indicated they do not object to this lots' inclusion. They also note there could be benefit to a through road (on proposed site) for infrastructure installation connecting to the court bowl in the urban growth zone (shown in figure 2 above). This can be investigated as the proposal moves forward.

The lot was previously subject to the Flood Overlay (figure 3 below) and thus was excluded from the urban area under the original Armstrong Creek Framework Plan. Under amendment C339 part 2 - Flood overlays (Lower Barwon and Moorabool rivers and Bellarine Peninsula Coastal Hazard) the flood overlay extent has been revised down on the subject land (figure 4).



Figure 3 – Subject site (blue outline) showing former extent of existing Flood Overlay prior to January 2024. Source: CoGG



Figure 4 – Current extent of the LSIO (light blue) and FO (dark blue) on the Farming Zoned lots on Harriott Rd. Source: GG planning scheme.

The submission was referred to the Corangamite Catchment Management Authority (CCMA) who used the proposed subdivision layout and overlayed the 1% flood level (see Figure 5 below). The CCMA did not object to this property being included within the settlement boundary and recommended conditions for the conceptual layout.

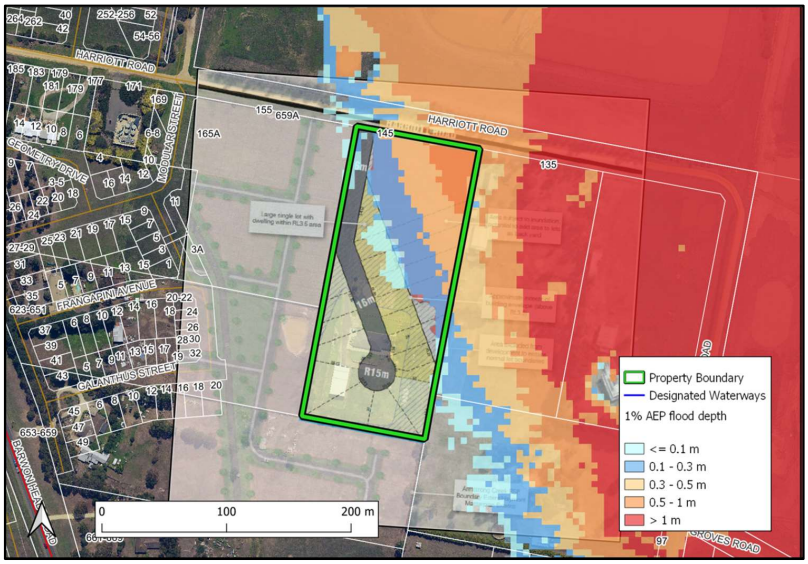


Figure 5 - Subject property (green outline) showing the applicable 1% AEP flood extent and proposed lot layout. Source: CCMA

The image below was taken during the high rainfall event in November 2022. The flooding did not extend beyond the Sparrovale wetlands (blue arrow) to Harriots Road (marked with the orange arrow) during this flood event. The subject site is shown with the red star on figure 7.



Figure 6 – Flood event in 2022 showing waters remaining in Sparrovale wetland. Source: CoGG



Figure 7 – Aerial image showing location of subject site (red star) in relation to Harriott Roads (orange arrow) and flood waters (blue arrow) in Figure 6 above. Source: CoGG

The DTP response indicated there is a lack of strategic justification to include this land within the Settlement Boundary. There is reference to the Bellarine SPP which has the boundary in this area nominated as a green break of regional significance (as is all Farm Zone land in the declared area). The boundary is nominated in the SPP as 'indicative subject to further work', the further work being this boundary review.

Assessment against the Bellarine SPP

An assessment against the Bellarine SPP has been carried out below:

Aboriginal cultural heritage – Wadawurrung Country

Objective 1: To conserve, strengthen and promote the declared area's Aboriginal cultural heritage values and partner with the Wadawurrung to care for Country.

Response

In their response to the draft Background Report the Wadawurrung indicated they want no change to the existing boundary. No response was provided to the updated Background Report. This proposed minor inclusion does not include any known areas of cultural heritage sensitivity including registered Aboriginal cultural heritage places or landforms and land categories that are generally regarded as more likely to contain Aboriginal cultural heritage. The planning scheme amendment/subdivision application will be referred to the Registered Aboriginal Party for comment including any Cultural Heritage Management Plan requirements. The site currently contains a dwelling and farming activities.

Environment and biodiversity

Objective 2: To conserve and enhance the significant biodiversity, ecological and environmental values of the declared area.

Response

The property to be included is currently zoned and used for farming and does not contain any significant biodiversity. Any future subdivision would be subject to vegetation provisions in the

planning scheme. Stormwater can be managed on-site due to the size of the proposed lots and planned infrastructure and CCMA were supportive subject to conditions.

Landscapes

Objective 3: To protect and enhance the identified landscape character, physical features, view corridors and natural and cultural values of the declared area's significant landscapes.

Response

Under the Bellarine SPP the land is located within the regionally significant landscape area:

> *Central Bellarine Hills landscape area*
>
> *Covering the whole central and northern area of the Bellarine Peninsula, the Central Bellarine Hills landscape area is characterised by terrain that is gently undulating to hilly. Its high points include Mount Bellarine (also known as Murradoc Hill and which is the most dominant topographic rise in the north), Scotchmans Hill and Marcus Hill. The landscape area forms a backdrop to many settlements and offers expansive views of the coast and beyond. The hilly landscape interfaces with the coast with prominent slopes to Lake Connewarre and a steep escarpment overlooking the Bass Strait coast at Ocean Grove. There is a discernible, steeper edge to the landscape area in the north near Portarlington and Clifton Springs as it meets the coast. Before colonisation, the area would have supported a complex woodland community: now, only pockets of remnant native vegetation remain in small clusters, including those adjacent to waterways and along roadside reserves. The balance of the land is a cleared, agricultural patchwork of paddocks and planted windbreaks, with some exotic trees around homesteads and vineyard plantings.*

Figure 8 below shows the extent of the Central Bellarine Hills area in yellow.

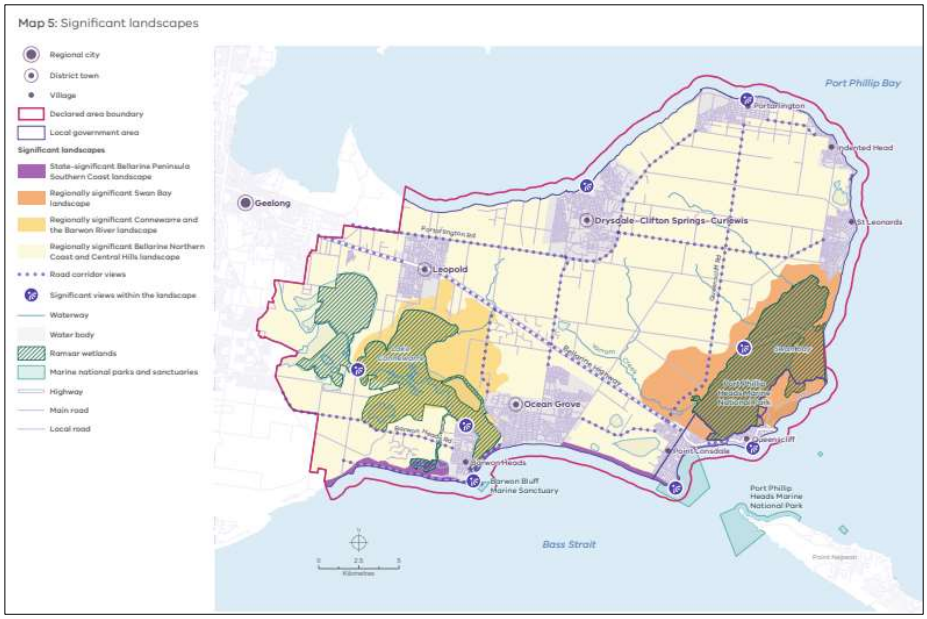


Figure 8 – Significant landscapes map, Bellarine SPP. Source: Bellarine SPP

This description does not relate to the land west of Lake Connewarre. This is further demonstrated by the Landscape Character Area Map (figure 9) which nominates this area as part of the Mount Duneed Volcanic Plain rather than the Central Bellarine Hills area.



Figure 9 Landscape character area map, Bellarine SPP. Source: Bellarine SPP

The Surf Coast SPP contains the Mount Duneed Plains and Surrounds regional landscape of significance which also has the landscape area 'Mount Duneed Volcanic Plain', arguably this is the landscape that should apply to land west of Lake Connewarre in the Bellarine SPP.

The Surf Coast SPP describes this landscape as:

> *The Mount Duneed Plain and Surrounds is a flat-to gently-undulating landscape formed by volcanic flows of basalt. It includes the low, volcanic rise of Mount Duneed itself, with its unique geology and communities of grasslands. It also includes Thompson Creek, which winds its way from the coast at Breamlea, its upper and middle reaches cutting a pathway through the patchwork of paddocks that characterise this agricultural landscape. Remnant eucalypts are a further feature of this landscape, found in riparian reserves, adjacent to road corridors and scattered throughout paddocks. They contrast with the mostly exotic, lineal shelterbelt planting. This is an open, expansive landscape of long, straight roads under big skies. It is a very important green break between the built-up areas of Geelong and Torquay and the settlements of the Bellarine Peninsula.*

The proposed inclusion does not detract from the landscape or green break values identified in the Bellarine or Surf Coast SPP. No identified views or view corridors are impacted. The green break in this area is preserved in perpetuity due to the presence of flood overlays and public parks and reserves on land adjacent to the existing urban growth zone precinct. This lot is the only lot capable of development before flood levels rule further urban expansion out. The inclusion of lower density lots offers a better transition than the current planned urban-farming transition. It is also consistent with the Surf Coast SPP objective to consider the design and density of development in urban-rural

transition areas within the protected settlement boundary that support the regionally significant landscape setting.

Environmental risks and resilience

Objective 4: To achieve a zero-carbon future and support the resilience of the declared area's distinctive attributes by taking sustained measures to reduce greenhouse gas emissions, mitigate climate change and natural hazards risks and adapt to their impacts.

Response

The proposal is responsive to the latest flood mapping and is supported by the CCMA.

Historic heritage

Objective 5: To protect, strengthen and promote the declared area's post-colonial historic heritage values.

Response

Not applicable.

Tourism, agriculture and natural resources

Objective 6: To enable a diverse, sustainable and strong regional economy (including responsible tourism, agriculture and natural resource industries) that protects and promotes the declared area's landscape significance, environment and biodiversity, agriculture and Wadawurrung living cultural heritage and historic heritage values.

Response

The proposal has no impact on tourism or agriculture. This property is one of four ~2ha lots which are more akin to lifestyle rather than farming properties. Map 7 in the SPP shows the site is covered by the Extractive Industry Interest Area however the proximity of urban development, flood risk and the location of RAMSAR wetlands means it is unlikely to ever be used for extractive activities.

Strategic infrastructure

Objective 7: To ensure the integrated provision and protection of transport, strategic water assets, essential services and community infrastructure that meets the community's needs while increasing resilience to climate change.

Response

There are no impacts on strategic infrastructure. The inclusion of one 2ha property (potential ~18 lots when subdivided) means the development can rely on existing infrastructure without putting pressure on existing and planned infrastructure, services or facilities.

Settlements

Objective 8: To plan and manage the sustainable development of settlements in the declared area consistent with the protection of the area's landscape significance, environment and biodiversity values, Wadawurrung living cultural heritage and historic heritage values and consistent with the unique character and hierarchy designation of each settlement.

Response

The proposal provides a superior transition within the settlement boundary from the urban area to the Farming Zone and Public Conservation and Resource zone.

Conclusion

- The additon of this lot into the settlement boundary provides a superior urban-rural transition and potential infrastructure delivery benefits.
- The additon of this lot into the settlement boundary will not detrimentally impact the greenbreak.
- The addition of this lot will not create pressure for further consolidation or boundary expansion due to the environmental constraints of the area.

4.2 Moolap Investigation Area

Recommendation 2

Extend the settlement boundary to include the area between the existing settlement boundary and Coppards Road in Newcomb (existing boundary shown in blue, proposed boundary shown in red in figure 10).

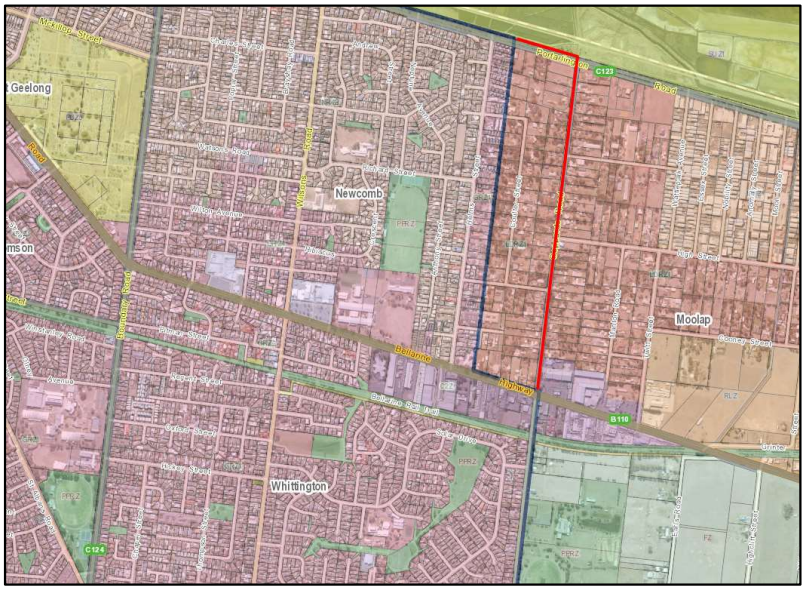


Figure 10 – Existing boundary (blue) and proposed boundary (red) in Newcomb. Source: CoGG

Summary of support for the recommendation:

- The land is zoned Low Density Residential Zone (LDRZ) which is an urban zone and the area is contiguous with the Newcomb urban area (principle 2).
- The area is already established and will not impact existing services (principle 5).

- The proposed boundary aligns with the Coppards Road boundary on the south side of Bellarine Highway.
- The use of a major road offers a more logical and enduring boundary than the rear of properties that mark the change between the GRZ1 and LDRZ.
- The boundary aligns with the suburb boundary between Newcomb and Moolap.
- The precinct of LDRZ on the west side of Coppards Road is connected to services, the east side has limited sewer and serves as a buffer/transition to the Moolap industrial estate.

Submissions

There were several individual and a group submission that requested further investigation for urban consolidation opportunities and inclusion in the settlement boundary in the area west of Coppards Road. There are approximately 71 landholders in the area and around 35 landholders requested urban consolidation consideration (multiple landholders were included in one submission). The area is generally bounded by Coppards Rd, the rear of lots fronting Helms St (including Coulter Street) and Portarlington and Bellarine Highways. The request for urban consolidation means rezoning from LDRZ to NRZ and/or GRZ.

One submitter was keen to see the area remain as a buffer between urban and rural/industrial areas and to protect the environmental and garden values of the area and to provide a different housing choice (larger lots) to what is currently available.

Discussion

In its referral response, DTP questioned the inclusion the LDRZ area east and not west of Coppards Road and that potentially the Industrial zoned land should be included in the boundary as well.

The boundary review relates to updating the settlement and housing framework plan (02.04-3) and is not intended to be an urban growth boundary, for this reason the inclusion of employment or industrial land is not being considered. This is consistent with the approach taken across the municipality with this project including areas such as the Avalon Employment Precinct, Deakin Waurn Ponds Campus, Geelong Ring Road Employment Precinct, Geelong Port Zone and the Moolap-Point Henry industrial area remaining outside the boundary.

Coppards Road is considered a more logical and enduring boundary than the current boundary which runs between the rear boundaries of the GRZ1 properties fronting Helms Street and the rear of properties zoned LDRZ fronting Coulter Street. Coppards Road is already used as the boundary on the south side of the Bellarine Hwy between Moolap and Whittington/St Albans Park. The proposed boundary would align with the suburb boundary of Newcomb and Moolap.

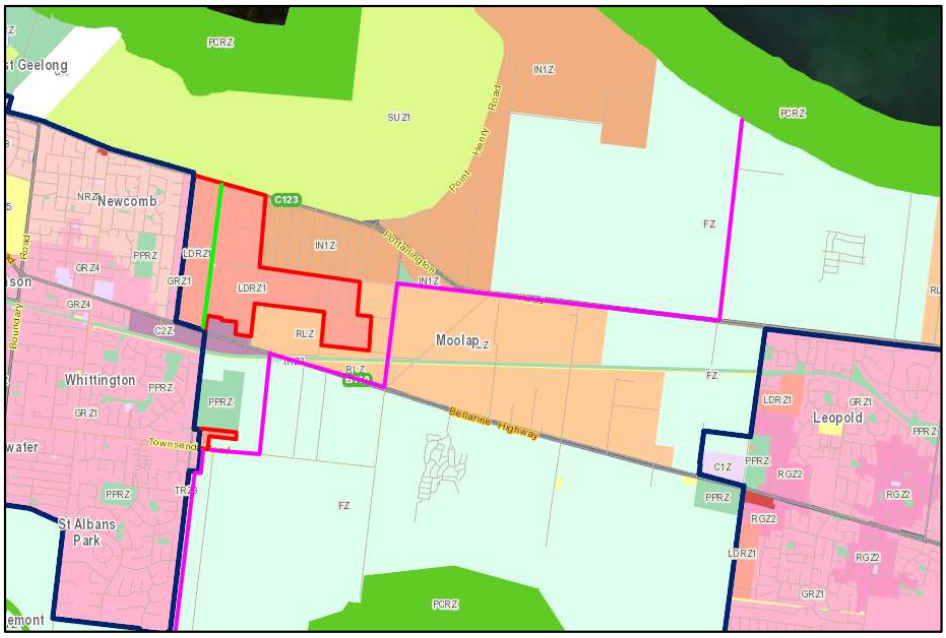
The area east of Coppards Road (north of the Bellarine Hwy) does not have access to sewer. The LDRZ precinct to the east is also irregular in shape and would not produce a more logical or enduring boundary than Coppards Road. It also offers a transition to the RLZ and provides a lower intensity interface with the Moolap industrial precinct.

The inclusion of land into the settlement boundary often precedes requests to intensify land uses such as low density residential to conventional residential densities. In this case, the City is not looking at any intensification of this LDRZ precinct, but is recommending land on the east side of Coppards Road be included into the boundary to provide a robust, logical and long-term boundary to the eastern edge of urban Geelong. This will assist with the policy aspiration to provide a green break between urban Geelong and the Bellarine Peninsula. The inclusion of the whole LDRZ will not

produce a more logical boundary than the use of Coppards Rd given it would use a combination of lot boundaries and 7 local roads (See red line boundary on figure 11 below).

If DTP do not support this position the options include amending the proposed boundary to include whole LDRZ precinct (red line, figure 11) or maintaining the existing boundary (blue line, figure 11).

This area has implications for the Bellarine SPP as the framework plan nominates an indicative settlement boundary at the eastern edge of urban Geelong, see figures 11 & 12 below. The indicative boundary in the SPP extends all the way to Clifton Avenue, Leopold, goes west along the Portarlington Highway then south for a small section along Moolap Station Road, Earls Road then Coppards Road. The indicative boundary directly follows the declared area boundary rather than the existing settlement boundary. This is a different approach to the indicative boundary in the Surf Coast SPP which follows the existing settlement boundary rather than the declared area boundary. In this case the declared boundary is not considered an appropriate settlement boundary as it would include rural living and farm zoned land.



Existing settlement boundary

Proposed settlement boundary

Potential boundary if all LDRZ land is included

SPP indicative boundary (based on the declared area boundary)

Figure 11 – Boundary options in the Newcomb - Moolap area. Source: CoGG

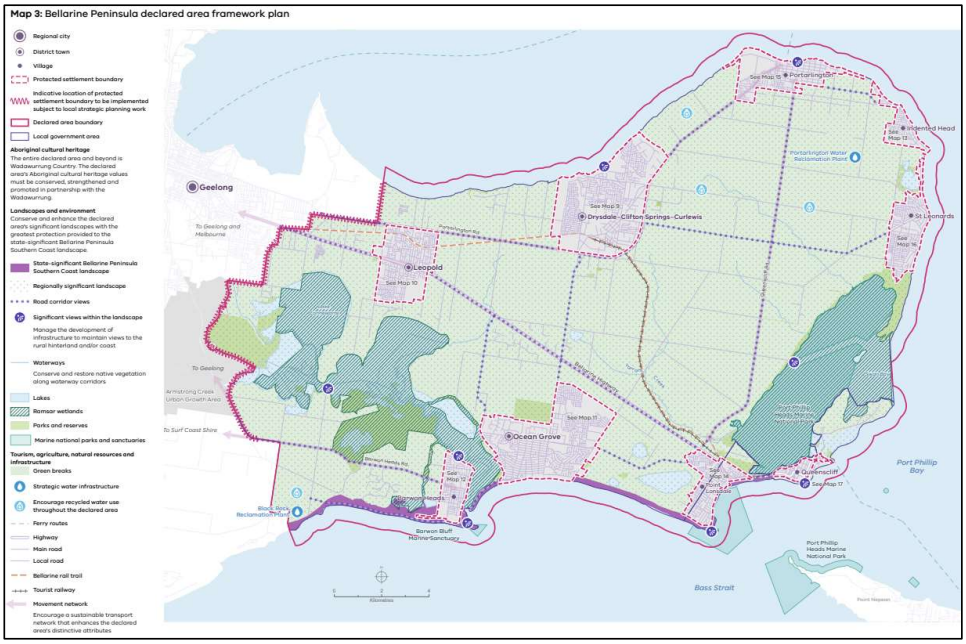


Figure 12 – Famework Plan map showing indicative boundary (red zigzag line). Source: Bellarine SPP

The outcome of this review will inform the final position of the Protected Settlement Boundary in the Bellarine SPP which will be implemented by DTP.

The urban consolidation option put forward by submitters has been investigated further with Barwon Water and the City's Engineers.

Barwon Water noted the area has access to sewerage and water and further development of this area is likely feasible without significant augmentation of existing assets.

Engineering Services advised there are significant stormwater servicing and flooding constraints in this low-lying area. The upgrades required to the network to deliver further development in this area are not likely feasible (costs and land area required for assets etc.). This area forms part of a wider catchment and any localised development could have broader flooding implications upstream. Flood prone areas in this part of Newcomb and Moolap are covered by the Special Building Overlay. For this reason, they have recommended against this area be nominated for 'further investigation' for future consolidation at this time.

Conclusion

- The use of Coppards Road as the settlement boundary will provide a logical and defendable long term boundary bewtween the eastern edge of urban Geelong and the Bellarine.
- Coppards Road is already used as the the boundary south of the Bellarine Highway. It is also the boundary between the suburbs of Newcomb and Moolap.
- The extension of the settlement boundary to Coppards Road will not result in a recommendation to change the zone at this time.

4.3 Armstrong Creek South West Investigation Area

Recommendation 3

Extend the settlement boundary to include 55 & 75 Williams Road, Mount Duneed. Figure 13 below shows the existing boundary in blue and proposed boundary in red.

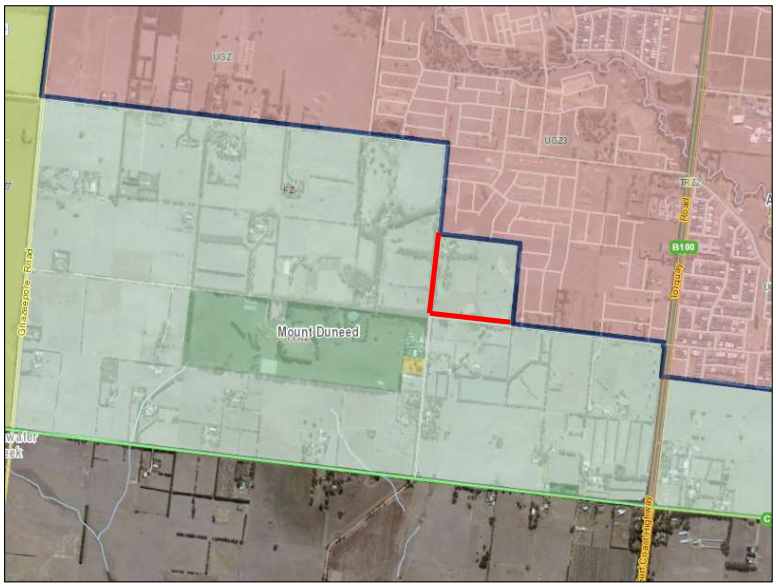


Figure 13 – Existing boundary (blue) and proposed boundary (red). Source: CoGG

Summary of support for the recommendation:

- This minor adjustment to the boundary (inclusion of ~16.2ha) is contiguous with existing urban land (assessment guiding principle 2).
- The land can rely on existing services without creating additional need (assessment guiding principle 5).
- The inclusion of this land will see the boundary in this location move from lot boundaries to Williams and Feehans Roads which is more robust and logical.
- The visual analysis indicates urban development in this location will have a neutral impact on views of Mount Duneed (see addendum to Background Report).
- Development of this site could support the completion of Feehans Road to the Williams Road intersection and connection to the proposed school. (assessment guiding principle 4).
- Development of this site can support the upgrade of Williams Road to improve access to the Mount Duneed Primary School. (assessment guiding principle 4).
- The development of this site provides opportunities to address local traffic management issues in this area, particularly at pick-up and drop-off times with the approved Catholic Primary school to be constructed and the existing Mount Duneed Primary school is close proximity (assessment guiding principle 4).

Submission

The submission made in support the inclusion of this site was supported by a planning report, infrastructure assessment, storm water assessment, landscape impact assessment and letter of support from Mount Duneed Primary School.

Discussion

The Background Report and Addendum provide detailed commentary on this site.

The inclusion of this land in the boundary will result in new urban development. The Neighbourhood Residential Zone is recommended to ensure development respects the identified landscape characteristics of the area by restricting development to two storeys to limit the impact on views of Mount Duneed. The application of a Development Plan Overlay/Design and Development Overlay will ensure the orderly planning of the area. Details of the proposed planning scheme changes can be found in section 5.0.

There is an option to pursue the rezoning of this land as part of the boundary review amendment. This will be further investigated with stakeholders as part of preparing the amendment documentation.

Conclusion

- The inclusion of these lots produces a logical boundary using roads rather than lot boundaries.
- There are road upgrade opportunities to support traffic management around existing and proposed schools.
- The impact on the green break is neutral with the Mount Duneed ridgeline still the prominent landscape feature .
- Existing canopy trees along Williams Road are to be retained to soften views.

4.4 Armstrong Creek South West and South Central Investigation Areas

Recommendation 4

Nominate land south of the existing Armstrong Creek Urban Growth Boundary to the municipal boundary (Mount Duneed and Lower Duneed Roads) as a rural living node.

Subject to further investigation and planning this would see the area change from the Farm Zone to the Rural Living Zone, see figure 13 below. No changes to the existing settlement boundary are recommended (except for the site noted above in section 4.3).

The Rural Living Zone would create approximately 238 to 596 lots based on lot sizes of 1– 2.5 hectares.

Given there are multiple land owners and fragmentation it is recommended the proposed rural living node be divided into an east and west precint from Torquay Road / Surf Coast Highway. A coordinated approach is required to deliver overall planning for the precincts and ensure the

efficient delivery infrastructure and road, drainage and open space networks. Developer contributions will also need to be calculated.

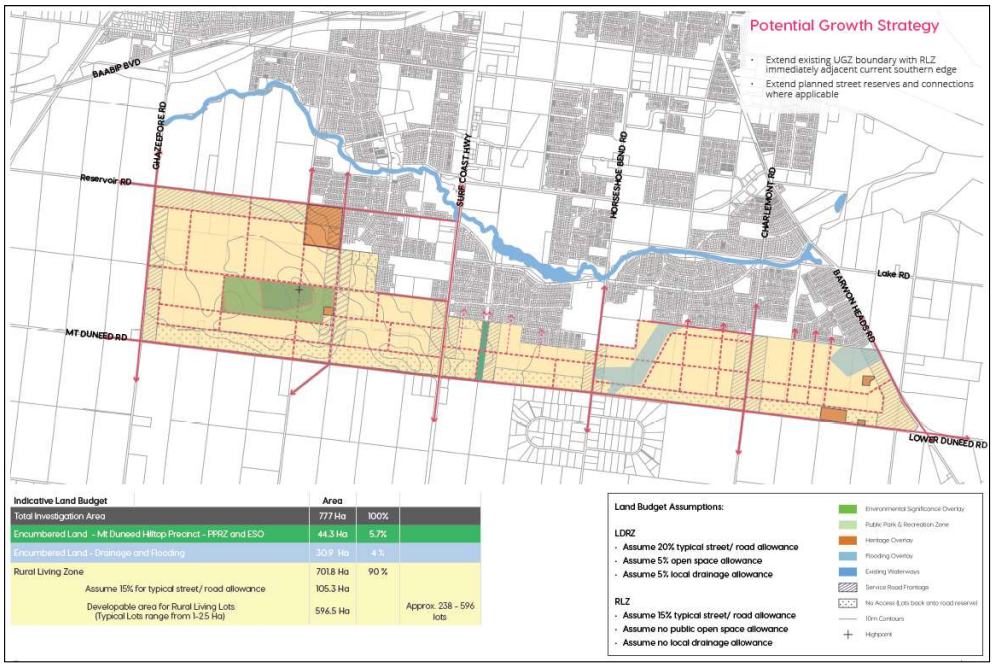


Figure 14 – Proposed rural living zone shown in orange hatching. Source: Background Report Appendix 3 pg 6.

Summary of support for the recommendation:

- The land is contiguous with existing urban zoned land (guiding principle 2)
- Development of the area for Rural Living will not impact existing services (principle 5).
- Some submitters noted farming in the area is becoming increasing problematic with urban encroachment.
- The RLZ is part of the rural suite of zones and the proposed lot sizes will ensure this change will not 'urbanise' the area.
- Housing and landscape policy objectives can be delivered via the Rural Living Zone and built form or landscape overlays.
- The application of the Rural Living zone in this area will strengthen the existing settlement boundary by ruling out future urban expansion or consolidation.

Submissions

There were 27 submissions from Armstrong Creek South-West (11) and Armstrong Creek South Central (16) requesting inclusion in the boundary to facilitate some form of more intensive development (GRZ, LDRZ, RLZ or a combination). There are around 59 titles / 56 owners in the corridor. Three submissions in this area requested no change to the existing boundary to support the existing landscape and farming activities in the area. The submissions are summarised and responded to in chapters 6.1 and 6.2 in the Background Report.

A further submission from landowners in the ACSW area was provided in 2024 which included a survey of landholders in the area and their preferred land use outcome. The survey showed there

was good support for the Rural Living Zone or a mix of zones from urban, Low Density and Rural Living to transition the intensity of development from the existing urban area to the farmland in Surf Coast Shire (16/30). There were several unknown responses due to no response or landowners assuming because the land was in an investigation area it would be included in the boundary with the option to sell to a developer, these responses did not offer a preferred land use outcome (11/30). The remaining options included keep as farming (2/30) and make urban (1/30). The majority of landholders are supportive of a change to more intensive development of some kind.

Several submitters raised the issue of farm viability with the existing and proposed urban encroachment. They argued the current transition is inadequate to preserve the ability for landowners to carry out farming activities without issues relating to slashing, spraying, baiting, hay bailing, moving machinery, stray dogs, people trespassing (often to walk dogs), rubbish dumping and biosecurity concerns. Financial and land value issues were also raised.

Referral Response

DTP provided a response to the updated draft with boundary options and land use scenarios based on the further work (Appendix 3 in the Background Report *'Mount Duneed Road Urban Design Options'*) in November 2023. They identified five key issues for further consideration by Council:

- **Strategic justification** – further strategic justification be provided in the context of the Bellarine Peninsula and Surf Coast Statements of Planning Policy (SPPs).
- **Scope** – The potential scale and intensity of any new urban (in interface scenarios 1, 4 & 5, Background Report) development could impact the character of the Mount Duneed landscape and rural green break of the Surf Coast declared area.
- **Visual impact assessment** – Confirm any new development in the Mount Duneed landscape does not protrude above the ridgeline and that visual impacts on the green break are minimised through detailed visual landscape assessments. (See discussion in section 3.2)
- **Urban-rural transition areas** – Consideration should be given to the design and density of development in urban-rural transition areas of Armstrong Creek within the protected settlement boundary, consistent with section 5.9.7 of the Surf Coast Statement of Planning Policy.
- **Preferred option** – The *UGZ Interface Option 4* (excluding the land parcel at 10-40 Williams Road) creates a logical boundary and meets the scope of the review subject to undertaking further landscape assessment work to inform an urban-rural interface treatment.

The key issues are addressed in the discussion below.

Discussion

Strategic Justification / Policy

There is relevant state, regional and local policies that inform decision making on the long term/protected settlement boundary in relation to green break principles:

State Policy

11.03-5S Distinctive areas and landscapes

Strategies

- *Recognise the unique features and special characteristics of these areas and landscapes.*
- *Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy.*

The Surf Coast SPP contains the following binding objective under section 5.3 Landscapes:

- *To conserve and enhance the declared area's significant landscapes.*

Regional Policy

11.01-1R -Settlement - Geelong G21

Strategies

- *Provide for settlement breaks between towns to maintain their unique identities.*
- *Require a settlement boundary for all towns.*
- *Protect critical agricultural land by directing growth to towns.*

See figure 15 for the Regional Growth Plan.

Local Policy

Municipal Planning Statement (clause 02.03-1) objective:

- *Maintain the rural break between the ACUGA and Surf Coast Shire.*

11.01-1L-01 Settlement - Greater Geelong

Strategies

- *Maintain the non-urban breaks between Geelong and Melbourne (Wyndham), Geelong and the Surf Coast, urban Geelong and the Bellarine Peninsula, and the townships on the Bellarine Peninsula.*

See figure 16 for the Greater Geelong Settlement and Housing Framework Plan.

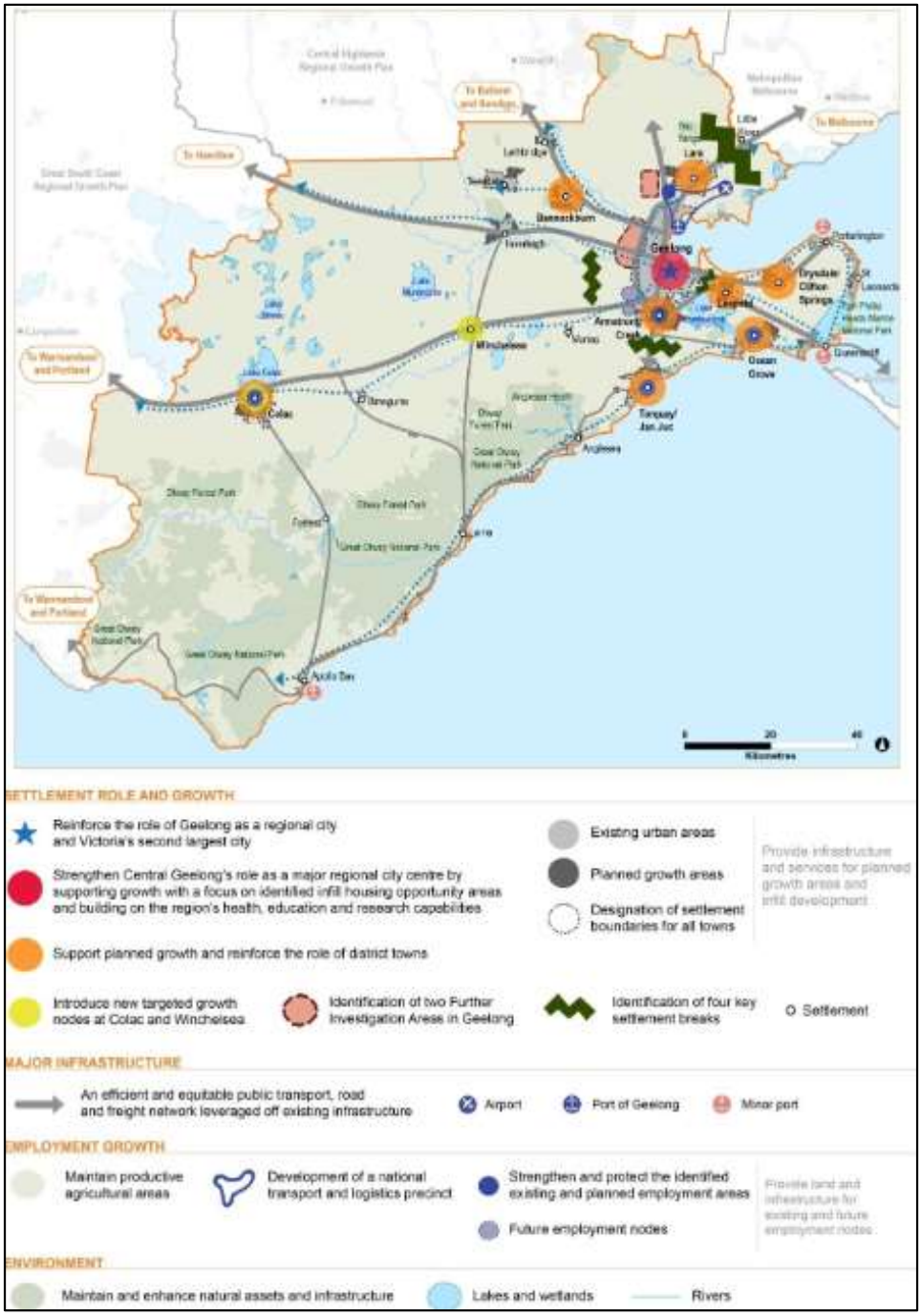


Figure 15 – G21 Regional Growth Plan

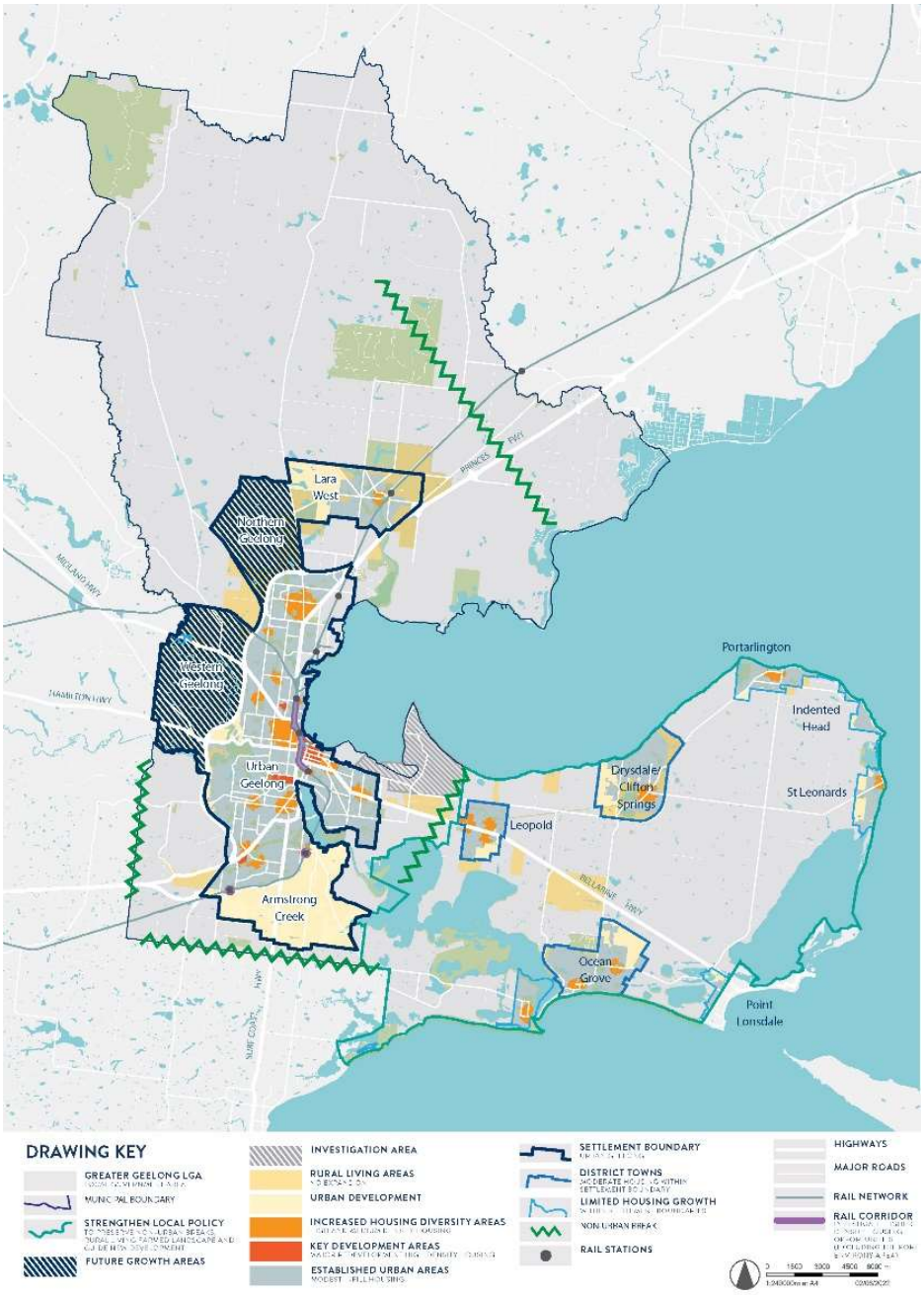


Figure 16 – Greater Geelong Settlement and Housing Framework Plan Source: CoGG

Defining the Green Break

Armstrong Creek Growth Area to the Municipal Boundary

The rural break between the ACUGA and Surf Coast Shire municipal boundary varies in width from 425m near Horseshoe Bend Road to 1.65km near the Mount Duneed Recreation Reserve. The visual qualities of the break vary from open farmland with urban views (housing) beyond to farmed landscapes with tree rows and vegetation with little urban intrusion.

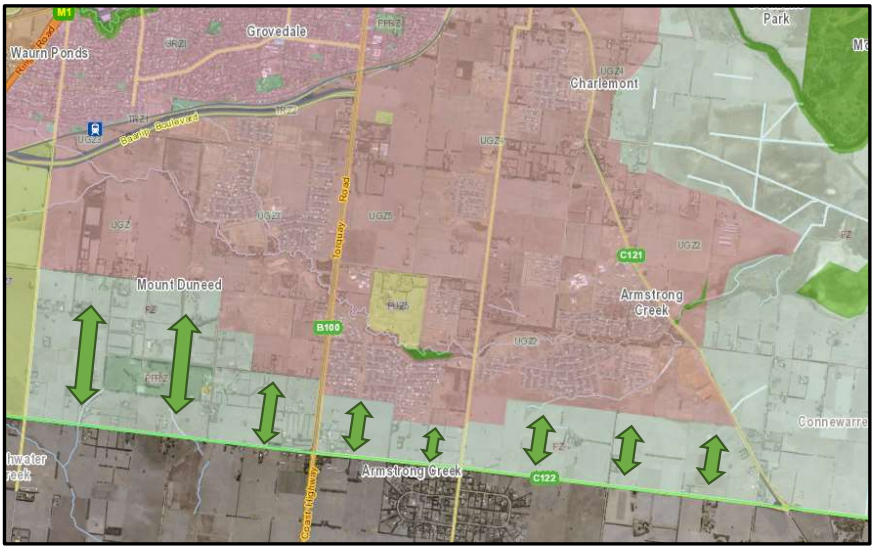


Figure 17 – Rural break between ACUGA and the Surf Coast Shire. Source: CoGG

East of Horseshoe Bend Road is relatively flat (figure 18) with more undulation and gentle slope rising up towards Mount Duneed west of Surf Coast Highway (figure 19).

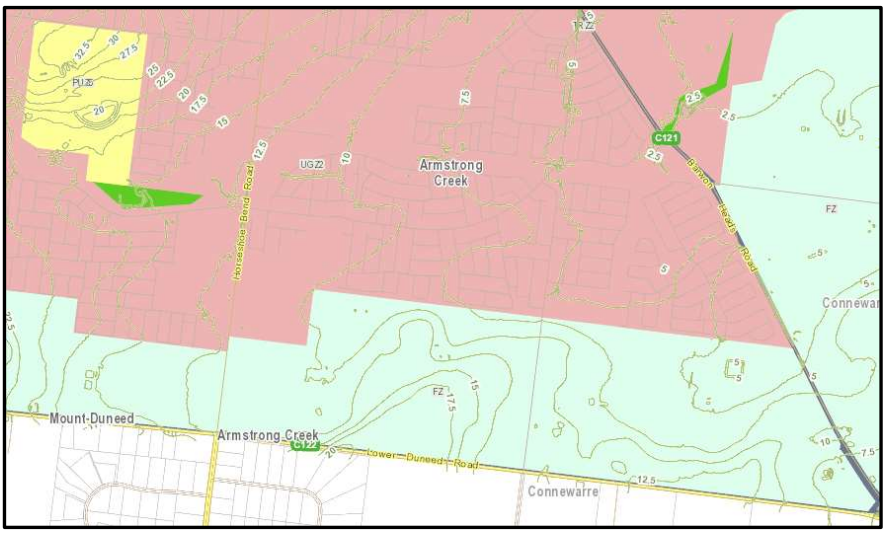


Figure 18 – Investigation area east of Surf Coast Highway showing contours. Source: CoGG

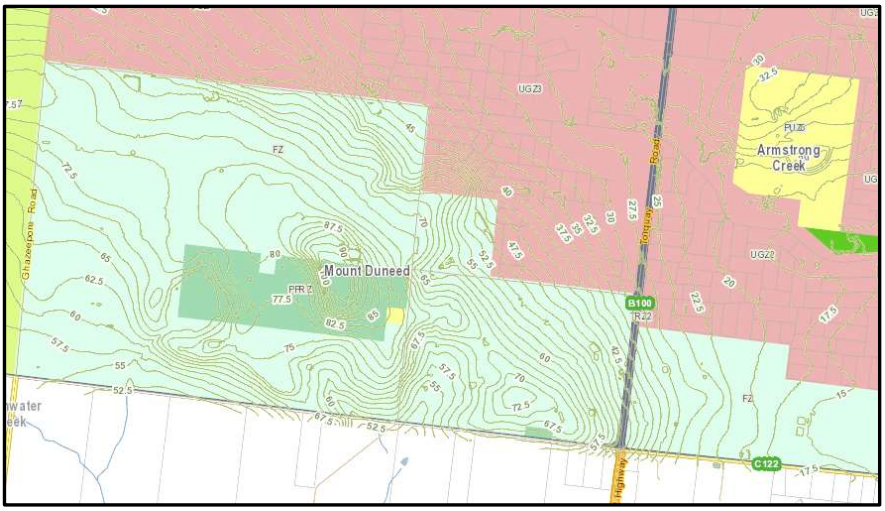


Figure 19 – Investigation area west of Surf Coast Highway showing contours around Mt Duneed. Source: CoGG

Green Break between the Urban Areas of Greater Geelong (Armstrong Creek) and Surf Coast (Torquay)

The green break between urban Geelong and urban Torquay is around 6km of farm zoned land (figure 20). The area is dominated by the Thompson Creek valley. The green break is experienced on the major transport corridors of Mount Duneed / Lower Duneed Roads, Surf Coast Highway and Anglesea Road.

The protection of this green break is supported in regional and local policy.



Figure 20 - 2022 aerial image showing the green break between urban Geelong and Torquay. Red hatched line indicates municipal boundary along Mt Duneed and Lower Duneed Roads. Orange line shows Low Density residential subdivisions in the Surf Coast Shire.
Source: Nearmap

Surf Coast SPP – Landscape Significance of the green break

The SPP describes the Mount Duneed Volcanic Plain Landscape Character Area (figure 21 below) as:

'a flat-to-gently undulating landscape that forms a rural, green break between Torquay–Jan Juc and Geelong. It includes the volcanic rise of Mount Duneed, Thompson Creek and a patchwork of paddocks and eucalyptus stands.'

The Surf Coast SPP provides the following statement for the regionally significant Mount Duneed Plain and Surrounds landscape:

'The Mount Duneed Plain and Surrounds is a flat-to-gently-undulating landscape formed by volcanic flows of basalt. It includes the low, volcanic rise of Mount Duneed itself, with its unique geology and communities of grasslands. It also includes Thompson Creek, which winds its way from the coast at Breamlea, its upper and middle reaches cutting a pathway through the patchwork of paddocks that characterise this agricultural landscape.

Remnant eucalypts are a further feature of this landscape, found in riparian reserves, adjacent to road corridors and scattered throughout paddocks. They contrast with the mostly exotic, lineal shelterbelt planting. This is an open, expansive landscape of long, straight roads under big skies. It

is a very important green break between the built-up areas of Geelong and Torquay and the settlements of the Bellarine Peninsula.'

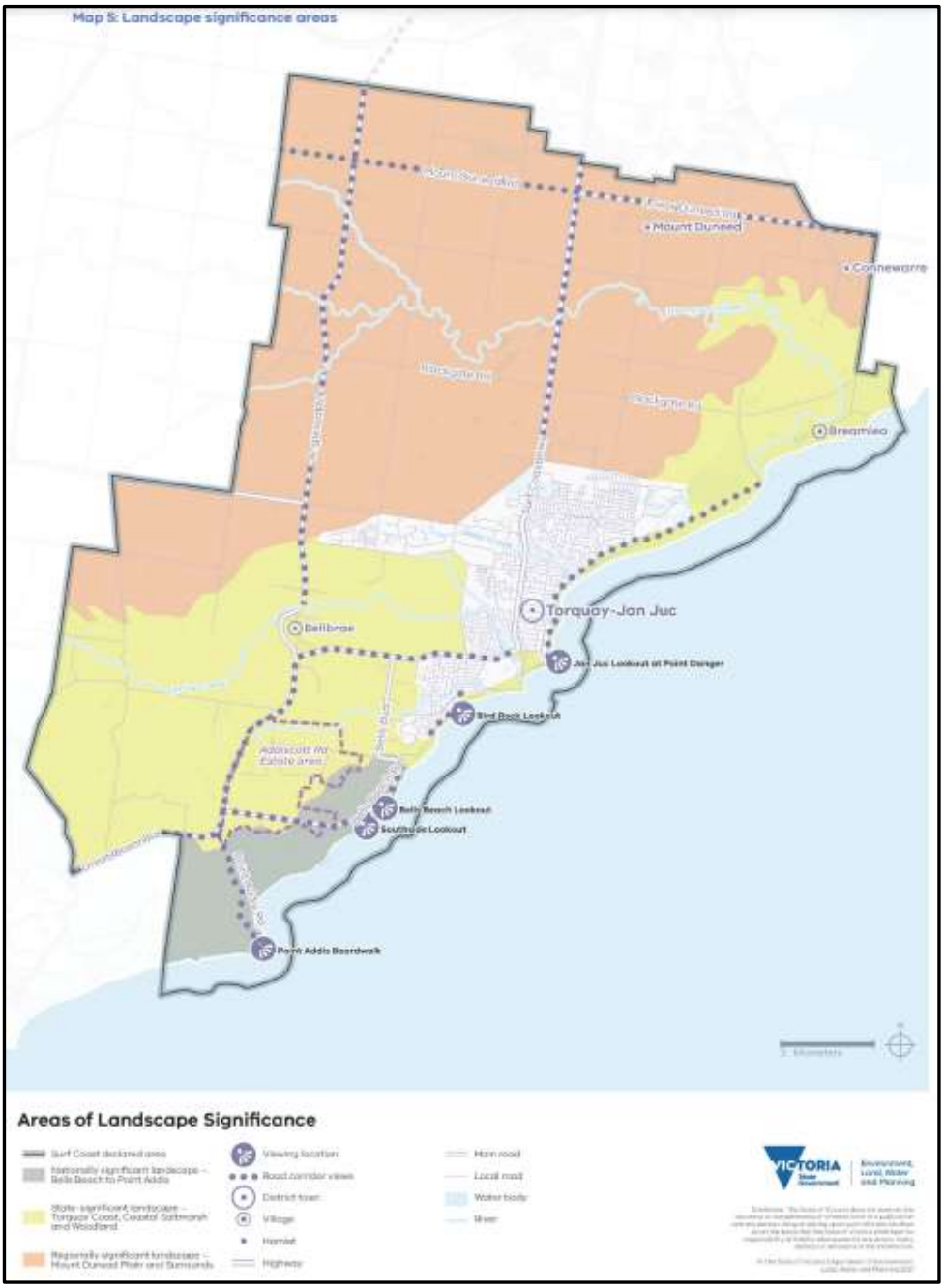


Figure 21 - Significant Landscape Areas under the Surf Coast SPP (Mount Duneed Volcanic Plain Landscape Character Area of regional significance hatched brown). Source: Surf Coast SPP

The DAL landscape assessment (*Landscape Assessment Review Volumes 1-3, Claire Scott Planning, 2020*) which informed the final SPP describes the area as:

> *'Landscape Area 1.2* [Mount Duneed Volcanic Plain] *within the Surf Coast Declared Area is characterised by flat to gently undulating topography. The highest point in the landscape is Mount Duneed itself, a low volcanic hill, with steeper upper and middle slopes, and gentle lower slopes, which support communities of grasslands. Mount Duneed Road is draped across the topography of this volcanic rise, emphasising further its elevation and affording expansive and long-range views across the open paddocks to the south.'*

The relevant recommendations in this report included:

- *No additional residential development beyond the current zoned Urban Growth Boundary of Greater Geelong should occur.*
- *To retain the rural outlook from inland main road corridors within the landscape, particularly Mount Duneed Road/Lower Duneed Road.*
- *Built form should be characterised by the discreet placement of simple structures in the landscape, set back from main road corridors.*
- *Remnant indigenous vegetation should be protected and increased in riparian road reserves, along waterway corridors, and throughout the rural paddocks, with consideration of the most appropriate EVCs to strengthen landscape character i.e. Plains Grassland, Grassy Woodland and Floodplain Riparian Woodland.*

The Review Implementation Vol 2 pg 7 (Claire Scott, Surf Coast Landscape Assessment Review Volume 2) states:

> *'The majority of the Mount Duneed Plain and Surrounds landscape is considered to be of low regional significance with areas of higher (moderate regional) significance coinciding with landscape features such as the Thompson Creek corridor, Mount Duneed itself, and the interface with the adjacent landscape of state significance.'*

And recommended:

> *'To appropriately manage the Mount Duneed Plain and Surrounds landscape of regional significance, of which the Thompson Valley Green Break forms an integral part, by confirming a protected, long -term settlement boundary for Greater Geelong in the location of the existing Armstrong Creek Urban Growth Area (ACUGA) boundary.'*

The recommendations from the background reports to limit urban expansion were not included in the SPP. The SPP wording states:

> *5.9.7 Armstrong Creek urban growth area*
>
> *'The resolution of this settlement boundary is subject to the completion of local strategic planning work and public consultation, which will be led by the Greater Geelong City Council in collaboration with the Department of Environment, Land, Water and Planning, other relevant agencies and the Wadawurrung. This work should include consideration of the design and density of development in urban-rural transition areas within the protected settlement boundary that support the regionally significant landscape setting.'*

Standing Advisory Committee for the Surf Coast SPP

In November 2020 a Standing Advisory Committee (SAC) was appointed by the Minister for Planning to consider submissions to the draft Surf Coast SPP.

The visual and landscape qualities of the break were considered in detail by the Surf Coast Standing Advisory Committee (SAC) during hearings in early 2021.

Submitters noted:

- The City of Greater Geelong should not form part of the Surf Coast declared area.
- Urban development of areas away from Mount Duneed could appropriately manage the urban/rural transition by facilitating development south of Armstrong Creek through providing larger allotments and landscape buffer strips along Mount Duneed/Lower Duneed Road.
- The nature of the topography and roadside plantings means there is no impact on Mount Duneed if development were to extend to the lower slopes of Mount Duneed and provide a transition to lower densities.
- The area is not economically viable or practical for farming purposes anymore.

The Committee found in its report made public in 2022:

- *The land holdings between Mount Duneed Road/Lower Duneed Road and the Armstrong Creek UGA should not be included in the draft SPP as a potential investigation area.*
- *Greater Geelong should determine the location of the protected settlement boundary at an appropriate time in the future.*

The Committee recommended:

- *Delete reference to the land south of the Armstrong Creek Urban Growth Area in the draft Statement of Planning Policy.*

The wording in the final SPP is referenced above under the heading *5.9.7 Armstrong Creek urban growth area.*

This boundary review project is the 'local strategic planning work' referenced in this section.

In its report the SAC noted the landscape work done to inform the SPP was not peer reviewed which they found '*perplexing given the importance of the assessment*' (Distinctive Areas and Landscapes Standing Advisory Committee Surf Coast Report, 2021 pg 68). Of the landscape work they concluded that, '*while the methodology may be appropriately high level for policy purposes, the classifications can be ambiguous and subjective when viewed at a finer scale.'*

There are limitations to the broad scale landscape approach undertaken for the SPP when dealing with specific locations. This project has taken a more fine grain approach to the investigation areas to inform the final recommendation.

Rural Living and the green break

The key question is whether the proposed Rural Living Zone will maintain the rural break between the ACUGA and Surf Coast Shire urban Geelong and Torquay.

The Landscape Objective in the Surf Coast SPP is:

'To conserve and enhance the declared area's significant landscapes.'

The relevant strategies and a response to them is provided below:

- ***Strategy 3.3***
  Reserve green breaks between settlements for conservation, agriculture, nature-based tourism, nature-based recreation and natural resource proposals that prioritise the protection and enhancement of the significant landscape.

Response

A green break is defined under the SPP as:

'Predominantly rural land located in between settlement boundaries that may comprise a variety of non-urban land uses (such as agriculture, hobby farms and agritourism businesses).'

The purpose of the Rural Living Zone is:

- *To provide for residential use in a rural environment.*
- *To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.*
- *To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

Under this proposal the green break between urban Geelong and Torquay will be predominantly Farming Zoned land. The Rural Living Zone is a 'rural' zone and provides a rural environment with allowances for agriculture and the protection of landscape values consistent with strategy 3.3.

Lot sizes of 1-2.5 hectares (~2.5 – 6 acres) provides for adequate space around and between built structures, space for tree retention and new plantings, on-site storm water management and septic systems (if required, sewer may be available). Built form controls could be implemented to further manage development location, materials, scale, landscaping etc. For example, along Mount Duneed and Lower Duneed roads a buffer could be introduced to limit vehicle access, limit development directly adjacent to the roadside and preserve existing hedge row plantings to maintain 'green' views along the road corridor. Controls could also limit development above the ridgeline of Mount Duneed.

The landscape work prepared to support the development of the SPP notes:

> '*Mount Duneed Road is draped across the topography of this volcanic rise, emphasising further its elevation and affording expansive and long-range views across the open paddocks to the south.'*

When travelling along Mt Duneed Road it is the long-range views to the south over the Thompson Creek valley (Surf Coast Shire) from this elevated position that contributes most to the experience of the green break between urban Geelong and Torquay in this part of the corridor.



Figure 22 - Looking west along Mt Duneed Road with Surfcoast Shire to the left and City of Greater Geelong to the right. Source: Google street view



Figure 23 - View from Mt Duneed Rd looking south over the Thompson Creek Valley in Surf Coast Shire. Source: Google street view

Lower Duneed Road does not have the same long-distance views as Mt Duneed Road given the less elevated topography in this location. The long-distance views to the south are rural in nature with views to the north a mix of rural and rural with the Armstrong Creek urban area visible beyond.



Figure 24 - Looking west down Lower Duneed Rd with Surfcoast Shire to the left and City of Greater Geelong to the right. Google street view



Figure 25 - Lower Duneed Rd looking north across farmland to urban development in Armstrong Creek. Google street view

The images below show the Mount Duneed hamlet in Surf Coast Shire which is zoned Low Density Residential Zone (~1ha lots). The hamlet has a protected settlement boundary so further expansion

is not possible without amending the SPP. When travelling along Lower Duneed Road it is not immediately obvious there is a hamlet located on the south side of the road due to the lack of driveways, dominance of roadside vegetation, private gardens and minimal views to dwellings and/or outbuildings.

The images below (figures 27-30) are taken from in and around the hamlet with the map below (figure 26) indicating the location of the images.



Figure 26 - Mount Duneed Hamlet figures 25- 28 location. Source: CoGG



Figure 27 - Lower Duneed Road looking west (purple arrow) with Mount Duneed hamlet to the left and Greater Geelong to the right. Source: Google street view


Figure 28 - Horseshoe Bend Road at the Lower Duneed Road intersection (red arrow) with the Mount Duneed Low Density Residential Zone to the left and right. Source: Google street view



Figure 29 - View west down Kalkarra Drv at the Horseshoe Bend intersection (pink arrow) with LDRZ subdivision to the left and right. Source: Google street view



Figure 30 - View east down Kestrel Cres at the Horseshoe Bend intersection (orange arrow) with LDRZ subdivision to the left and right. Source: Google street view

Figures 27-30 provide an example of views along road corridors in the LDRZ (minimum lot size 1ha in the Surf Coast Planning Scheme LDRZ schedule) which is similar to Rural Living Zone (Greater Geelong schedule) which provides lot sizes of a minimum 1 hectare.

In the SPP the Mount Duneed and Connewarre low-density residential areas are within the green break between the Armstrong Creek urban growth area in Geelong and Torquay–Jan Juc.

The Boundary Review Report (Mt Duneed Road Urban Design Analysis - Appendix 3) contains case studies from Woodend and Torquay which also looks at rural living and low-density development. It shows how design features and lots sizes influence the visual impact.

The Rural Living zone alongside design controls can preserve the attributes of the landscape and green break. The zone will help embed the protected settlement boundary by ruling out urban expansion or consolidation into the future.

- ***Strategy 3.5***
  Ensure any development that is allowed to be located in green breaks between settlements responds to the surrounding landscape character while maintaining the visual dominance of the natural landscape by:
  - *being sited so that buildings are responsive to the landscape and use established vegetation or new vegetation buffers to screen development when viewed from the public realm*
  - *providing substantial setbacks from road corridors and publicly accessible land*
  - *using building forms, design detailing and materials and colours that immerse buildings within the landscape, so they are not visually dominant.*

Response

The Rural Living Zone allows 2 hectare lots unless otherwise specified. Greater Geelong has a schedule allowing 1 hectare with the average area of lots in a subdivision being at least 1.5 hectares.

Any future rezoning and subdivision can include requirements to:

- Minimise new access points onto Mount Duneed and Lower Duneed Roads to preserve roadside vegetation and the rural outlook when travelling along these roads.
- Provide larger lots and building envelopes above ridgelines to maintain the dominance of the topography and vegetation against the sky.
- Provide design guidelines to control built form outcomes (setbacks, materials, heights etc.)
- Design subdivisions to preserve shelterbelt planting and significant vegetation.

The zone and development guidelines can meet strategy 3.5.

- ***Strategy 3.6***
  Ensure that high points and ridgelines remain free of development and associated infrastructure so that views to elevated areas of the landscape reveal the natural form of the topography and vegetation against the sky and are not visually dominated by built form or infrastructure.

Response

Managing lot sizes and providing built form controls can manage view lines and ensure the landscape including ridgelines remain the dominant feature of the area.

DTP Preferred Option

DTP have indicated a preference for the following:

> *'The report includes a preliminary urban design study for addressing the interface between urban development in the Armstrong Creek urban growth area and the abutting rural area. The UGZ Interface Option 4 (excluding the land parcel at 10-40 Williams Road) in the Department's view best meets the objectives for protecting the green break between urban Geelong and Torquay and minimising the visual impact of development. It creates a logical boundary and meets the scope of the review. I would encourage you to explore this option further, including undertaking further landscape assessment work to inform an urban-rural interface treatment.'*

This option includes the addition of some urban land (see figure 31 below) with a 'landscape corridor' with trail along the UGZ interface.

This option is not preferred by Officers for a number of reasons namely:

- Stormwater issues associated with additional urban development (discussed further on pg 46)
- Cost recovery opportunities for the potential number of lots compared with the cost to upgrade infrastructure for conventional residential development as part of a DCP or similar.
- The funding, securing, delivery and ongoing maintenance for the landscape corridor with trail across the investigation area. The land and embellishment would go beyond an open space development contribution and require significant Council funding. There is a significant existing linear open space with trail along Armstrong Creek around one kilometre away.

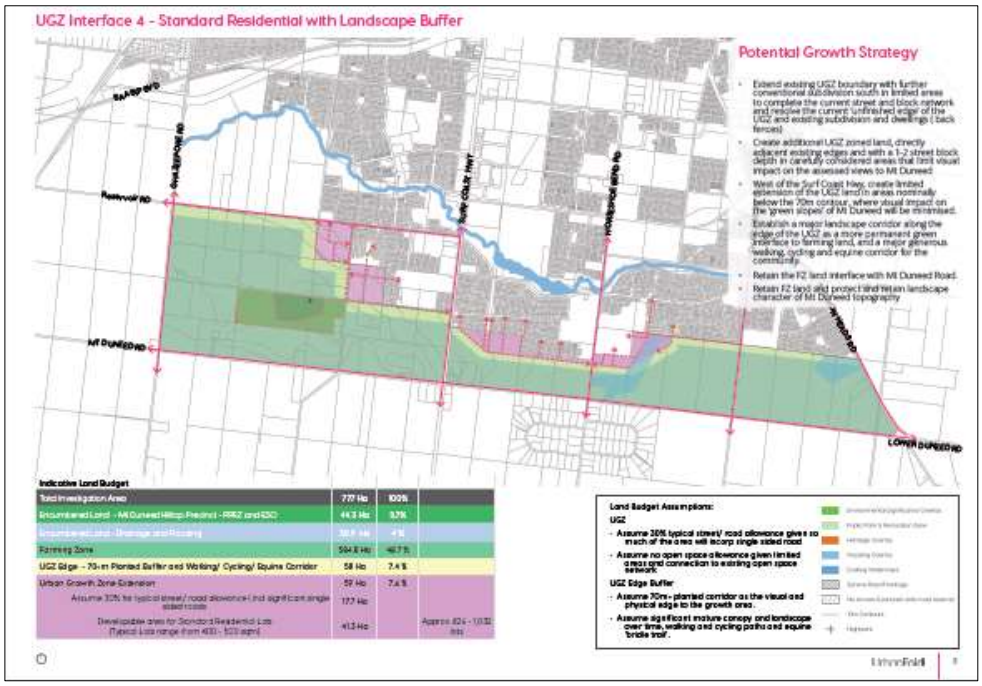


Figure 31 – Option 4 in the Mt Duneed Road Urban Design Analysis Appendix 3, Background Report.

Other Considerations

Planning Practice Note 37 Rural Residential Development

Planning Practice Note 37 Rural Residential Development (June 2015) states:

'Rural residential development refers to land in a rural setting, used and developed for dwellings that are not primarily associated with agriculture. Some agriculture may take place on the land however it will be ancillary to the use for a dwelling. It is likely to be carried on for 'lifestyle' reasons and is unlikely to provide a significant source of household income. Rural residential land is typically also used for non-agricultural home occupations or for large gardens. These lots are larger than typical residential lots, but are usually too small for agricultural use.

Because of its primarily residential function, rural residential development requires access to most of the normal services and infrastructure provided in urban settlements. Typically it also generates urban residential amenity expectations.'

The practice note outlines broad questions to be answered in sequence when considering the application of this zone:

- *Strategy: Does rural residential development align with the overall strategic planning of the municipality?*

Greater Geelong 's settlement policy (02.03-1) includes the following commentary:

'Rural living areas offer an important lifestyle choice in the housing market. However, they can be inefficient to service and are generally contrary to the objective of maintaining a farmed rural landscape and supporting agriculture in rural areas. Farming and rural landscapes form non-urban

breaks and are a critical element to the settlement strategy, tourism function and lifestyle of the region.'

And strategic direction:

- *Limit rural-living developments to existing zoned land in Lara, Drysdale/ Clifton Springs, Wallington, Waurn Ponds, Lovely Banks Batesford, Fyansford, Leopold, Newcomb, Moolap, Curlewis, Portarlington and Ocean Grove.*

Response

Commentary is provided in the Background Report around why the Rural Living zone could deliver the policy objectives for the area. The reasons are summarised as:

- Agricultural practices in the area are compromised by the proximity of urban development and mix of lot sizes.
- Rural living lots between 1-2 hectares can preserve the rural landscape.
- Servicing can be accomodated given the Armstrong Creek growth area directly abuts to the north.
- Rural Living development has the potential improve access arrangements to the Mount Duneed Primary school via upgrades to Williams Road.
- The Rural Living zone will provide a diversity of housing choice in this area of Geelong.
- The Rural Living zone will stregthen the protected boundary/long-term boundary for Armstrong Creek by ruling out urbanisation in the future through fragmentation, zone and development controls.
- The Rural Living zone could provide an attractive transition from rural to urban areas.

The Surf Coast SPP notes the process to nominate a protected settlement boundary:

'should include consideration of the design and density of development in urban-rural transition areas within the protected settlement boundary that support the regionally significant landscape setting.'

The SPP defines the urban-rural transition area as:

'an area that provides a soft edge between urban development within a settlement boundary and the rural land beyond, to minimise the visibility of the development and better manage the settlement's environmental and landscape impacts.'

There is no guidance on this for the Armstrong Creek urban growth area however text in the Torquay–Jan Juc coastal character statement provides the following description:

'At the urban-rural interface, generous transition areas within the protected settlement boundary provide a transition to the surrounding rural landscape, and the visibility of the settlement from green breaks is minimised. These character aspects are achieved with reduced dwelling densities, reduced building heights, smaller building footprints, larger lot sizes and substantial landscaping or generously vegetated buffers using fire-resistant indigenous species. Materials and finishes that temper visibility (such as darker materials and materials that weather naturally) are used. All development responds to bushfire risk.'

In the case of the Armstrong Creek growth area this type of 'urban-rural transition' cannot be achieved given the area within the boundary has already been planned and is partially constructed.

The existing urban-rural transition or interface consists of a combination narrow vegetation strip along the roadside alternating with narrow-shared path with landscaping. See figures 32 & 33 below.



Figure 32 – Aerial image of boundary treatment between the ACGA and farming zone comprising of a local road or walkway with vegetation strip. Source: CoGG



Figure 33 – Image of boundary treatment between the ACGA and farming zone showing the vegetation strip. Source: Google images.

It is not considered this wording explicity excludes the Rural Living zone (which is a rural zone) outside the bounday where the existing urban-rural transition within the existing boundary remains unchanged.

Arguably, the narrow landscape strip and road frontage would not meet the transition requirements if they were proposed today with the SPP in place, however, they are already planned and partially constructed.

The application of the Rural Living zone to the corridor could achieve the design outcomes being sought in the SPP without having to expand the settlement boundary. The advantage of the Rural Living zone remaining outside the settlement boundary includes consistency with rural zones being applied outside settlement boundaries, there will be no future pressure to pursue urban

consolidation within the boundary and limiting the option to expand the boundary for urban purposes in this location into the future due to fragmentation and design controls.

Where urban views of the Armstrong Creek growth area are more obvious when travelling along Lower Duneed Road the rural living zone could 'temper' these views through the retention of roadside vegetation (along Mount Duneed and Lower Duneed Roads), subdivision layouts that accommodate existing shelterbelts and significant vegetation, additional boundary plantings and the establishment of private gardens that will also increase screening.

The Mount Duneed hamlet in the Surf Coast Shire is an example of a Low-Density Residential estate that remains largely unseen when driving along Lower Duneed Road (previously discussed in the green break section above).

The local policy can be amended to include this rural living precinct as a node.

- *Housing need: How much rural residential development is required to provide appropriate housing diversity and choice to meet housing needs?*

The Settlement Strategy notes there is limited remaining capacity for rural living development, with demand being increasingly diverted to neighbouring municipalities such as Golden Plains Shire. The graph below also shows Rural Living makes up a relatively small proportion of housing in Greater Geelong. The addition of some RLZ land in this location will provide a housing option that is not currently provided in this part of Greater Geelong.

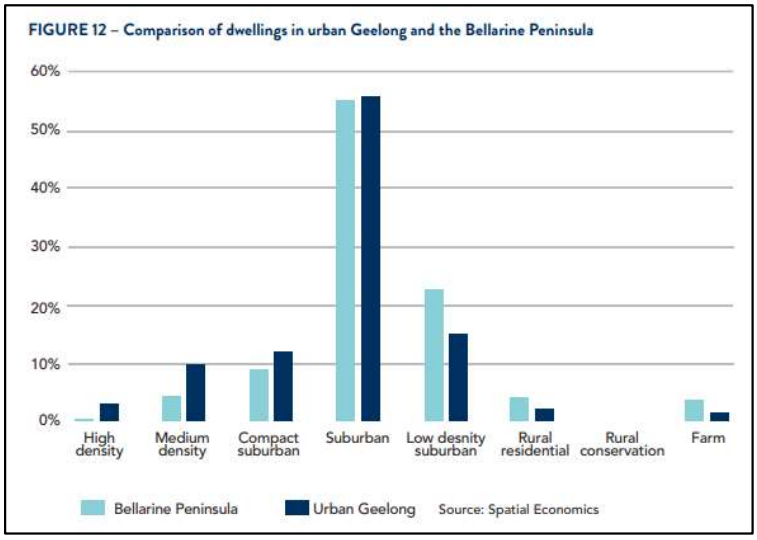


Figure 34 – Settlement Strategy figure showing dwelling types in Greater Geelong. Source: CoGG Settlement Strategy

The provision of Rural Living zoned land in this area will provide a housing and lifestyle choice not currently offered in the Armstrong Creek area. There is housing demand for this lifestyle choice and Greater Geelong has not been supplying this housing option since at least 2007, post the Rural Land Use Strategy. Greater Geelong has also been losing areas of Low Density and Rural Living areas as part of urban consolidation efforts in Lara, Leopold, Drysdale and Ocean Grove which this precinct could replenish.

- *Location: Where should new rural residential development take place?*

The location south of the Armstrong Creek Urban Growth area means the area can connect into and be serviced by infrastructure such as water and sewer, education, retail/activity centres, open space etc.

The Rural Living zone could produce between 238 – 596 lots depending on the ultimate lot size mix. Infrastructure assessments by the social planning and open space teams have confirmed the existing and planned infrastructure in the Armstrong Creek Growth Area could cater for this additional population.

The civil infrastructure team raised concerns about any additional urban development that would result in stormwater being diverted into the Armstrong Creek Growth Area drainage network. The network was designed to meet the needs of the growth area as planned and does not have additional capacity especially during high rainfall events.

The civil infrastructure and environmental planning teams also raised concerns about the Sparrovale-Nubitj yoorree Wetlands which takes stormwater from Armstrong Creek Growth Area prior to it making its way into the Lake Connewarre system. The balance of stormwater (fresh water) entering the system has an impact on salinity levels in the wetlands. Any increase in urban areas and therefore stormwater could change the ecology of the area and impact the Ramsar listed wetlands.

Due to the low site coverage and high permeability of Rural Living lots, stormwater can largely be managed on-site and the stormwater issues can be mitigated. The civil infrastructure team were not supportive of significant additional urban areas but were open to the Rural Living zone.

The planning delivery team noted the cost recovery based on the potential number of lots compared with the cost to upgrade infrastructure for conventional residential development was significantly reduced with Rural Living Zone development. Any Rural Living development would need to make an infrastructure contribution to support road upgrades and contribute to community infrastructure.

- *Subdivision and design: Is the new rural residential development subdivided and designed in an attractive setting offering high amenity and efficient infrastructure?*

The location and attributes of the area means it will be able to offer a very attractive and well serviced lifestyle option. Any future subdivision should consider:

- any treatments required along Mt Duneed and Lower Duneed Roads to preserve roadside vegetation and rural views such as a linear shared path reserve.
- No or limited vehicle access from Mt Duneed and Lower Duneed Road to preserve roadside vegetation and limit ‘urban’ intrusions into view lines.
- Built form guidelines to ensure development does not protrude above ridgelines and complements the landscape.
- Retention of hedge row/wind break plantings and significant scattered trees.
- Connections back into the existing or planned estates to maximise connections and efficient infrastructure provision and
- Consideration of development contributions to contribute to community infrastructure.

Summary

- The area forms part of a regionally significant landscape and green break between Greater Geelong and Surf Coast in the Surf Coast SPP, Surf Coast and Greater Geelong Planning Scheme and G21 Regional Growth Plan.
- The green break is experienced along the key transport corridors of Mount Duneed / Lower Duneed Roads, Surf Coast Highway and Anglesea Road as well as other minor roads.
- The rural living zone located outside the settlement boundary will strengthen the settlement boundary and preserve the green break in the long-term.
- The proposed Rural Living node will reinforce the settlement boundary by ruling out future urban consolidation or urban expansion.
- The rural living zone is consistent with green break objectives to provide a rural environment and protect landscape values.
- Landscape values can be managed using different lot sizes, subdivision design can limit access to key transport/view corridors and preserve existing vegetation and built form controls such as building envelopes and design control overlays.
- The existing rural-urban transition remains unchanged and within the settlement boundary.
- The proposed Rural Living node can take advantage of the proximity to the Armstrong Creek Growth Area for services, facilities and infrastructrue.
- The Rural Living node provides a housing choice not currently available in this part of Greater Geelong.

Bellarine Peninsula Statement of Planning Policy – Protected Settlement Boundary

The Armstrong Creek investigation areas also takes in part of the future Bellarine Protected Settlement boundary, refer to Figure 12 - Bellarine Peninsula Framework Plan. The extent of the settlement boundary is in line with the Bellarine Declared area existing boundary. There is an opportunity to deliver the wider road reserve currently missing between the Urban Growth zone and Winklers Lane (see figure 35 below) with the introduction of the Rural Living zone.

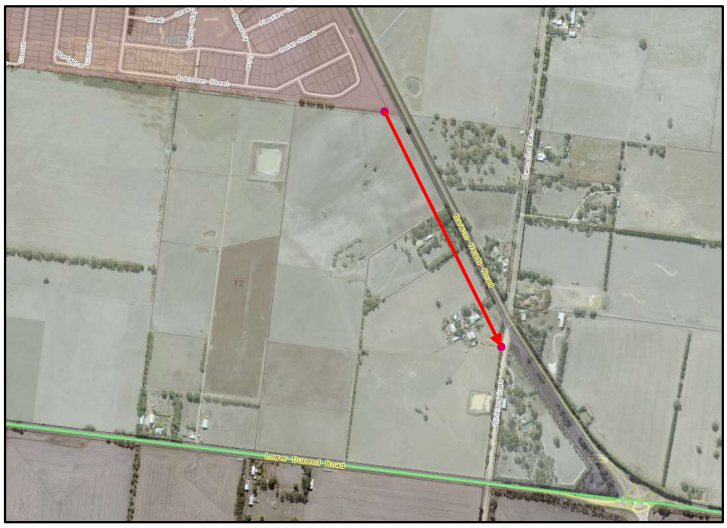


Figure 35 – Missing road widening reservation between the UGZ and Winklers Lane (red line).
Source: CoGG.

5.0 Proposed Planning Scheme Changes

The following changes are recommended to the ordinance and maps in the Greater Geelong Planning Scheme. These are draft only and will be subject to change as part of the amendment drafting and further consultation with stakeholders:

1. Update map in clause 02.04-1 Municipal Framework Plan and 02.04-3 Housing and Settlement Framework Plan to reflect the three inclusions into the settlement boundary and proposed Rural Living Zone node (generally in accordance with map 1 – executive summary) and to update the key on map 02.04-3 to change the 'settlement boundary' designation to 'long term settlement boundary'.

2. Update 02.03-1 Settlement to include Mount Duneed-Armstrong Creek:

   Limit rural living developments to existing zoned land in Lara, Drysdale/Clifton Springs, Wallington, Waurn Ponds, Lovely Banks, Batesford, Fyansford, Leopold, Newcomb, Moolap, Curlewis, Portarlington and Ocean Grove and Mount Duneed-Armstrong Creek node.

3. Update 11.03-L Regional and local places to include a new policy for the Mount Duneed – Armstrong Creek Rural Living Node/Precinct to include objectives and strategies and include the Background Report as a policy document.

02.03-1 Draft New Policy (indicative only - final policy confirmed through the amendment process)

Mount Duneed – Armstrong Creek Rural Living Node

Policy application

This policy applies to land identified in the Mount Duneed – Armstrong Creek Rural Living Node Map.

Objective

To facilitate the orderly development of a Rural Living precinct that respects the identified landscape and green break values.

Strategies (Comment: DPO/DDO may also be utilised to facilitate these outcomes)

Facilitate planning for two key investigation areas within the precinct, east and west of Torquay Road.

Facilitate a variety of lot sizes that preserve key views such as the Mount Duneed ridgeline and key road corridor views.

Minimise the number of new roads that intersect with Lower Duneed and Mount Duneed roads.

Encourage the retention of roadside vegetation.

Encourage the retention of existing vegetation such as hedge rows and significant trees through responsive subdivision design.

Encourage connections into the Armstrong Creek urban growth area.

Encourage improved connections to the Mount Duneed Primary School on Williams Road and proposed school on Feehans Road.

Support built form design controls that seek to reduce the visual impact of development from Mount Duneed and Lower Duneed Roads such as post and wire fencing and no building zones adjacent to the roadsides.

Limit development above the ridgeline of Mount Duneed to preserve the dominance of Mount Duneed in the landscape.

Policy Document

Urban Geelong Long-Term Boundary Review Background Report, July 2023.

Draft New Overlay Controls

Development Plan/Design and Development Overlay (or similar)

Any rezoning proposal will need to consider the following key matters:

- Urban Design Masterplan
- Integrated transport and access plan
- Integrated Water Management Plan
- Open Space and Landscape Masterplan
- Biodiversity Assessment
- Environmental Assessment
- Cultural Assessment
- Shared Infrastructure Funding Plan (or Development Contributions Plan)
- Servicing Plan
- Staging Plan

4. Potential to rezone land at 145-153 Harriots Road to a residential zone as part of the boundary review amendment.

Officers will seek to progress rezoning alongside the boundary review amendment in consultation with the landowners/proponents.

The rezoning should investigate servicing and connection/integration opportunities with the estate being developed west of the site.

While the proposal will need to be formally referred to the CCMA for the rezoning/subdivision application the initial advice based on the submission indicates the following requirements will be likely:

1. Before the certification of the plan of subdivision under the Subdivision Act 1988, a restriction must be placed on the plan of subdivision identifying land outside the 1% AEP floodplain on each lot which states that:

a. no building shall be constructed outside the building envelopes shown hatched on this plan.

b. All fencing within the 1% AEP floodplain to be post and wire to allow the free passage of flood flows through the fence, thereby preventing floodwaters backing up and affecting neighbouring properties and dwellings.

Definitions:
- 'AHD' – Australian Height Datum
- 'Building'– as per the Planning and Environment Act 1987 definition, excluding a fence.
- Variations: Variation of these requirements will require approval from the responsible authority.

c. No building is to be constructed on any of the lots on this plan with a finished floor level less than
the level stated in the table below.

Applicable 1% AEP flood level (AHD)	Minimum lot finished surface level (AHD)	Minimum finished floor level (AHD) - dwelling	Minimum finished floor level (AHD) – garage or shed
2.66	2.66	2.96	2.81

5. Potential to rezone 55 & 75 Williams Road, Mount Duneed to the Neighbourhood Residential Zone with DPO/DDO.

Officers will seek to progress rezoning alongside the boundary review amendment in consultation with the landowners/proponents. Some of the key considerations will be:

55 & 75 WILLIAMS ROAD DESIGN AND DEVELOPMENT / DEVELOPMENT PLAN OVERLAY

Draft Overlay (indicative only - final overlay confirmed through the amendment process)

Design objectives

To integrate the subdivision into the existing and planned urban development to the north and east of the site.

To create a safe and integrated movement network that includes sealed access to the Mount Duneed Primary School on Williams Road, the new primary school on Feehans Road and intersection upgrade of Williams and Feehans Roads.

To retain and enhance the vegetation along Williams Road to ensure the 'green back drop' towards Mt Duneed and the ridgeline to the southeast is retained.

To ensure best practice stormwater management and water quality treatment to prevent any adverse impact on downstream areas.

Subdivision considerations

- Subdivision Plan
- Transport and access plan including an integrated and continuous network of safe and convenient footpaths
- Storm Water Management Plan
- Open Space and Landscape Masterplan including an open space contribution (in cash or land or a combination of both) to a minimum of 10 per cent of the developable residential land.
- Environmental and Cultural assessments
- Infrastructure Contribution / Development Contributions Plan

Depending on the timing and complexity of the rezoning it may be a separate proponent led amendment will be required in the future separate to boundary review amendment.

Appendix A – Report Recommendations & Office Response

The following table provides the Background Report recommendations and Officer response.

Report Recommendation	Officer Response
1.0 - Armstrong Creek South West	
1.1 Mt Duneed Road (west of Williams Road) This area should not be included within the Geelong Settlement Boundary. However, further consideration should be given to rezoning land within this area to the Rural Living Zone. Any rezoning of this land be accompanied by a requirement to prepare a development plan, infrastructure plan and infrastructure funding agreements.	Supported. This land will remain outside the boundary and the Rural Living Zone is supported.
1.2 Mt Duneed Road (east of Williams Road) This area should not be included within the Geelong Settlement Boundary. However, further consideration should be given to rezoning land within this area to the Rural Living Zone. Any rezoning of this land be accompanied by a requirement to prepare a development plan, infrastructure plan and infrastructure funding agreements.	Supported. This land will remain outside the boundary and the Rural Living Zone is supported.
1.3 Whites Road It is recommended that the land south of Whites Road (between Ghazeepore Road and 10-40 Williams Road) remain outside of the settlement boundary.	Supported. This land will remain outside the boundary. Additional Recommendation: Officers also support the Rural Living Zone for this area.
1.4 Central (in vicinity of Whites and Williams Road) **Site 1 - Purdies Paddock (55 & 75 Williams Road, Mt Duneed):** • Purdies Paddock be included within the Geelong Settlement Boundary, subject to confirmation that developing this land for housing will have an acceptable visual impact on views to Mt Duneed when viewed from the east, along Lower Duneed Road. • A structure plan, infrastructure plan and infrastructure funding agreement be prepared for the future residential development of the land. • Following the preparation of the abovementioned plans and agreement, a planning scheme amendment should be initiated to rezone of the land to give statutory effect to the structure plans infrastructure funding agreements. **Site 2 - 10-40 Williams Road, Mt Duneed:** • The northern lot of 10-40 Williams Road be considered for inclusion within the Geelong Settlement Boundary, and the southern part of this site be considered for rezoning to the Rural Living Zone, subject to confirming that development on this land for housing will have an acceptable visual impact on views to Mt Duneed when viewed from the north and north east (i.e. locations such as the Armstrong Creek Waterway, town centre and Waurn Ponds Station). • A structure plan, infrastructure plan and infrastructure funding agreement be prepared for future residential development on the northern part of the land. This plan (together with any development plan for the southern part of the site that is identified for rural living purposes) should make provision for the creation of a wide linear open space corridor in the vicinity of the 65AHD contour. This link should connect along the western site boundary to Whites Road, to delineate the long-term edge of urban Geelong in this location.	Officers support the inclusion of 55 & 75 Williams Road. There is the potential to rezone land as part of this boundary review amendment subject to further investigation with stakeholders. Officers support the exclusion 10-40 Williams Road due to landscape and drainage concerns. The Addendum report provides additional information of the landscape and view impacts. Officers support the Rural Living Zone for this area.

• Following the preparation of the abovementioned plans and agreement, a planning scheme amendment should be initiated to rezone the land to give statutory effect to the structure plan's infrastructure funding agreements. • If there is any doubt about being able to successfully realise the above outcomes then Whites and Williams Road should remain as the long-term settlement boundary in this location.	
2.0 - Armstrong Creek South Central	
2.1 Land north of Lower Duneed Road The current location and form of the Armstrong Creek Central settlement boundary is not particularly logical or enduring, and it requires modification. Alternate settlement boundary concept could comprise: •Larger (1.5-3ha) rural living lots on the land north of Lower Duneed Road and on the corners of the Surf Coast Highway and Barwon Heads Road. • Smaller (0.2-0.4ha) rural living lots between the abovementioned larger lots and the linear open space corridor along the alignment of the settlement boundary, to provide a transition in density towards the settlement boundary.	Changed recommendation. Officers do not support moving the settlement boundary in this location. Officers support the Rural Living Zone for this area.
2.2 Land east of Barwon Heads Road	
It is recommended that there be no change to the settlement boundary in this location.	Supported.
3.0 - Sparrovale	
3.1 Northern area It is recommended that 145 Harriots Road be included within the settlement boundary (subject to confirmation of the Flood Overlay and LSIO via Amendment C133).	Supported. The flood overlay has been confirmed. There is potential to support rezoning as part of the amendment in consultation with stakeholders.
3.2 Southern area It is recommended that there be no change to the settlement boundary in this location.	Supported.
4.0 - Moolap	
4.1 Northern area It is recommended the settlement boundary move to Coppards Road but land within it should remain within the existing Low Density Residential Zone unless any proposal to rezone the land can demonstrate with a high degree of confidence that the necessary infrastructure and development issues can be delivered in a cost-effective and orderly manner.	Supported. Moving the boundary to Coppards Road is supported and maintaining the existing LDRZ is supported. The City's engineers have flagged stormwater issues that prevent further consolidation at this time.
4.2 Southern area It is recommended that there be no change to the settlement boundary in this location.	Supported.
5.0 - Waurn Ponds North	
It is recommended that there be no change to the settlement boundary in this location.	Supported.
6.0 - Waurn Pond South	
It is recommended that there be no change to the settlement boundary in this location.	Supported.
7.0 Lara North	
It is recommended that there be no change to the settlement boundary in this location.	Supported.
8.0 Lara South	

It is recommended that there be no change to the settlement boundary in this location.	Supported.
9.0 Avalon	
It is recommended that there be no change to the settlement boundary in this location.	Supported.

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CUSTOMER SERVICE CENTRE
Wurriki Nyal
137-149 Mercer Street, Geelong
8.00am – 5.00pm

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CITY OF GREATER GEELONG

2.5. Geelong Major Events - Updated Strategy and Terms of Reference

Source: **Placemaking**
Executive Director: **Tennille Bradley**

Cr Harwood returned to the meeting at 7:55pm.

Purpose

1. To present Council with the renewed 2024-2029 Geelong Major Events (GME) Strategy, as endorsed by the GME Committee.

2. To seek Council endorsement of the updated GME Terms of Reference (TOR), to reflect the renewed GME Strategy.

Background

3. Established in 1998, GME serves as a Delegated Committee, pursuant to section 63 of the *Local Government Act 2020* to support the attraction, assistance and funding of major events.

4. Geelong's recent significant growth has fueled a strong desire to leverage the city's unique attributes, driving economic, social, and cultural benefits through major events.

5. In 2022-2023, 18 major events in our region generated $77.5 million and supported 650 full-time jobs, with over 758,000 participants, highlighting the pivotal role of major events in supporting a healthy economy.

6. Recognising the need to adapt to local changes and maintain national competitiveness, a re-evaluation of the existing Geelong Major Events Strategy 2016-2026 was deemed necessary to remain responsive to the evolving landscape.

Key Matters

7. This strategy is pivotal in positioning GME to achieve its vision: "To establish Geelong as Australia’s premier regional destination for events, where major events deliver exceptional outcomes for Geelong, elevating the region’s reputation on the national stage."

8. The new strategy aims to maximise the advantages derived from major events, focusing not only on economic gains but also acknowledging their broader positive impacts on the Greater Geelong region, including community engagement, sustainability, and brand enhancement.

9. Given the strong local support for major events in the Geelong region, as evidenced by the community survey results and extensive engagement with industry and stakeholders, GME is committed to continuing investing in major events.

10. To effectively formalise and implement the updated GME Strategy, the corresponding TOR have been revised accordingly. These TOR now incorporate the event

classification adjustments detailed in the renewed GME Strategy. Additionally, they delineate the revised criteria for event evaluation and provide clear guidance on funding support levels for each event category, enhancing transparency in the selection and allocation procedures.

11. In addition, the extension of terms for three external GME Committee members, whose membership is scheduled to conclude in July 2024 as per s.7.4 of the TOR is being sought by 12 months, with the revised conclusion date being July 2025.

12. Given the upcoming Council elections in 2024, which may impact four Councillor members of the committee, this extension will be critical to ensure consistency and retention of historical knowledge during the implementation and governance review process.

RESOLUTION - Item 2.5

Cr Aitken moved, Cr Mason seconded -

That Council:

1. **Notes the Geelong Major Events Strategy 2024 – 2029 (Attachment 1).**
2. **Endorses the revised Geelong Major Events Terms of Reference (Attachment 2); and**
3. **Endorse the extension of the memberships of the following committee members that are scheduled to conclude in July 2024, by 12 months, to July 2025:**
   - **3.1. Julie Maxwell**
   - **3.2. Brenden Caligari**
   - **3.3. Natalie Valentine**

Carried

Additional Information

13. The Committee has the powers, duties, and functions of Council as outlined in the Terms of Reference (TOR) and its Instrument of Delegation. The TOR establishes the structure and basis for the Committee to make decisions for and on behalf of Council.

14. The current TOR were authorised by a resolution of Council passed on 1 September 2020.

15. As noted in the Key Matters section, the following have been identified as key action areas and priority in the implementation phase of the new strategy:

    15.1. Governance: A fundamental shift in governance is crucial for GME to transition from a reactive to a proactive, strategic approach in event management, necessitating a thorough analysis of existing models and potential options to ensure future success.

    15.2. Funding and Budget: GME faces budget constraints that require a fundamental shift in approach to attract diverse event types to the region, necessitating exploration of various funding opportunities such as a major events levy and government grants.

    15.3. Stakeholders and Advocacy: Closer stakeholder relationships are essential for effective advocacy and funding support, requiring the development of stakeholder mapping and an advocacy plan to ensure regional needs are well communicated.

    15.4. Objectives and Measurement: GME must establish updated objectives and measurements aligned with its vision of becoming the premier regional events destination, necessitating a dedicated plan addressing best practices observed in leading event destinations.

    15.5. Processes and Documents: Operationalising updated processes and documentation is imperative to support the strategy's objectives, including the integration of a new Sustainability Framework and establishment of event benchmarks for decision-making.

    15.6. Event Selection: Implementing a transparent event selection process aligned with strategic objectives, requiring operationalisation of a 4-step event selection process outlined by GME.

    15.7. Event Evaluation: New events must align with the identity pillars and strategic priorities, contributing to the region's strategic outcomes.

    15.8. Communications: A comprehensive communication plan is vital to ensure industry and stakeholder buy-in, involving website updates, City promotions, and regular updates on event portfolio performance.

    15.9. Infrastructure: Infrastructure development is crucial to support an extensive events calendar, requiring solutions for venue availability challenges and investment in transport and accommodation infrastructure to accommodate the region's growth.

Financial Sustainability

16. The Strategy's new classification system comprises three pillars to enable the Committee to manage its major events portfolio and allocate resources strategically and optimally.

17. In 2022-23 alone, GME supported 18 major events, yielding an impressive economic benefit of $77.5 million to the region achieved through an investment of just over $1.6 million, illustrating the remarkable return on investment generated by major events in the region. This investment included $950,000 allocated the GME to support event through their funding program.

18. These events not only supported approximately 650 full-time equivalent jobs but also drew in a substantial audience of 758,000 spectators and participants.

Community Engagement

19. A total of 328 stakeholders and community residents were engaged via the consultation process involving internal and external workshops, one on one interviews, councillor and GME workshops and community survey.

20. Wadawurrung Traditional Owners Aboriginal Corporation were engaged via a one-on-one interview and provided extensive contribution and feedback.

21. Community residents were engaged via the Have Your Say platform and informed about the engagement via COGG marketing channels.

Social Equity and Sustainability

22. The Strategy is aligned with Our Community Plan 2021-2025 and the 30-year Vision.

23. It outlines the assessment criteria of events which must include positive Community Impact and Sustainability Impact to be considered for funding through GME.

Relevant Law/Policy/Legal Implications

24. The Geelong Major Events Delegated Committee (Committee) pursuant to section 63 of the *Local Government Act 2020 (LGA).*

Alignment to Community Plan and Vision

25. This report aligns with Our Community Plan 2021-2025 strategic priority:

    25.1. Strong local economy.

26. This report aligns with the Community led 30-year Vision, "Greater Geelong: A Clever and Creative Future" community aspiration:

    26.1. A destination that attracts local and international visitors.

    26.2. A prosperous economy that supports jobs and education opportunities.

    26.3. An inclusive, diverse, healthy and socially connected community.

Conflict of Interest

27. No officer involved in the preparation of this report declared a general or material conflict of interest.

Risk Assessment

28. There is a reputational risk in terms of relationships with current events who may no longer be assessed as being an appropriate fit for GME funding. We will maintain open communication with current GME events to inform them of the changes and how they may be affected.

Environmental Sustainability

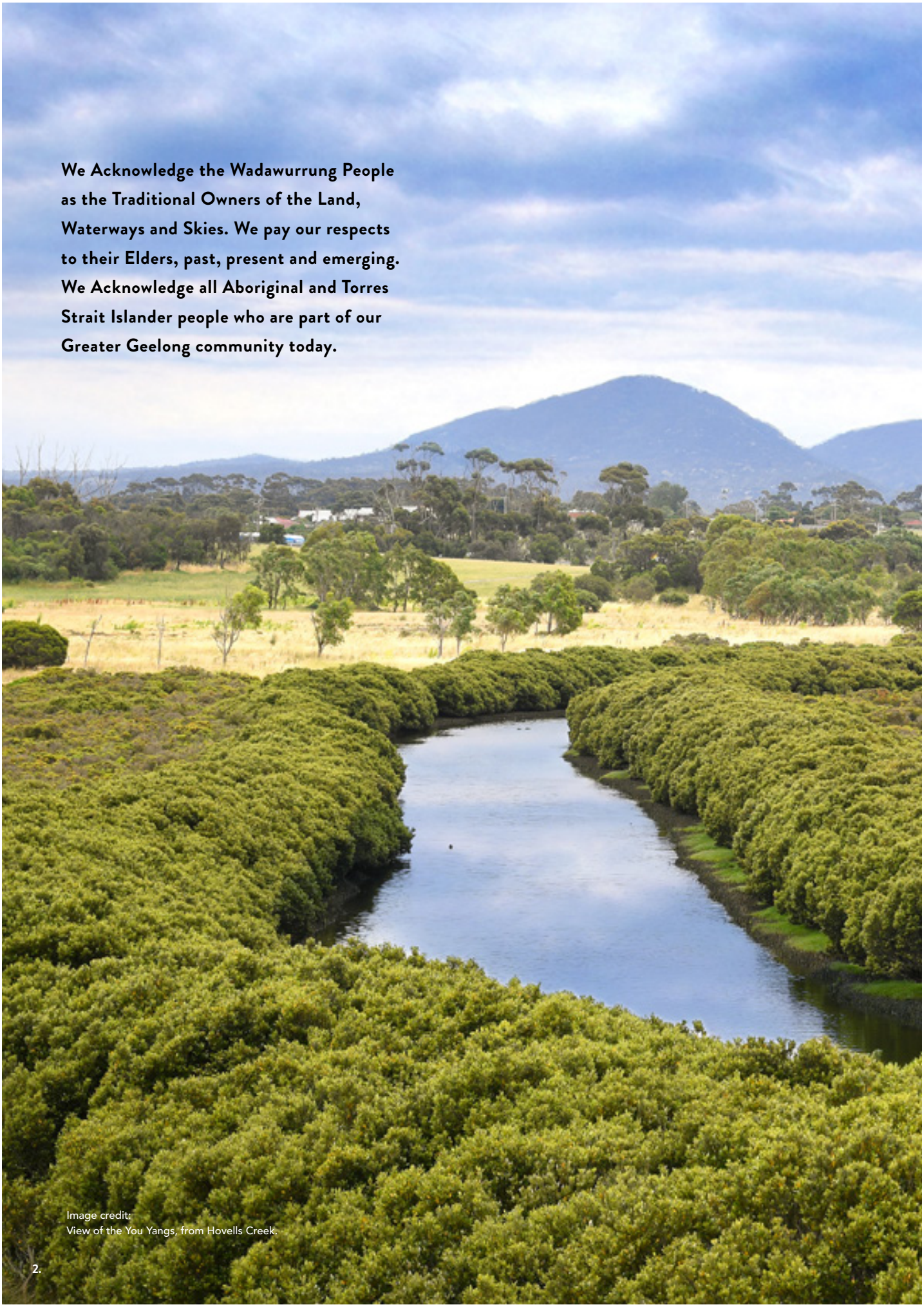
29. Sustainability has been outlined as one of the four strategic objectives of the GME Strategy, seeking to minimise environmental impacts and maximise positive legacies, advancing the City's sustainability goals.

30. The City will measure impact on the sustainability framework pillars identified through our Environment Strategy 2030 and the National Sustainability Framework for the Visitor Economy.

Attachments

1. Geelong Major Events Strategy 2024-29 [**2.5.1** - 24 pages]
2. Geelong Major Events Terms of Reference 2024 2029 [**2.5.2** - 8 pages]


THE CITY OF GREATER GEELONG
GEELONG MAJOR EVENTS STRATEGY 2024-29
THE PREMIER REGIONAL DESTINATION FOR EVENTS IN AUSTRALIA
CITY OF GREATER GEELONG


We Acknowledge the Wadawurrung People as the Traditional Owners of the Land, Waterways and Skies. We pay our respects to their Elders, past, present and emerging. We Acknowledge all Aboriginal and Torres Strait Islander people who are part of our Greater Geelong community today.
Image credit:
View of the You Yangs, from Hovells Creek.
2.



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GEELONG MAJOR EVENTS ACKNOWLEDGEMENT

We acknowledge the significant role that major events play in affording opportunities for traditional owners to exhibit their cultural heritage, wisdom, and deep connection to the land. As custodians of invaluable cultural knowledge, the Wadawurrung People provide essential guidance and support in event planning and execution, ensuring that our region's major events authentically reflect Indigenous cultures and respect the lands on which they occur.

We value their active involvement, which is crucial to foster greater understanding and respect among participants and the broader community, enriching the cultural tapestry of our region.

MAYOR'S MESSAGE



It is my pleasure to introduce the Geelong Major Events Strategy, a roadmap that will guide the direction of our major events sector for the next five years, from 2024 to 2029.

As we strive to become Australia's leading regional events destination, this strategy aligns seamlessly with our commitment to hosting world-class events that showcase Geelong's unique character and charm.

For years, we've known how important major events are for our city's growth and reputation. That's why we established the Geelong Major Events Committee back in 1998 – to make sure we're fostering a vibrant events program that benefits everyone in our community.

In 2022-2023 alone, we hosted 18 major events, bringing in an incredible $77.5 million to our region.

These events supported around 650 full-time jobs and attracted over 758,000 spectators and participants. This remarkable return on investment highlights the significant economic impact generated by major events in our region.

With tourism on the rise, we have a golden opportunity to use major events to attract even more visitors to our region. By carefully planning our events calendar, we can showcase everything that makes Geelong special and keep our local economy thriving.

This new strategy seeks to maximise the benefits of major events, not only in terms of economic gains but also in their broader positive impacts on the Greater Geelong region. By leveraging our reputation for hosting premier events, we are poised to continue our growth as a leading destination for major events, enriching our community and economy alike.

I thank all Geelong major events partners for their input into this strategy and for their continued support and dedication in making Geelong a truly extraordinary place to live, work, and play.

CR TRENT SULLIVAN

Mayor, City of Greater Geelong

MESSAGE FROM THE CHAIR



As Chair of the Geelong Major Events Committee, I enthusiastically welcome the new Geelong Major Events Strategy. It outlines our path over the next five years towards establishing Geelong as Australia's premier regional destination for events.

We envision a future where major events not only bring excitement and entertainment to our community but also deliver exceptional outcomes that elevate our region's reputation on the national stage.

To achieve this vision, collaboration is key. We recognise the importance of working closely with event organisers, stakeholders, and our community to ensure the success of our major events strategy. By harnessing the collective expertise and resources of all involved, we can create experiences that leave a lasting impact on our community and beyond.

Our commitment to sustainability and innovation is central to our strategy. We understand the importance of minimising our environmental footprint and leaving a positive legacy for future generations. Through innovative approaches and practices, we aim to maximise sustainability in all aspects of our events, from planning and execution to post-event cleanup.

But perhaps most importantly, we value the input and involvement of our community. We believe that major events should reflect the values and interests of the people they serve. That is why we are committed to engaging with residents every step of the way, ensuring that their voices are heard, and their priorities are reflected in our strategy.

I would also like to acknowledge and thank the current Geelong Major Event Committee members, my fellow councillors, city officers and stakeholders who have contributed significantly to the development of this strategy.

Together, we can build a future where major events not only entertain and inspire but also contribute to the prosperity and well-being of our community.

CR ANTHONY AITKEN

Chair, Geelong Major Events Committee

INTRODUCTION

For decades, the Geelong region has recognised the pivotal role that major events play in driving economic growth, enhancing the region's brand, and improving overall liveability.

The establishment of the Geelong Major Events Committee (GME) in 1998 by the City of Greater Geelong underscored a commitment to fostering a vibrant events program with far-reaching impacts.

Over the years, the Geelong region has earned global acclaim for its ability to host international standard events, with the fiscal year 2022-23 alone witnessing the successful execution of 18 major events, yielding an impressive economic benefit of $77.5 million to the region.

These events not only supported approximately 650 full-time equivalent jobs but also drew in a substantial audience of 758,000 spectators and participants. Remarkably, this economic impact was achieved through an investment of just over $1.6 million, illustrating the remarkable return on investment generated by major events in the region.

Furthermore, with the Geelong region's recent surge in tourism visitation, a significant opportunity arises to further leverage major events as catalysts for driving additional visitors to the region. This includes not only increasing the number of visitors but also extending their length of stay, thereby maximising the economic benefits derived from tourism. This strategic approach is crucial in supporting the exceptional growth in room stock around the region facilitated by ongoing hotel developments, ensuring sustained demand and viability for these accommodations.

As a renowned destination for both domestic and international travellers, the Geelong region's major events serve as magnets, attracting visitors from far and wide. Our events inject vitality into the local economy and amplify the region's appeal. By strategically aligning major events with the burgeoning tourism market, the Geelong region can elevate its status as a premier destination, enticing visitors with a diverse and compelling events calendar that showcases the region's unique charm and offerings.

Amidst these successes and opportunities, it became evident the existing Geelong Major Events Strategy 2016-2026 required re-evaluation to remain responsive to the evolving landscape. Hence, the development of a new strategy was deemed timely, aimed at redefining how GME oversees its major events portfolio.

This new strategy seeks to maximise the benefits of major events, not only in terms of economic gains but also in their broader positive impacts on the Geelong region. By leveraging its reputation for hosting world-class events, the Geelong region is poised to continue its growth as a premier destination for major events, enriching the community and economy alike.

FISCAL YEAR 2022-2023. THE BELOW WAS ACHIEVED WITH AN INVESTMENT OF $1.6MILLION BY GME:

18
MAJOR EVENTS

$77.5M
ECONOMIC BENEFIT TO THE REGION

650
FULL-TIME EQUIVALENT JOBS

758,000
SPECTATORS AND PARTICIPANTS





Festival of Sails, Corio Bay 7.

EXECUTIVE SUMMARY

FUTURE STATE

The Geelong Major Events Strategy 2024-29 is dedicated to maximising the region's potential, ensuring that major events align with the community's vision for Geelong to attain international recognition as a Clever and Creative city-region.

STRATEGY VISION

To establish Geelong as Australia's premier regional destination for events, where major events deliver exceptional outcomes for Geelong that elevate the region's reputation on the national stage.

2029 TARGET

ECONOMIC IMPACT

Achieve an **annual increase of 10 per cent in total economic impact** generated by major events in the Geelong region over the next five years to $131 million by 2029.

BRAND MARKETING IMPACT

Position the Geelong region as the preeminent regional destination for hosting events in Victoria, fostering strong partnerships and consistently delivering exceptional experiences that surpass our partners' expectations. **The major events portfolio has 20 per cent Anchor Events.**

COMMUNITY IMPACT

Increase in local resident participation and attendance at major events. **Increase by 30 per cent by 2029.**

SUSTAINABILITY IMPACT

Reduce the major events carbon footprint by 50 per cent by 2029.



Avalon International Airshow

PURPOSE

The Geelong Major Events Strategy aims to strategically plan and coordinate significant events to maximise their positive impact on the region. It seeks to attract events aligned with community values, enhance Geelong's reputation, stimulate economic growth, and promote social cohesion.

By outlining clear objectives and priorities, the strategy ensures that all supported major events contribute effectively to the overall vision and development goals of the Geelong region, fostering sustainable growth and prosperity for the region.

EVENT SELECTION AND ASSESSMENT PROCESS

GME's event selection process begins with aligning events with the Identity Pillars. Events that align are then assessed against strategic priorities and outcome measures. Following this, event screening evaluates risk profiles before final decisions are made. GME works to continue to grow and attract new events to the region.

STRATEGIC OUTCOMES AND OBJECTIVES

In alignment with the City's Community Vision document, Greater Geelong: A Clever and Creative Future the objectives for supporting major events in the region have been refined through extensive consultation with valued stakeholders, partners and the community. The primary objectives for major events in the Geelong region are to achieve:

- **Economic Impact:** Measure the financial benefits of major events, including spending, job creation, and business growth.
- **Brand Marketing Impact:** Enhance Geelong's reputation and attract visitors, residents, and investment through effective promotion and positive media coverage.
- **Community Impact:** Foster community pride, social inclusion, and cultural exchange, contributing to social well-being and quality of life.
- **Sustainability Impact:** Minimise environmental impacts and maximise positive legacies, advancing the City's sustainability goals.

IDENTITY PILLARS

The Identity Pillars shape the selection of major events, reflecting the region's core values and priorities. These pillars guide event assessments, ensuring alignment with the Geelong region's vision for liveability, community, innovation, sustainability, heritage, and nature. By integrating these pillars into the event selection process, the strategy ensures that each chosen event contributes meaningfully to the region's identity and development goals.

- **Enhances liveability:** Major events aim to enhance community vibrancy and liveability, ensuring events align with the region's lifestyle appeal and contribute positively to community pride and cohesion.
- **Clever and Creative:** Major events strive to align with the Geelong regions's vision of becoming internationally recognised as a forward-thinking, enterprising, and creative city-region that values innovation and cares for its people and environment.
- **Sport and leisure recreation:** Major events capitalise on the region's focus on active recreation and sporting infrastructure, leveraging assets like Kardinia Park and natural environments to promote active pursuits and recreational tourism.
- **UNESCO City of Design:** Major events in Geelong celebrate the region's rich history of design innovation and creativity, highlighting its ongoing design excellence, promoting well-being, sustain our community and align with Geelong's identity as a City of Design.
- **Supports our key industries and heritage:** Major events acknowledge the Geelong regions's industrial heritage and support key industries such as food and wine, education, design, manufacturing, sport, social insurance, and defence, contributing to the region's economic and cultural identity.
- **Nature and Sustainability:** Major events leverage the Geelong region's natural beauty and promote sustainability, showcasing the region's environmental assets while aligning with sustainability goals and targets outlined in our *Environment Strategy 2020-30*.

STRATEGIC PRIORITIES

Several strategic priorities have been identified for the region, serving as guidelines for the alignment of the major events portfolio. These priorities include:

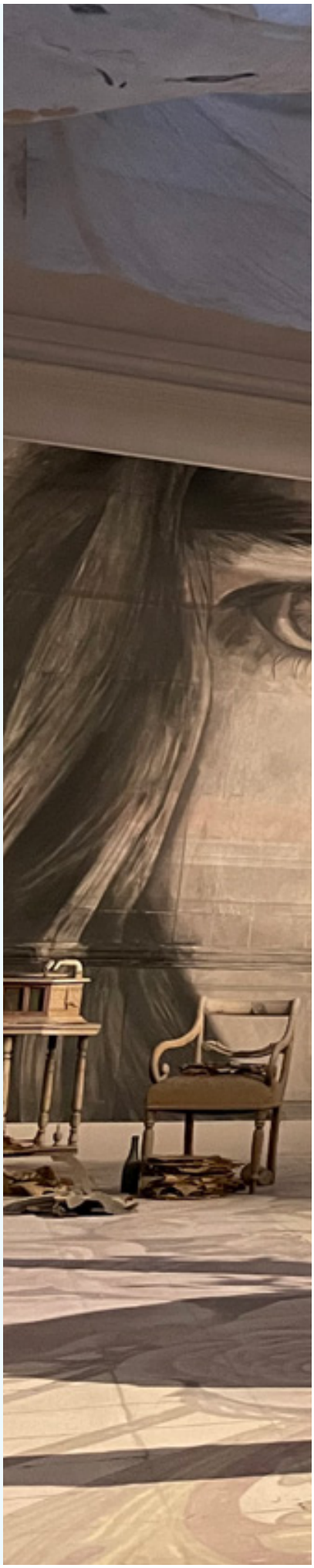
- **Audience Reach and Target Markets:** Major events in Geelong aim to engage diverse demographics and geographic regions through tailored programming and targeted marketing efforts.
- **Ownership:** Geelong fosters a sense of community ownership and pride by involving local residents, businesses, and artists in the planning and execution of major events.
- **Night-time Economy:** Geelong's major events contribute to a vibrant night-time economy by programming evening activities and extending operating hours for local businesses and entertainment venues.
- **Event Calendar Gaps:** Major events in Geelong strategically supplement seasonal and thematic gaps in the event calendar providing a diverse range of experiences throughout the year that showcase the city's unique strengths and appeal to underrepresented demographics.
- **Partnerships:** Geelong leverages strategic partnerships with government agencies, tourism organisations, and industry stakeholders to enhance the quality and impact of major events, along with developing place-based activations ensuring sustainable growth and community support.
- **Dispersal:** Major events in Geelong promote dispersal and place-based activations across different neighbourhoods and precincts, distributing economic benefits and encouraging visitors to explore diverse areas of the city beyond the event site.

Moving forward, our intention is to adopt a place-based approach to supporting our major event calendar. This strategic shift is driven by our desire to enhance the celebration of our local talents, enrich visitor experiences, foster community pride, and stimulate greater engagement among residents and visitors alike.

With opportunities for engagement and discovery we can forge deeper connections and cultivate a sense of belonging within our community benefiting both residents and visitors. Our place-based approach not only fosters cultural enrichment, but also aims to cultivate a sense of pride and ownership among community members. By showcasing the best of what our locality has to offer, we empower residents to take pride in the region's heritage and play an active role in shaping the narrative of our community. Through participation in events and initiatives, individuals can contribute to the collective identity of our locale, strengthening the bonds that tie us together.



VIC Open Golf, Thirteenth Beach Golf Club




RONE Exhibition at Geelong Art Gallery
11.

REGIONAL OVERVIEW

The City of Greater Geelong, located 75km southwest of Melbourne is Victoria's largest regional city, with a current population of 282,809 residents—a figure expected to surpass 400,000 by 2040.

Boasting a thriving economy, the Geelong region is home to several major Australian businesses and over 22,000 small and medium-sized enterprises, contributing to a Gross Regional Product (GRP) of $17.6 billion.

With two-thirds of its population residing in urban areas, residents enjoy easy access to retail, sports, recreational facilities, and various lifestyle opportunities. The region's natural beauty is evident, with a stunning waterfront, pristine coastline, and scenic hinterlands offering abundant outdoor recreational activities.

Annually, over 6.4 million visitors flock to the Geelong region, with strong visitor growth anticipated in the coming years, bolstered by new travel routes and infrastructure developments. Tourism plays a vital role in the region's economic landscape, accounting for $1.8 billion in visitor spend and supporting over 5 per cent of the total labour force directly.

Notably, significant investments in infrastructure projects and cultural precincts are poised to elevate visitation levels, positioning Geelong as a regional hub destination for domestic and international visitors. While domestic visitation remains robust, efforts to revive international visitation are crucial, aligning with the region's growth targets and strategic priorities outlined in Greater Geelong: A Clever and Creative Future. Moreover, deeper data analysis reveals key insights into peak visitation periods and potential strategies to drive increased overnight stays, underscoring the region's potential for further growth in event content, particularly within the thriving arts and cultural sector.



Bonkel Theatre at Geelong After Dark, 2019





Festival of Sails, looking back onto Geelong

STRATEGIC ALIGNMENT

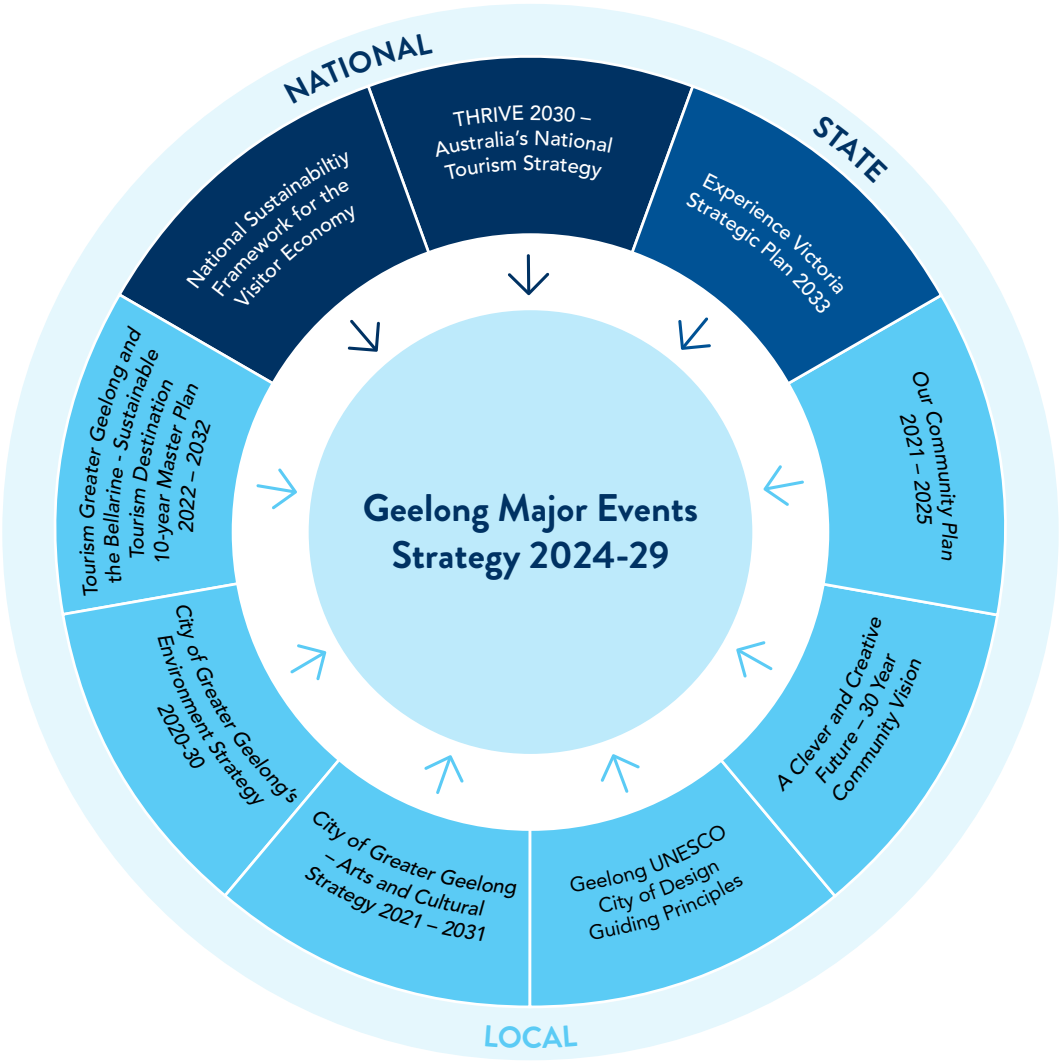
In developing this strategy, we've engaged in extensive consultation with a wide range of stakeholders, including industry experts, representatives from the City, and members of the community who shared their thoughts through our Have Your Say platform.

This collaborative approach has played a crucial role in shaping our strategy, helping us identify the most important areas going forward. The consultation process has provided valuable insights into what our region's major events scene needs and the aspirations we should aim to fulfill.

A total of 328 stakeholders and community residents were engaged via the consultation process involving internal and external workshops, one on one interviews, councillor and GME workshops and community survey.

Additionally, we've conducted in-depth reviews of strategies and policies at national, state and local levels, as well as within our industry and among competitors. This comprehensive analysis has enriched our understanding and guided the development of our strategy.

Furthermore, our strategy has been strategically aligned with several key documents and initiatives from federal, state and local government and industry.



MAJOR EVENT CLASSIFICATION

The Geelong Major Events Committee has established a classification system comprising three pillars: **Anchor Events, Priority Events**, and **Developing Events**, to manage its major events portfolio and allocate resources strategically.

These pillars guide the assessment of event applications and determine the level of funding support provided by GME. By evaluating events against specific criteria and benchmarks, they are categorised into one of these pillars, ensuring optimal resource allocation to maximise their impact on the Geelong region.

This section outlines the criteria used for event evaluation and provides clarity on funding support levels for each event type, promoting transparency in the selection and allocation process.

Classification	Anchor Events	Priority Events	Developing Events
Summary	Iconic events that elevate the Geelong region to the world or national stage, delivering substantial economic impact and aligning closely with agreed strategic priorities. These events should possess strong ties to the Geelong community and are uniquely positioned within the region, making relocation impractical.	Pivotal events that significantly contribute to priority outcomes and play a crucial role in shaping the major events calendar. These events align closely with our strategic aims and may consist of regular fixtures or one-off spectacles.	Events with promising potential to evolve into Anchor or regular Priority Events and align closely with our strategic aims.
Key Criteria	› Events must align with strategic priorities as a prerequisite. › They should anticipate a visitor attendance exceeding 10,000 or generate a minimum economic impact of $8 million. › Events should demonstrate reach to interstate and international audiences, align with at least two Identity Pillars, and have a significant impact on three or more strategic priorities. › Events should incorporate sustainable elements, receive support from Visit Victoria or other government departments, and show potential for retention in Geelong.	› Alignment with strategic priorities is essential. › Events should anticipate a visitor attendance of up to 10,000 or generate a minimum economic impact of $2 million. › Preference is given to events with interstate and/or international audience reach. › Events should align with at least two Identity Pillars and have a substantial impact on three or more strategic priorities.	› Alignment with strategic priorities is a prerequisite. › Events are particularly sought after to fill out the calendar during off-peak seasons. › Events should incorporate sustainable elements and anticipate a visitor attendance of up to 5,000, or generate a minimum economic impact of $1 million. › While intrastate reach is essential, preference is given to events with interstate audience reach, though not deemed essential. › Events should align with at least two Identity Pillars and have a strong impact on three or more strategic priorities. › Sustainability is also a key consideration in event evaluation.
Required Return on Investment (ROI) **	40:1	30:1	20:1
Target mix of events	20%	75%	5%
Target Balance of Investment	40%	50%	10%
Maximum investment per event annually	$200,000	$100,000	$50,000
Maximum Contract term	5 years	3 Years	2 Years

***ROI is calculated based on GME's investment and total economic impact.*

EVENT SELECTION AND INVESTMENT FRAMEWORK

Each potential new event will be assessed against how it can contribute to the **Identity Pillars, Strategic Priorities**, and their ability to impact the **Strategic Outcomes.**





T20 Cricket at GMHBA Stadium

IDENTITY PILLARS

The Identity Pillars guide event selection and shape the region's strategic event portfolio.

They reflect the essence of the Geelong region's identity and aspirations, encapsulating core values, strengths, and priorities. Each pillar represents facets of the region's character and vision, including commitment to liveability, community cohesion, innovation, sustainability, and cultural heritage.

Aligned with Greater Geelong: A Clever and Creative Future these pillars provide a framework for evaluating new events, ensuring alignment with overarching goals and meaningful contributions to identity and development. As integral components of the Geelong Major Events Strategy, they guide decision-making to enrich the region's fabric.

Events **should align with a minimum of two out of the six Identity Pillars** to qualify for funding support from GME.

1

Enhances Liveability: Fostering a vibrant community and improving quality of life are central to our major events strategy. Events are evaluated based on their potential to build community pride, develop local capacity, and contribute to the Geelong region's appeal as a desirable place to live.



2

Clever and Creative: Aligned with our vision for innovation and creativity, Geelong region aims to be recognised as a hub of ingenuity and forward-thinking initiatives. Major events are curated to showcase our inventive spirit while prioritising sustainability and community well-being.



3



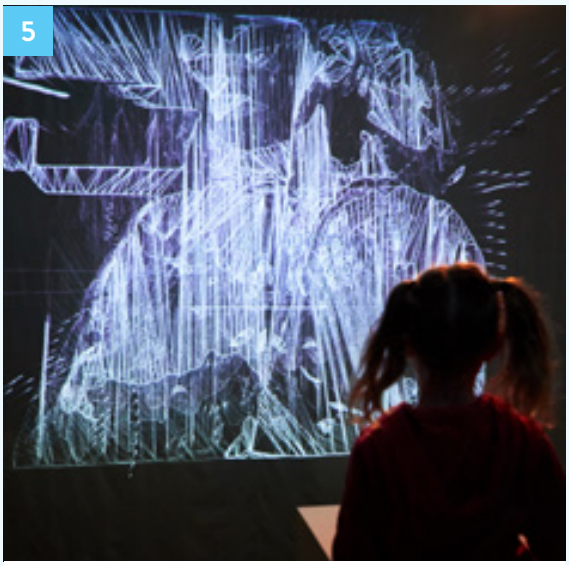
Sports and Recreation: With a strong emphasis on active living, the Geelong region boasts extensive sporting infrastructure and natural landscapes ideal for outdoor pursuits. Major events align with our commitment to promoting health, well-being, and recreational activities for all.

4



UNESCO City of Design: Celebrating our rich design heritage and fostering creativity are integral to the Geelong region's identity. Major events pay homage to our history of innovation, showcasing groundbreaking designs and nurturing a culture of sustainability and inclusivity.

5



Supports Key Industries and Heritage: Rooted in a strong industrial legacy, the Geelong region honours its heritage while driving economic growth across key sectors. Major events celebrate our industrial prowess and support industries such as food and wine, education, design, manufacturing, sports, social insurance, and defence.

6



Nature and Sustainability: The Geelong region's natural beauty and commitment to sustainability are showcased through major events that highlight our stunning landscapes and environmental initiatives. Events are evaluated based on their alignment with our sustainability goals and their contribution to making Geelong a sustainable destination.

STRATEGIC PRIORITIES

The strategic priorities assessment will follow once the Identity Pillars are supported.

A range of strategic priorities for the region have been identified which the major events portfolio should align to.

Events must **align with a minimum of three out of the seven strategic priorities** to qualify for funding support from GME.



Audience Reach and Target Markets: Major events in the Geelong region strive to engage diverse demographics and promote the brand to priority markets including international and interstate visitors.



Ownership: Major events in the Geelong region are intricately intertwined with the region's unique identity and Anchor Events complemented by a diverse array of promoter-led and acquired events for a well-rounded and balanced calendar.



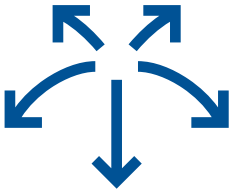
Nighttime Economy: Major events in the Geelong region contribute to a vibrant night-time economy by programming evening activities and extending operating hours for local businesses and entertainment venues.



Event Calendar Gaps: Major events in the Geelong region fill seasonal and thematic gaps in the event calendar, offering a diverse range of experiences year-round that showcase the city's unique strengths and appeal to underrepresented demographics.



Partnerships: Major events in the Geelong region leverage strategic partnerships with government agencies, tourism organisations, and industry stakeholders. These partnerships enhance the quality and impact of major events, ensuring sustainable growth and community support.



Dispersal: Major events in the Geelong region promote dispersal across different neighbourhoods and precincts, distributing economic benefits and encouraging visitors to explore diverse areas of the city beyond the event site.



Alignment with Council and/ or Victorian Government priorities: Major events in the Geelong region are aligned to local, state and federal government strategies, such as *Experience Victoria 2033*, which may incentivise funding support for major events.

MAJOR EVENT OUTCOMES AND MEASURES

This section outlines the specific goals and metrics aligned with the four objectives of the GME Strategy.

It defines clear targets for events to aim for and support the City in achieving, serving as a way to measure their success and impact.

Outcome	Objectives	Areas	Measures
Economic Impact	› Maximise direct economic return to the region as a result of hosting events.	› Tourism › Business	› Visitor nights, direct visitor spend, occupancy levels. › Occupancy levels, value of contracts awarded to Greater Geelong companies, organisational spend in the region, jobs supported.
Brand Marketing Impact	› Media benefits through brand exposure and audiences delivered in key markets to drive future visitation. › Showcase the region to drive changes to a host destination perception, increase likeliness to revisit and positive advocacy to family and friends.	› International › Interstate › Local	› Broadcast and media coverage, press and online reporting, reader, and viewer numbers. › Sentiment analysis.
Community Impact	› Measuring the engagement, appeal, social licence for events, civic pride and increase in liveability from local residents and businesses. › Aim for diversity of timing, location, and event type in the selection process.	› Volunteering › Social licence for events › Pride and liveability	› Local volunteering opportunities, $ value of volunteering. › Community acceptance of major events › Percentage of residents who have pride in their region and believe it is a good place to live.
Sustainability Impact	› Using our *Environment Strategy 2020-30* as a guide to achieve sustainability compliance. › Investment will help to drive long term financial sustainability of events.	› Environmental › Financial	› Measuring impact on the sustainability framework pillars identified through our *Environment Strategy 2030* and the National Sustainability Framework for the Visitor Economy › Evaluation of the financial stability and sustainability of events, and growth strategies.

EVENT SCREENING PROCESS



T20 World Cup international representation

The final step in the event selection framework, evaluates the event's viability and the risk it poses to Council and Geelong Major Events Committee regarding financial or other support.

Implementing this formalised system enables the identification and systematisation of risk management processes related to any major event investment. The primary goal is to minimise, mitigate, or preferably eliminate event risks. Identifying the unique key risks associated with each specific event is crucial.

Event risk assessment extends beyond operational risks, encompassing a broader range of risks faced by GME and will cover:

Event owner risk	Reputation, background checks, solvency/litigation checks, contracting entity verifiability.
Reputational risk	Potential political sensitivities.
Financial risk	Financial viability and support, who bears the risk if the event not successful?
Operational risk	Risks to participant and spectators & appropriate risk management plans.
Key draw card risk	Risk to high profile player or performer not attending marketed events.
Marketing risk	Can the event form part of the wider tourism and marketing effort?
Timing risk	Is there enough time to promote the event to deliver key event outcomes?
Stakeholder risk	Is there enough time to co-ordinate key stakeholders to ensure event success?

MEASURES OF SUCCESS



Ajak Kwai at Surround Sounds 2022

In alignment with Greater Geelong: A Clever and Creative Future the successful implementation of our Geelong Major Events Strategy aims to support the region in achieving several key measures of success.

These targets include increasing community engagement in arts and cultural activities, boosting visitor numbers and expenditure, and fostering growth in both international and domestic overnight visitation.

By striving to meet these targets, our strategy seeks to enhance the region's cultural vibrancy, economic prosperity, and global recognition as a premier events destination while supporting the Clever and Creative Vision measures of success.

Directly, this strategy seeks to achieve the following targets by 2029:

ECONOMIC IMPACT

Achieve an annual increase of 10 per cent in total economic impact generated by major events in the Geelong region over the next five years to achieve an economic impact target of $131 million by 2029.

BRAND MARKETING IMPACT

Increase brand awareness and recognition of the Geelong region as a major events destination by 15 per cent among the target audience within the next five years.

COMMUNITY IMPACT

Enhance community engagement in major events by achieving a 30 per cent increase in local resident participation and attendance over the next five years.

SUSTAINABILITY IMPACT

Reduce the carbon footprint of major events in the Geelong region by 50 per cent within the next five years through the implementation of sustainable practices and initiatives.

KEY ACTION AREAS



Geelong Revival at Geelong Waterfront

Given the strong local support for major events in the Geelong region, as evidenced by the community survey results and extensive engagement with industry and stakeholders, GME is committed to continue investing in major events.

This commitment comes with the crucial responsibility of ensuring that future event investments deliver the greatest positive impact. Our strategy is pivotal in positioning GME to achieve its vision to *"establish Geelong as Australia's premier regional destination for events, where major events deliver exceptional outcomes for Geelong that elevate the region's reputation on the national stage."*

To achieve this, the following key action areas have been identified:

1. **Governance:** A fundamental shift in governance is crucial for GME to transition from a reactive to a strategic approach in event management, necessitating a thorough analysis of existing models and potential options to ensure future success.
2. **Funding and Budget:** GME faces budget constraints that require a fundamental shift in approach to attract diverse event types to the region, necessitating exploration of various funding opportunities such as a major events levy and government grants.
3. **Stakeholders and Advocacy:** Closer stakeholder relationships are essential for effective advocacy and funding support, requiring the development of stakeholder mapping and an advocacy plan to ensure regional needs are well communicated.
4. **Objectives and Measurement:** GME must establish updated objectives and measurements aligned with its vision of becoming the premier regional events destination, necessitating a dedicated plan addressing best practices observed in leading event destinations.
5. **Processes and Documents:** Operationalising updated processes and documentation is imperative to support the strategy's objectives, including the integration of a new Sustainability Framework and establishment of event benchmarks for decision-making.
6. **Event Selection:** Implementing a transparent event selection process aligned with strategic objectives, requiring operationalisation of a 4-step event selection process outlined by GME.
7. **Event Evaluation:** New events must align with the identity pillars and strategic priorities, contributing to the region's strategic outcomes.
8. **Communications:** A comprehensive communications plan is vital to ensure industry and stakeholder buy-in, involving website updates, City promotions, and regular updates on event portfolio performance.
9. **Infrastructure:** Infrastructure development is crucial to support an extensive events calendar, requiring solutions for venue availability challenges and investment in transport and accommodation infrastructure to accommodate the region's growth.

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CITY OF GREATER GEELONG

THE CITY OF
GREATER GEELONG

GEELONG MAJOR EVENTS DELEGATED COMMITTEE

TERMS OF REFERENCE

VERSION: 01

Approval Date	***DRAFT***
Approved by	Council
Review Date	Click here to enter a date.
Responsible Officer	Executive Director, Placemaking
Authorising Officer	Chief Executive Officer

CITY OF GREATER GEELONG

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1. BACKGROUND

1.1 By this Terms of Reference document, the Greater Geelong City Council (Council) establishes the Geelong Major Events (GME) Delegated Committee (Committee) pursuant to section 63 of the Local Government Act 2020 (LGA).

1.2 The Committee has the powers, duties and functions of Council as set out in these Terms of Reference and its Instrument of Delegation. These Terms of Reference set out the structure and basis on which the Committee can make decisions for and on behalf of Council.

1.3 These Terms of Reference are authorised by a resolution of Council passed on 1 September 2020

2. DEFINITIONS

2.1 Event:

An occasion where people gather with a common purpose that aims to enhance community life through participation of residents, measurable economic benefits, and potential to market Geelong outside the municipality. Within the context of the operation of the Geelong Major Events Committee an event shall include Anchor Events, Priority major events and Developing major events. Events outside the scope of GME are community events. As provided by Appendix 1.

2.2 The Act:

Local Government Act 2020.

3. PURPOSE

The Committee is established for the purpose of:

3.1 Coordinating matters related to the attraction, support and funding of events, on behalf of the Greater Geelong City Council.

4. OBJECTIVES

The objectives of the Committee are:

4.1 GME will strive to stimulate and encourage events that offer the best opportunity to provide measurable economic benefits, potential to market Geelong outside the municipality and enhance local community life through participation of residents.

4.2 GME will support the development and sustainability of events while focusing its activities on a clearly defined strategic program.

4.3 GME will establish and maintain strong links with the private sector, government and our communities to achieve high levels of stakeholder investment and engagement required to realise the potential of the events sector in Geelong.

4.4 Specific actions to the achievement of the objectives include:

4.4.1 A Geelong Major Events Strategy and Annual Business Plan in accordance with the terms of reference;

4.4.2 Maintenance of a funding submissions and evaluation process;

4.4.3 The development and attraction of new events;

4.4.4 The continuous improvement of current events;

4.4.5 Facilitation of state and federal government and private sector funding wherever possible;

4.4.6 Recommendations to Council regarding event infrastructure needs; and

4.4.7 Allocation of funds from the budget or make recommendations to the Chief Executive Officer or Council for funding of proposals that have satisfied the criteria and are in accord with the strategy.

4.5 In accordance with Council's Policy for the Community Investment Support Fund (CISF) and the GME Guidelines, GME shall not fund the following activities:

4.5.1 Capital or infrastructure works;

4.5.2 Events of a charitable nature – GME does not provide donations;

4.5.3 Religious, political or racial events;

4.5.4 Events that are not open to the general public; or

4.5.5 Events not held in the Municipality.

5. ROLES AND RESPONSIBILITY

The role of the Committee is:

5.1 To exercise Council's powers and carry out Council's duties and functions, in accordance with these Terms of Reference and as permitted by the Instrument of Delegation, for matters related to events.

6. DELEGATION OF POWERS, DUTIES AND FUNCTIONS

6.1 In order to fulfil and carry out its purposes and objectives Council has delegated to the Committee, pursuant to section 63 of the LGA, the powers, duties and functions set out in the Instrument of Delegation made by Council on 1 September 2020 and attached to these Terms of Reference.

6.2 The powers, duties and functions of Council conferred on the Committee by these Terms of Reference and Instrument of Delegation must be exercised in accordance with any guidelines or policies that council may from time to time adopt.

7. MEMBERSHIP

7.1 The Committee will consist of:

7.1.1 Up to six (6) external representatives of the business/media/arts or events community;

7.1.2 Up to four Councillors of Council (which includes the Chair);

7.1.3 The Executive Director of Tourism Greater Geelong and the Bellarine; and

7.1.4 The Chief Executive Officer (or a CEO Proxy).

as appointed by Council from time to time.

7.2 Council Officers who attend the meetings of the Committee are to provide advice and support to the Committee and are not considered Committee members and do not have voting rights.

7.3 Each member of the Committee has and may exercise one equal vote on any question before the Committee for determination.

7.4 Each external representative shall be appointed for a term of up to four years, following the public advertising of calling for expressions of interest every two years.

8. MEETINGS

8.1 Unless Council resolves otherwise, Committee meetings must be conducted in accordance with:

8.1.1 Council's Governance Rules;

8.1.2 Part 3, Division 2 of the LGA; and

8.1.3 The Committee's discretion, as exercised from time to time.

8.2 The Committee will meet monthly, as agreed by the Committee from time to time.

8.3 A quorum of the Committee will be half of the members plus one.

8.4 Voting will be by a majority of votes by a show of hands. Only members in attendance are entitled to vote. The Chairperson shall have the casting vote in the event of an equality of votes.

8.5 Sub committees may be appointed by the Committee and meet between general meetings and as authorised by the full Committee. Sub committees do not have any delegated powers.

8.6 All members of the Committee shall be notified in writing not less than 48 hours before the meeting of the time, place and purpose of each meeting provided that where urgent circumstances exist, the Executive Officer may at the instruction of the Chair convene a meeting within a lesser timeframe following contact with members and circulation of any issues to be considered at the meeting.

9. FINANCIAL RECORDS

9.1 The Committee's financial records will form part of the accounts of Council and therefore be subject to audit to the Municipal Auditor.

10. REPORTING

10.1 The Committee is responsible for taking proper minutes of all meetings and preparing reports for the Committee's consideration in accordance with:

10.1.1 Council's Governance Rules;

10.1.2 Part 3, Division 2 of the LGA; and

10.1.3 The Committee's discretion, as exercised from time to time.

10.2 Minutes of Committee meetings will be published on Council's website and must be forwarded to Council's Governance Services as soon as practicable after adoption by the Committee.

10.3 The Committee must prepare and present to Council a report of its activities and financial position upon being required to do so by Council and, in any event, at least once per year.

11. FACILITIES AND RESOURCES

11.1 An Executive Officer shall provide secretariat support to the Committee.

11.2 An Executive Officer as deemed appropriate by the Chief Executive Officer shall be appointed to support GME in the achievement of its objectives.

11.3 Adequate resources shall be provided to ensure the effective operation of the GME Committee.

12. CREATION AND DISSOLUTION

12.1 By these Terms of Reference, the:

12.1.1 Committee is established; and

12.1.2 Powers, duties and functions of the Committee, as set out in the Instrument of Delegation, are delegated.

12.2 These Terms of Reference and the Instrument of Delegation:

12.2.1 Come into force immediately upon the resolution of Council; and

12.2.2 Remain in force until Council determines to vary or revoke both or either of them.

12.3 The Committee must be dissolved by a resolution of Council.

Appendix 1: GME Event Matrix & GME Funding Criteria

The GME Event Matrix is a framework for identifying and classifying events that fall within the scope of GME.

Table 1

MATRIX OF GEELONG MAJOR EVENTS			
GME CATEGORIES:	ANCHOR EVENT	PRIORITY EVENT	DEVELOPING EVENT
ELIGIBLE FOR FUNDING TYPE:	SPONSORSHIP	SPONSORSHIP	SPONSORSHIP
FUNDING TERMS:	Up to 5 years	Up to 3 years	Up to 2 years

What GME will not fund:

GME will not provide funding to Community Events (refer below for definition).

GME will not provide funding to organisations which do not have an Australian Business Number (ABN). GME can only provide funding to legal entities, such as Incorporated Associations and Companies.

GME will not fund:

- Capital or infrastructure works
- Events (primarily) of a charitable nature – GME does not provide donations
- Religious, political or racial events
- Events that are not open to the general public
- Events not held in the municipality

Events outside the scope of GME, including community events, may be eligible for financial support through Council's Community Investment & Support Fund.

Table 2

COMMUNITY EVENTS
• May be an event that celebrates an aspect of community life in Geelong. • May be an event that features a singular cultural or sporting activity. • May be an event that showcases a strategic local industry sector. • May be a new event which aspires to develop into a Major Event. • May be a Special one-off Event – which requires a moderate hosting fee or seed funding for up to 3 years. • May not attract participants or spectators from outside the Region. • Limited likelihood of media exposure outside Geelong. • Generally seeking sponsorship under $20,000 per event

The Geelong Major Events Committee has established a classification system comprising three pillars: Anchor Events, Priority Events, and Developing Events, to manage its major events portfolio and strategically allocate resources.

Table 3

Classification	Anchor Events	Priority Events	Developing Events
Summary	Iconic events that elevate the Geelong region to the world or national stage, delivering substantial economic impact and aligning closely with agreed strategic priorities. These events should possess strong ties to the Geelong community and are uniquely positioned within the region, making relocation impractical.	Pivotal events that significantly contribute to priority outcomes and play a crucial role in shaping the major events calendar. These events align closely with our strategic aims and may consist of regular fixtures or one-off spectacles.	Those events with promising potential to evolve into Anchor or regular Priority Events and align closely with our strategic aims.
Key Criteria	› Events must align with strategic priorities as a prerequisite. › They should anticipate a visitor attendance exceeding 10,000 and generate a minimum economic impact of $8 million. › Events should demonstrate reach to interstate and international audiences, align with at least two Identity Pillars, and have a significant impact on three or more strategic priorities. › Events should incorporate sustainable elements, receive support from Visit Victoria or other government departments, and show potential for retention in Geelong.	› Alignment with strategic priorities is essential. › Events should anticipate a visitor attendance of up to 10,000 and generate a minimum economic impact of $2 million. › Preference is given to events with interstate and/or international audience reach. › Events should align with at least two Identity Pillars and have a substantial impact on three or more strategic priorities	› Alignment with strategic priorities is a prerequisite. › Events are particularly sought after to fill out the calendar during off-peak seasons. › Events should incorporate sustainable elements and anticipate a visitor attendance of up to 5,000, generating a minimum economic impact of $1 million. › While intrastate reach is essential, preference is given to events with interstate audience reach, though not deemed essential. › Events should align with at least two Identity Pillars and have a strong impact on three or more strategic priorities. › Sustainability is also a key consideration in event evaluation
Required Return on Investment (ROI) **	40:1	30:1	20:1
Target mix of events	20%	75%	5%
Target Balance of Investment	40%	50%	10%
Maximum investment per event annually	$200,000	$100,000	$50,000
Maximum Contract term	5 years	3 Years	2 Years

***ROI is calculated based on GME's investment and total economic impact.*

2.6. Geelong on the Rise: A Clever and Creative International City 2024-2034

Source: **Placemaking**
Executive Director: **Tennille Bradley**

Purpose

1. To present Council with the 2024-2034 Economic Development Plan - 'Geelong on the Rise: A Clever & Creative International City' for adoption.

Background

2. The City of Greater Geelong commissioned the development of a new Economic Development Plan which commenced in May 2021.

3. A draft Economic Development Plan was presented to Council in December 2022 where the decision was made to defer endorsement of the draft plan for community consultation until the new CEO was appointed.

4. The draft 2024-2034 Economic Development Plan - 'Geelong on the Rise: A Clever & Creative International City' was considered by Council and endorsed to be released for community consultation at the 23 April 2024 Council Meeting.

5. A Have Your Say (HYS) page was opened for the period 24 April 2024 – 22 May 2024 to capture community input.

Key Matters

6. Geelong on the Rise is a plan that seeks to attract 120,000 people to the region, add a further 55,000 new jobs and increase gross regional product (GRP) by $9.7 billion by 2041.

7. The HYS page received over 800 views from the community, resulting in 21 formal submissions across 12 different suburbs in Geelong. Additionally, four responses were directly emailed or submitted in hardcopy to the Manager of Economic and Cultural Development.

8. In addition to community feedback via HYS, the Plan has been guided by over 100 local businesses, industry representative groups and key stakeholders.

9. 76% of respondents felt the Plan meets the needs of our city.

10. Respondents were particularly drawn to the Plan's future-focused commitment, emphasis on people and industry, promotion of a clean economy, international appeal, and its creative aspects.

11. Respondents prioritised opportunities in the Plan as follows: clean economy, visitor economy and events, creative industries and digital technology, transport logistics & fulfilment, advanced manufacturing, professional business services, and defence.

12. Respondents suggested additional considerations including decarbonising transport, attracting more events, ensuring effective resource utilisation with tangible benefits, and enhancing liveability.

13. All feedback has been reviewed by Officers and reflected in the final Plan.

14. Input from these stakeholders has guided the desired future state and helped identify the region's competitive advantages, opportunities, barriers, and challenges.

RESOLUTION - Item 2.6

Cr Aitken moved, Cr Mason seconded -

That Council:

1. **Notes the community engagement contained in Attachment 2; and**

2. **Adopts the economic development plan - Geelong on the Rise: A Clever & Creative International City 2024-2034 (Attachment 1).**

Carried

Financial Sustainability

15. The Plan sets a target to grow the region's diverse economy, increasing GRP by $9.7 billion over the next 20 years.

16. The Plan is supported by a detailed action plan for council and partner delivery over the next 10 years, which will guide the actions of the Business and Industry Engagement department's activities.

17. There will be need for continued financial and resourcing support from Council to ensure activities are appropriately supported.

18. The resourcing required for the delivery of the Plan is available within existing budget.

19. Projects not supported through existing funds will seek additional financial support through partnerships or external grants.

Community Engagement

20. The draft Economic Development Plan was open for community consultation via the Councils Have Your Say platform following endorsement of Council at the April Council Meeting.

21. This plan has been guided by over 100 local businesses, industry representative groups and stakeholders plus a further 25 community members via Have Your Say and formal submissions.

22. Developing, leveraging and harnessing the support of key industry, government and industry bodies is critical to the success of the Economic Development Plan.

23. The Plan acknowledges Geelong has a very collaborative and supportive business environment, and we have several important industry clusters.

24. Collaboration and Support has been identified as one of the four key strategic focuses of the strategy.

25. The plan has been developed in partnership with over 100 key stakeholders and considers areas of opportunity to collaborate and partner.

Social Equity and Sustainability

26. This Plan seeks to provide more equitable and inclusive economic development to ensure the entire community benefits from future growth.

27. We want our economy to be inclusive for First Nations people, our CALD community, people living with a disability and social enterprises.

28. The Plan outlines specific actions and initiatives, developed in partnership with those key organisations, that aim to support residents from areas of high socio-economic disadvantage to access greater opportunities made available through a healthy and inclusive economy.

Relevant Law/Policy/Legal Implications

29. There are no legal or policy implications relating to the approval of this report.

Alignment to Community Plan and Vision

30. This report aligns with Our Community Plan 2021-2025 strategic priority: Strong local economy.

31. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:

    31.1. A destination that attracts local and international visitors.

    31.2. A leader in developing and adopting technology.

    31.3. A prosperous economy that supports jobs and education opportunities.

    31.4. Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

32. No officer involved in the preparation of this report declared a general or material conflict of interest.

Risk Assessment

33. There are no direct risks or implications relating to the approval of this report.

34. There is a risk to the City of Greater Geelong, without a formal Economic Development Strategy in place, for the past successes and upward trajectory of Geelong in the economic landscape to falter or deviate.

Environmental Sustainability

35. There are no environmental or sustainability implications relating to the approval of this report.

36. Sustainability, climate change and circular economy principles have been considered throughout the Plan and are interwoven into key strategies and core opportunities for the region.

37. The Plan considers relevance to the United Nation’s Sustainable Development Goals with a specific focus on SDG11: Sustainable Cities and Communities emphasised through the City’s designation as a UNESCO City of Design.

Attachments

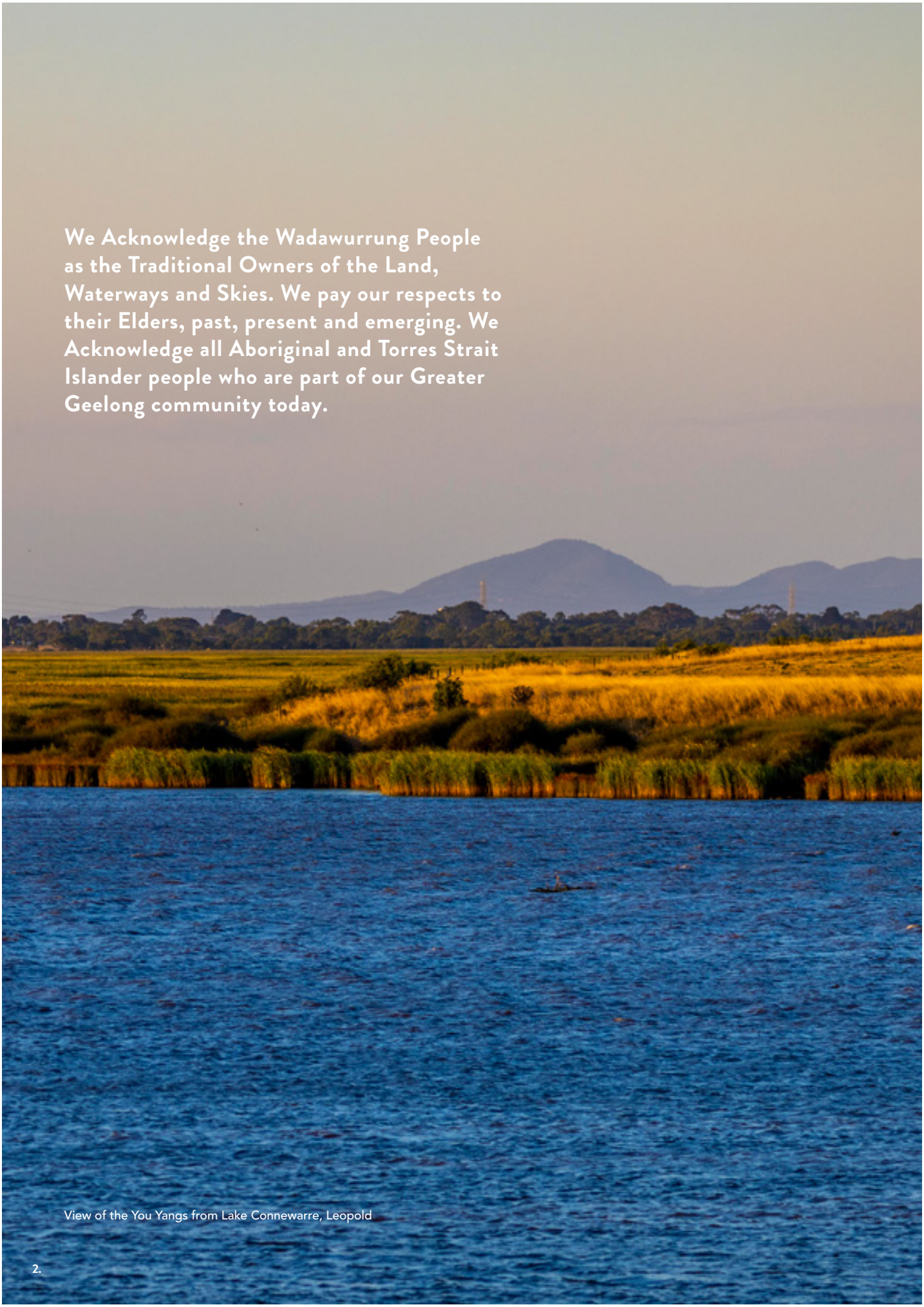
1. Geelong on the Rise a Clever and Creative International City [**2.6.1** - 36 pages]
2. LUCID ECONOMICS - GEELONG EDS - Background Report [**2.6.2** - 52 pages]

GEELONG ON THE RISE: A CLEVER AND CREATIVE INTERNATIONAL CITY

GREATER GEELONG ECONOMIC DEVELOPMENT PLAN 2024–2034

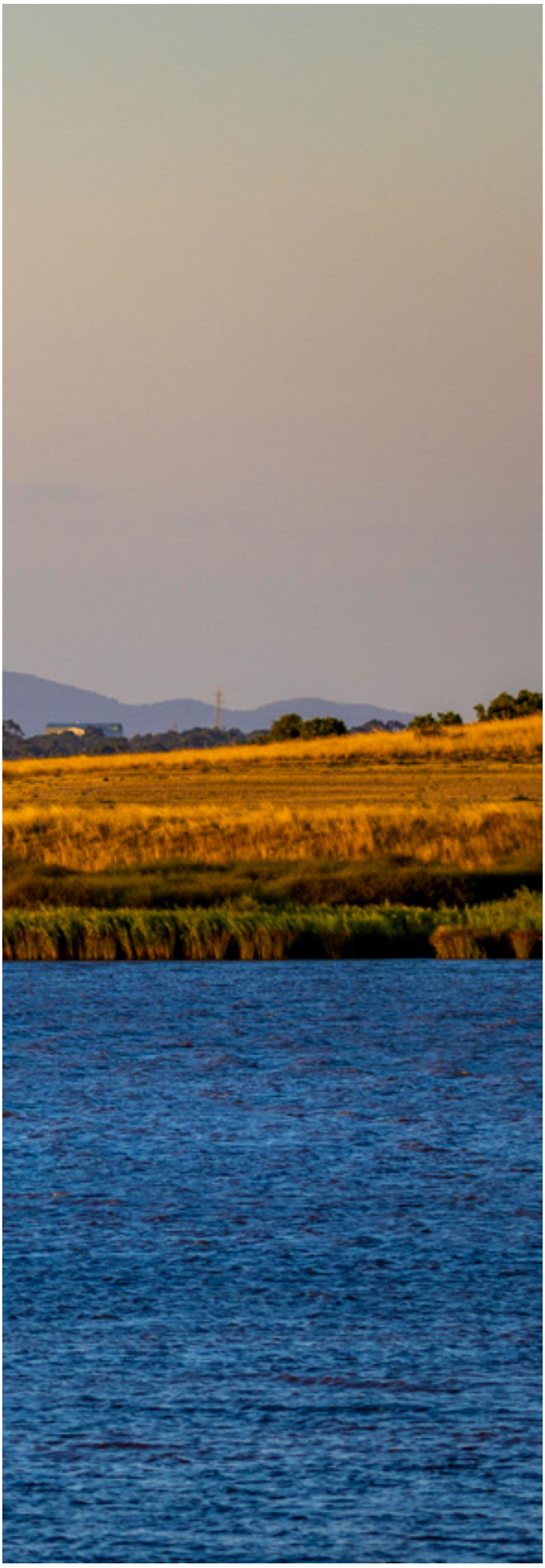


CITY OF GREATER GEELONG



We Acknowledge the Wadawurrung People as the Traditional Owners of the Land, Waterways and Skies. We pay our respects to their Elders, past, present and emerging. We Acknowledge all Aboriginal and Torres Strait Islander people who are part of our Greater Geelong community today.

View of the You Yangs from Lake Connewarre, Leopold



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WorkSafe Victoria Head Office, Geelong

INTRODUCTION

Geelong on the Rise is a contemporary and very local story, one focused on innovation and creativity. Geelong has always been a clever and creative place. It has always been a place of business and industry.

For thousands of years, Wadawurrung People lived on this land and knew it as a land of plentiful resources and valuable trading materials.

The story of modern Geelong was born of the wool trade, as European settlers came to the area to access its plentiful resources and attractive grazing lands for sheep. These events represent the first significant economic evolution of Geelong, as it was established as the export terminal for wool. Geelong's second great economic evolution arrived in 1868 as Victoria's first woollen mill was built in Geelong, ushering in a period of industrialisation. Geelong's commitment to celebrating the arts came in the late 1800's with the establishment of Geelong Gallery in 1896. The Gallery is now one of Australia's leading and oldest regional art galleries.

Geelong's industry prowess accelerated in the 1920s to include multiple woollen mills, fertiliser plants, a cement factory and the first automotive assembly plant in Australia (Ford's Geelong Factory). Before World War II, the first (and largest) International Harvester Factory in Australia and the Shell Refinery were established, bringing more innovation, investment and jobs to Geelong. Geelong boomed in the post war period, with the population surging and more industry and jobs as Alcoa established its Geelong Smelter.

The 1970s and 1980s saw further economic evolution as the woollen mills closed when Government policy and macro-economic factors shifted. The International Harvester Factory also closed. This period saw Deakin University establish in Geelong as well as the Geelong Arts Centre open, representing a new wave of education, innovation and creativity.

The 21st century became another disruptive period. Geelong's City Centre began to evolve and change through various investments. The office headquarters of the Transport Accident Commission, National Disability Insurance Agency and WorkSafe relocated to Geelong, demonstrating the City's ability to support a large, corporate business. This period also witnessed the closure of Ford's Geelong Factory and the Alcoa Smelter. In the wake of these closures, new advanced manufacturing operations were established focused on carbon fibre, leveraging the innovation and specialist expertise of Deakin University. Most recently, COVID-19 disrupted the City and and Barwon Health established the first regional public health unit in Victoria.

Geelong has emerged from COVID in a strong growth position, with the population again surging and more industry announcements. Hanwha is establishing a large defence manufacturing operation located at the Avalon Industrial Precinct and The Spirit of Tasmania relocated to the GeelongPort. Geelong's refinery, now owned by Viva Energy, announced plans to upgrade the facility with a $300m Ultra-Low Sulphur Gas (ULSG) plant, that will see it producing the cleanest petrol it has ever made.

This story is one of innovation and creativity, about adaption and evolution. It's Geelong's story and a story of a city on the rise. Geelong has a significant population of more than 280,000 (set to reach 400,000 by 2041) and is Victoria's second capital city, it has a major international airport, a refinery, and major port, it has a large CBD and waterfront precinct that can support significant growth. Geelong has strong education and training organisations and an attractive and growing lifestyle offer. The City has all the ingredients required to be a significant economic player nationally and internationally. *Geelong on the Rise* is about a sustained elevation and evolution of the Geelong economy over the next 20 years.

MAYOR'S MESSAGE

It is a great pleasure to unveil our strategic 10-year Economic Development Plan for Greater Geelong.

This plan represents a significant step towards realising our long-term vision of becoming a prosperous, sustainable, innovative, and creative city-region.

Geelong is growing at a rapid rate and is now home to more than 280,000 people. This growth has been fuelled by an attractive lifestyle, diversifying economy, and a diverse and welcoming community.

This has transformed our economic landscape, creating new job opportunities across a range of sectors.

As Australia's only UNESCO Creative City of Design, we have a strong culture of innovation.

We are pioneering innovation and fostering technological advancements across cutting-edge industries, particularly in advanced manufacturing.

We now have a significant opportunity to align our Clever and Creative vision with a sharpened focus on growth industries that will help drive our future economy.

Alongside advanced manufacturing there is defence, transport and logistics and the visitor economy, as well as creative industries, digital technology, the clean economy, major public and private healthcare services, professional business services, and established industries that are crucial to keeping Australia moving. and professional business services.

Our strategic location, natural environment, air and sea ports, transport hubs, defence capabilities, refinery, innovative businesses and research facilities all provide us with competitive advantages.

With these assets – and a skilled workforce – Geelong is poised for growth and success on a global scale.

Our 10-year plan, *Geelong on the Rise*, is the culmination of extensive collaboration with regional businesses, industry leaders, government agencies, and community organisations.

It embodies our collective vision for Greater Geelong and will forge the path for future work.

Together with our valued stakeholders and partners, we are committed to bringing this vision to life, ensuring a prosperous and vibrant future for Greater Geelong.



CR TRENT SULLIVAN
Mayor

CEO'S MESSAGE

Over the past decade, Greater Geelong has undergone remarkable growth. Geelong is outpacing every other region in Australia, boasting the fastest population growth in Victoria and second fastest in Australia, the largest regional economy in the state, and the fastest jobs growth of all Australian regional cities.

Cementing Geelong's current population and economic growth is a strong $13.2 billion investment pipeline.

Leveraging our current economic growth, major infrastructure assets and UNESCO City of Design designation, Geelong will increasingly feature on the global stage alongside prominent international cities committed to developing thriving and sustainable cities and communities.

Our 10-year plan, *Geelong on the Rise*, will stand as a blueprint for future work, guiding our actions to create an environment conducive to economic growth and investment, and focus on our key strengths, strategic priorities and milestones.

It will drive a more sustainable and diversified economy that is resilient and adaptive, even to sudden changes, and will shape an innovative and future focused economy that defines new trends and opportunities.

This plan will guide our work towards positioning Geelong as a global business centre that attracts international investment.

It will help us focus on fostering collaboration that proactively supports local business growth, the development of industry clusters, strategies for talent attraction and future workforce skills and strategic projects that underpin future business and industry growth.

Our community vision to be internationally recognised as a clever and creative city-region that is forward focused, enterprising, and adaptive and cares for its people and environment is central to our future growth.

The City is proud to be playing a key role in bringing the community vision to life, however it's essential that we facilitate collaborative and supportive environment that works across business, industry, government and the community.

Together, we have incredible opportunities in front of us and all the ingredients to realise a highly innovative, sustainable, and successful future for Greater Geelong.



ALI WASTIE
Chief Executive Officer

STRATEGIC CONTEXT

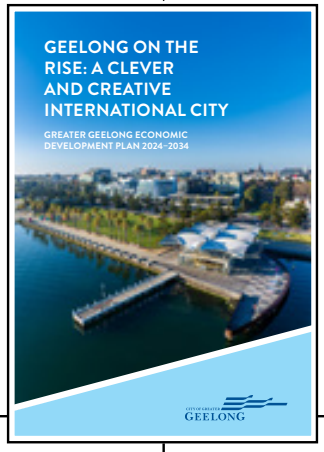
We recognise this plan is part of a broader, comprehensive Community Plan to support a proud, safe and healthy community. This plan also recognises important work that has been done previously to support specific industries and we have aligned the plan to this broader strategic context.

Our Community Plan 2021-25 is Council's plan to deliver on the desired future of the community.

Strategic Direction 3: Strong Local Economy provides direction for the Economic Development Plan.



The Economic Development Plan provides specific actions and initiatives to deliver on *Our Community Plan 2021-25* and also establishes the direction for the next significant evolution in the local economy, to become an international clever and creative city.



The Economic Development Plan supports other existing strategies and plans that can assist in delivering an international clever and creative city.

Other key complementary documents include the *Smart Cities Strategy Advocacy Framework* and *International Engagement Strategy.*







ROLE OF COUNCIL IN ECONOMIC DEVELOPMENT

Local government plays a key role in the promotion of the local economy and employment growth. Economic development creates employment, provides essential goods and services and establishes communities as attractive places to live, work, learn, visit and invest.

According to the Victorian Auditor-General's Office, local governments play a key role in facilitating economic development by attracting businesses and residents to municipalities. Local governments are well placed to drive economic outcomes, as they are the closest level of government to business and the community.

The role of local government in economic development can be expressed across a number of spheres where local government has a direct responsibility or area of influence:

- **Influencing** Geelong's economic growth
- **Advocating** for new infrastructure and services needed by existing and future industries
- **Partnering** with others to leverage our competitive strengths
- **Facilitating** small business support, workforce development, investment attraction and events
- **Marketing and positioning** Geelong's competitive strengths
- **Leading** tourism, creative and innovative industries.

Overall, through these spheres of influence, local government is seeking to create an environment that is conducive to future economic growth and vibrancy.



OUR PAST, PRESENT AND FUTURE

OUR PAST

For tens of thousands of years, the Aboriginal people of the Wadawurrung were the first residents living in the region. They lived in close connection to the land, water and seasons, caring for country.

The Wadawurrung People were Geelong's first residents. They originally called the Central Geelong area 'Djilang' and the surrounding land and waters 'Corayo'.

	Geelong's population in 1838 is 450
1838	The first wool store and general store are built.
1840	First shipment of wool is exported to London.
	First edition of the Geelong Advertiser is published.
1840s-50s	Industries included flour mills, lime kilns, soapworks, tanneries and a ropeworks.
1852	Geelong Hospital opens.
	First shipping channel established in Corio Bay.
	Geelong's population in 1854 is 20,000
1857	Geelong to Melbourne railway line opens.
1868	Victoria's first woollen mill is built in Geelong ushering in a period of industrialisation.
1887	Gordon Technical College opens.
1896	Geelong Art Gallery is established.
	Geelong's population in 1907 is 28,000
1920s	Industry accelerates including the development of multiple woollen mills, fertilizer plants and cement factory.
1925	Ford Motor Company opens the first automotive assembly plant in Australia in Geelong.
1926	What is now Target Australia opens its first store in Geelong.
1940	International Harvester begins manufacturing agricultural equipment.
1952	Avalon Airport founded.
	Geelong's population in 1954 is 73,000
1954	Shell Refinery opens at Corio.
	Mid-1950s Geelong is an industrial powerhouse with manufacturing employment peaking at 46 per cent.
1963	Alcoa aluminium smelter opens at Point Henry.
1970s-80s	Wool manufacturing begins to decline, woollen mills and International Harvester close. A new wave of education, innovation and creativity gets underway.
1974	Deakin University formally establishes (opens to on-campus students in Waurn Ponds in 1977).
	Geelong's population in 1981 is 141,300
1981	Geelong Performing Arts Centre (now Geelong Arts Centre) opens.
1991	The first Cotton On store opens in Geelong.
1995	First passenger flights out of Avalon Airport.
1996	Deakin University's Waterfront campus opens.
2001	Redevelopment of Geelong's Waterfront is completed.
	Geelong's population in 2006 is 197,500
2007	Carbon Revolution is founded commercialising carbon fibre wheel technology.
2009	TAC headquarters moves to Geelong.
2010	Geelong Ring Road is completed.
2014	Alcoa closes Point Henry operations.
	NDIA headquarters opens in Geelong (moving into a new building in 2019).
2016	Ford ceases manufacturing in Geelong.
	Geelong Future Economy Precinct is set up at Deakin University – accelerating research in advanced manufacturing.
2017	Geelong designated a UNESCO Creative City of Design.
	ManuFutures establishes at Deakin University.
2018	WorkSafe's new Geelong headquarters opens.
	An international terminal opens at Avalon Airport.
2019	Pivot City Innovation District celebrates 1,000 onsite employees, surpassing the number originally employed at Federal Woollen Mill and automotive glass factory.
2022	Spirit of Tasmania launches from its new terminal at the Port of Geelong.
	Government announces $500+ million to construct the new Barwon Women's and Children's at University Hospital Geelong.
	Geelong's population in 2023 is 276,500
2023	Redeveloped Geelong Arts Centre opens, becoming the largest regional arts centre in Australia.
	Construction commences on the Hanwha Armored Vehicle Centre of Excellence at Avalon Airport.
	Work on Nyaal Banyul Geelong Convention and Event Centre gets underway.

OUR PRESENT

Geelong is Victoria's second Capital City and one of the state's fastest growing areas.

Population: 276,116 (2022)

Growth of 5,340 over last year

Growth of 29,873 over last five years

Source: ABS (2023)

Geelong is the largest economy in regional Victoria, third largest in the state.

GRP (2021-22): $17.6 billion

1 year growth: 10.3%

5 year average annual growth: 5.4%

Source: Economy ID (2023)

Geelong is booming

$13.2 billion in major projects

Recently completed $2.1b

Commenced $3.6b

Approved $2.3b

Proposed $5.2b

Recently Completed Projects

Geelong Quarter (incl. Holiday Inn and Suites Geelong) ($200 million)

Geelong Arts Centre redevelopment ($140 million)

Spirit of Tasmania Terminal ($135 million)

Charles Brownlow Retirement Village ($100 million)

TOP INDUSTRIES

Contribution to Economy ($b)

Healthcare $2.2 (15%)

Construction $2.1 (14%)

Manufacturing $1.2 (9%)

Education and training $1.2 (8%)

Retail trade $1.1 (7%)

Top Exporting Industries ($m)

Manufacturing $2,171

Healthcare $875

Wholesale trade $745

Education $569

Finance and insurance $521

Contribution to Jobs (No.)

Healthcare 26,347 (19%)

Construction 15,515 (11%)

Retail trade 14,974 (11%)

Education and training 13,127 (10%)

Manufacturing 9,326 (7%)

Source: Economy ID (2023)

Important Exporters

Viva Energy

Herd Group

Golden Farms

Godfrey Hirst

Incitec Pivot

University Hospital Geelong

Deakin University

Source: Economy ID

VISITOR ECONOMY AND EVENTS

Geelong and the Bellarine Visitation

Visitors (YE September 2023): 6.3 million

Visitor nights (YE September 2023): 4.6 million

Visitor expenditure (2021-22): $1.8 billion

Source: Tourism Research Australia (2023)

Major Events (2022-23)

Number of events: 18

Event visitors: 757,500

Economic impact: $77.5 million

Economic Contribution of Visitor Economy and Events on the Geelong Economy

Direct contribution to GRP: $265 million (1.8% of total)

Direct contribution to employment: 4,987 jobs (3.7% of total)

Source: Economy ID (2023)

CREATIVE INDUSTRIES

Geelong is Australia's first (and only) City of Design and a member of the UNESCO Creative City Network.

The Creative Industries are an evolving mix of sectors spanning arts, culture, screen, design, publishing, advertising and a range of professional services.

Direct contribution to GRP: $691 million (4.7% of total)

Direct contribution to employment: 7,660 jobs (5.7% of total)

Source: Lucid Economics (2023)

Geelong has world-leading innovative talent across a variety of creative pursuits, from fashion and the arts to engineering and production.


GeelongPort, North Geelong

Geelong is a city on the rise. Unlike most parts of the world, Geelong's economy did not decline during COVID and it has emerged from the pandemic stronger amidst a significant growth phase. This situation is not a function of luck or good fortune, but is based on a strong economic foundation, based on innovation, diversity and major infrastructure assets.

The perception of Geelong may be based on its blue-collar, manufacturing history, but the modern Geelong is very different. While manufacturing remains significant to the Geelong economy, it has been eclipsed by healthcare and construction, in terms of its contribution to the economy. In terms of jobs, four other industries employ more people than manufacturing. This economic diversity will continue to support the evolution and diversification of the Geelong economy.

Manufacturing remains Geelong's largest export sector, but its diversity has increased dramatically from a traditional reliance on the automotive sector or textiles. Geelong produces significant exports in food and beverage, petroleum, textiles, defence, automotive parts, clean economy products, and a wide variety of other advanced manufactured goods. In today's modern Geelong, there are also significant exports in healthcare, education and tourism. Geelong's innovative and creative people and businesses have been responsible for driving this evolution.

Additionally, Geelong has a number of emerging sectors, including tourism and events as well as the creative industries. These industries make an important contribution to the economy but also help to further build the creative and innovative capacity of Geelong. These industries will not only add jobs and value to the economy but will also contribute to the city's liveability and attractiveness for future innovative and creative residents. Many of these future residents will bring their business to Geelong as well, while others will fill important roles in local businesses and contribute to a growing talent pool of clever and skilled people.

Beyond Geelong's population and economic growth, the current economic boom is underwritten by a strong investment pipeline. $2.1 billion of recently completed investment into Geelong and the future pipeline includes $11.1 billion, of which $3.6 billion of projects have already commenced.

Geelong's current economic evolution will cement its position as Victoria's second capital city and extend its position as a clever and creative city on the international stage.

OUR KEY ASSETS/INFRASTRUCTURE						
Avalon Airport	**GeelongPort**	**Viva Energy Refinery**	**Geelong CBD**	**Deakin/ The Gordon TAFE**	**Princes Freeway**	**V/Line Geelong-Melbourne**
Annual Passengers Pre-COVID: 1 million+ Future: 5 million	Annual Throughput 2022-23: 11.6 million tonne 2048: 32 million tonne	Employs 1000 workers Processes 19m litres per day	Investment Recently Completed: $410 million Future: $2.6 billion	Student Enrolments: 25,000+	1 hour to Melbourne	1 hour to Southern Cross Station

OUR FUTURE

Geelong's future is bright. The City has already forged a strong economy based on innovation and diversity. As Geelong continues to rise, the economy will become more advanced, more innovative and more creative. New residents and businesses will be attracted to the area, some coming for jobs, others coming for lifestyle, some will be attracted to the clever and creative environment that Geelong offers (and will offer increasingly into the future).

In addition to welcoming new and emerging industries to our region, we will see the scaling up of existing businesses at 5-19 or 20-199 employees and the maturing of those with 1-4 employees. This will ensure sustainable growth of supplementary or new industries that may become the future backbone of the local economy.

As Geelong continues to evolve as a clever and creative city, its reputation on the national and international level will grow. Our local businesses will export more products around Australia and the world. We will attract additional national and international businesses as well as highly skilled talent from around the country and the world.

Population (No.)	Jobs (No.)	Gross Regional Product ($m)
2022: 276,116	2022: 135,561	2022: $17,584
2041: 395,491	2041: 190,602	2041: $27,319

Geelong is a city on the rise and by 2041 we will attract an additional:

- 120,000 people
- 55,000 new jobs
- $9.7 billion in Gross Regional Product

***Geelong on the Rise* will deliver:**

- A more sustainable economy that is based on circular economy principles
- An innovative economy where knowledge and talent are the most significant assets
- A diversified economy that is resilient and adaptive, even to sudden changes
- A future-focused economy that defines new trends (as opposed to reacting to them)

GEELONG UNESCO CITY OF DESIGN

Geelong has a long and proud history as a creative city and a leader in design. In October 2017 Geelong was designated a member of the UNESCO Creative Cities Network (UCCN).

The City of Design designation is about using creativity and innovation to build more sustainable, resilient and inclusive communities. It fits perfectly with our 30-year, community-led vision to be internationally recognised as a clever and creative city-region.

Geelong is one of 43 Cities of Design in the UCCN. Our designation opens opportunities to showcase and celebrate our achievements on an international stage. We'll learn from and share knowledge to improve our industrial and commercial activities, our urban form and our liveability.

The designation will also support future investment attraction and our on-going economic development into a clever and creative international city.



UNESCO Cities of Design Network

OUR ADVANTAGES AND CHALLENGES

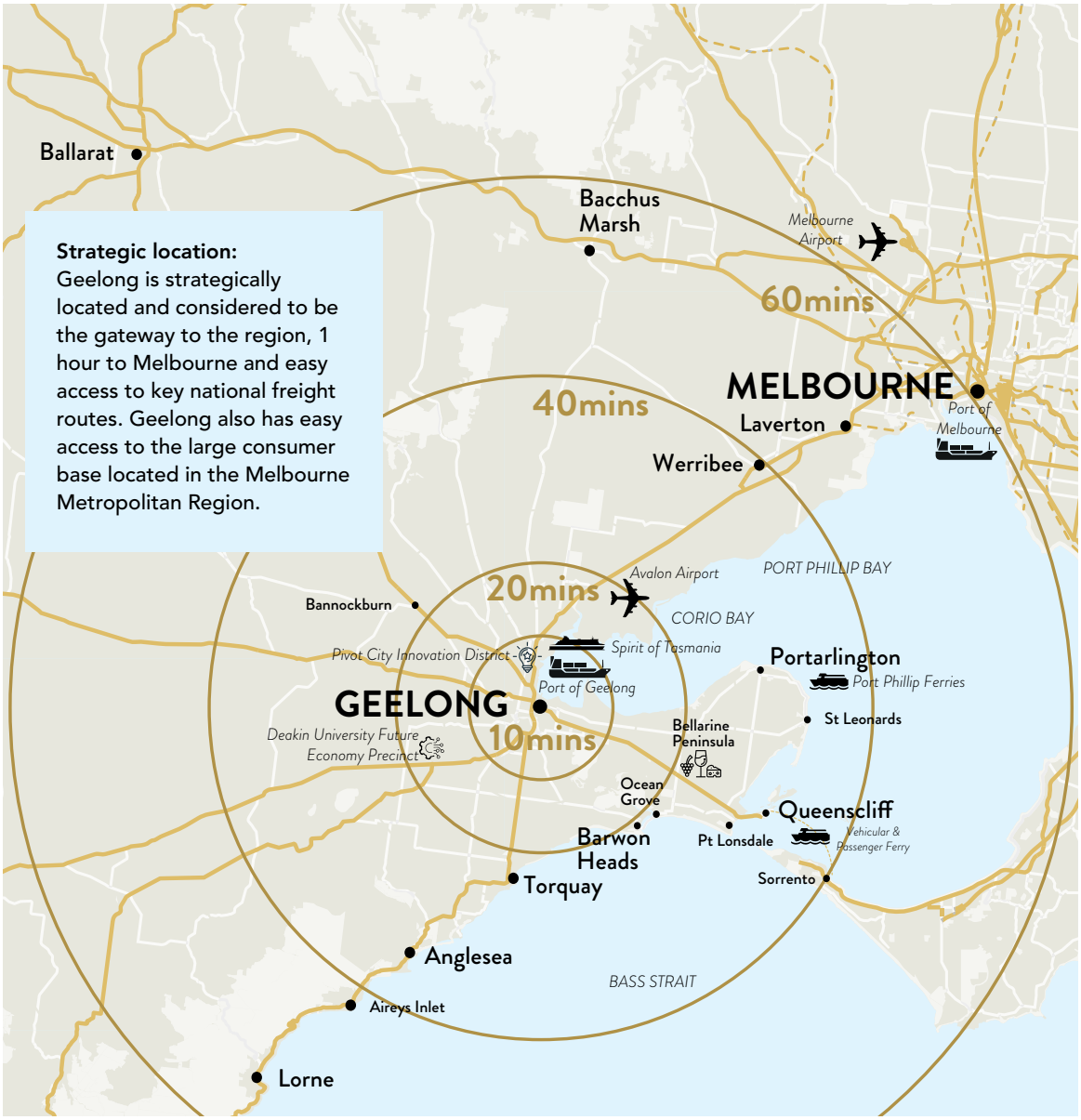
STAKEHOLDER ENGAGEMENT

We engaged with well over 100 stakeholders regarding our future economy and we appreciate everyone's contribution. Input from these stakeholders has guided our desired future and allowed us to identify our competitive advantages, opportunities, barriers and challenges.

This plan is guided by our local businesses and stakeholders, which makes it realistic and fit for purpose.

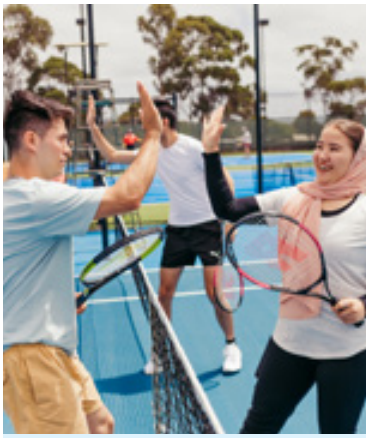
OUR COMPETITIVE ADVANTAGES

Geelong is fortunate to have a number of competitive advantages:





Attractive lifestyle: Geelong residents enjoy an enviable lifestyle that includes a big city feel without the congestion, a stunning coastline, diverse night life and food culture, vibrant arts and cultural scene, redeveloped waterfront, growing skyline, strong sporting culture and a wide variety of recreation and residential living options.



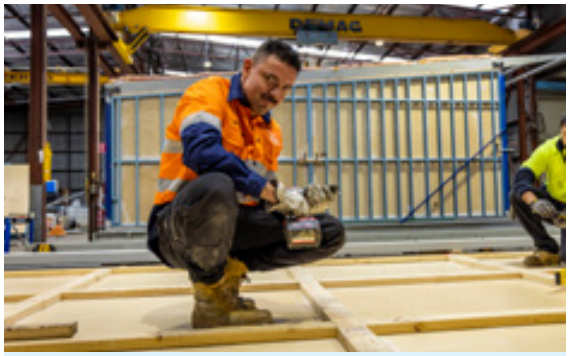
Fast growing region: Geelong is one of Victoria's fastest growing regions and has a future investment pipeline of $11.1 billion. This fast pace of growth provides investors with confidence and ensures a rapidly growing workforce and population.



Significant transport assets: Geelong has the Avalon Airport, Port of Geelong and easy access to main road and rail transport corridors. Our advanced logisitcs capability provides business with strong accessibility to move people and products.



Strong industry: Geelong has always had a strong manufacturing sector which continues today with industrial strengths in advanced manufacturing, carbon fibre, agriculture and primary production, energy and resources, textiles, automotive parts, defence, construction, transport and materials handling. Geelong's diverse commercial landscape now boasts business, professional and public administration services, health and social assistance, tourism, events and hospitality.'



Diverse and skilled workforce: Geelong is well known for its diverse workforce, covering executive/ professional and highly skilled, trade based workers and those of lower skill levels (or skillsets for manufacturing, care and the visitor economy). Geelong's educational ecosystem allows for continual educational attainment and skills development for life-long learning to ensure a future-fit workforce.



Cost competitive: Geelong is very cost competitive relative to Melbourne and various capital cities across Australia in terms of land and facility costs, housing, cost of living and other factors.



Economic diversity: Geelong's economy is very diverse, which allows it to better manage future economic shocks but also provides businesses and future workers with a variety of options and opportunities.



Strong leadership and collaboration: Geelong has a long and proud history of strong industry leadership and collaboration across industries and amongst businesses. This environment leads to strong advocacy capability and infrastructure provision as well as new ideas, knowledge, and innovation. Geelong's transition from a significant reliance on major strongholds in textiles, alumina and automotive to disperse sectors, a knowledge-based economy and an appetite plus hubs that allow for innovation incubation is a testament to the local economy's collaborative and enterprising spirit.



Research, education and innovation assets: Geelong's Deakin University Campuses together with the Gordon TAFE provide a wide range of education and learning options for residents as well as a variety of bespoke research and innovation assets for business and industry focused research. Areas of specialised capability include advanced manufacturing, renewable energy, carbon fibres, circular economy, battery research, digital futures and other bespoke areas, such as the Geelong Tech School (the Gordon TAFE's Centre for Design Excellence). This infrastructure provides businesses with access to cutting-edge, internationally competitive innovation and creativity.



GEELONG FUTURE ECONOMY PRECINCT

Deakin University's Geelong Future Economy Precinct is a world-leading innovation precinct generating high-value knowledge economy jobs for the region.

The 325 hectare precinct epitomises the innovative and collaborative spirit that drives the Geelong economy. Over the last six years, the precinct has generated 2,000 jobs and is home to a number of high technology organisations, such as Carbon Revolution (carbon fibre wheel manufacturer), Carbon Nexus (a purpose built, open-access carbon fibre/composite research facility), FLAIM (the world's first multi-sensory immersive learning solution for firefighters) and a number of key research institutes (Institute for Frontier Materials, Institute for Intelligent Systems Research and Innovation, ManuFutures, Recycling and Clean Energy Commercialisation Hub, Battery Research and Innovation Hub, Deakin Energy, Renewable Energy Microgrid, and the Circular Economy Factory).

The precinct has capacity to host future businesses that can leverage Deakin's research capability and collaboration to support future business expansion, investment and job growth.

A SUPPORTIVE AND COLLABORATIVE ENVIRONMENT

As Geelong's economy has evolved, it has become more sophisticated, which includes having numerous industry organisations that contribute to and support our future economic development. These groups play an important role and work collaboratively together as partners and with stakeholders to support the growth and diversification of various industries and clusters.

OUR CHALLENGES AND BARRIERS

Our future economic development is not without its challenges and barriers:



Lack of available and affordable housing: like all parts of Australia, Geelong is suffering from a lack of housing as well as a lack of affordable housing. Insufficient stock of housing as well as a lack of variety of housing stock can stifle future growth. Additionally, a lack of affordable housing can make it difficult for some workers to move or stay in Geelong, impeding future workforce growth.



Traffic, congestion and a lack of public transport: stakeholders identified that due to strong recent growth, traffic and congestion are emerging as issues for businesses. Additionally, a lack of public transport was cited as a growing concern. As the region continues to grow in population, ensuring that residents can access employment centres will be important and public transport can provide a solution that can also reduce traffic, congestion and greenhouse gas emissions.



Rapidly changing environment: as demonstrated by the COVID-19 pandemic and overseas conflicts, all businesses live in a rapidly changing environment, which requires constant attention and a nimble approach to business. The rapidly changing environment would also include new technology development and application as well as the changing energy environment.



Pockets of high socio-economic disadvantage: Geelong has some of the most disadvantaged post codes in Australia. Future economic development must consider how growth can be accessible and equitable for all residents.



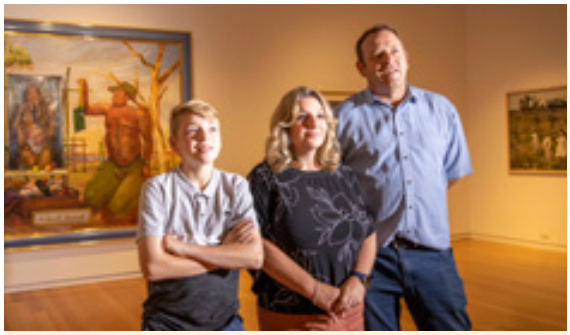
Climate change and sustainability: climate change and sustainability are on-going challenges for everyone. As Geelong continues to grow, efforts need to be made to embrace circular economy principles, the transition to renewable energy and sustainable practices.



Lack of serviced industrial land: stakeholders identified that there is a severe shortage of serviced industrial land. While zoned industrial land may exist in abundance, a lack of serviced land can severely hinder future economic growth.



Changing skills base and shortages within the workforce: With the workforce needs of our region's key employers and future skills Geelong requires there will be a shortage of workers with the right mix of skills. To ensure we have the right skills in place to adapt to shifts in the economy and its workforce, we will continue to retrain currently skilled workers to meet short-term needs, we will prioritise education attainment, skills enhancement and life-long learning so that our workforce is equipped with the long-term entrepreneurship, leadership and digital skills to keep pace with Geelong's transforming landscape. In addition to building and boosting the skills of our people, we will present Geelong as a destination to live and work to those outside. the region.



LIMITED EXHIBITION SPACE - GEELONG GALLERY

Currently Geelong Gallery is challenged by a lack of space to display our nationally important collection (less than 2 per cent on display) and to attract and present major exhibitions of local, national and international content. Our diverse, clever, creative and rapidly expanding population needs cultural assets and infrastructure to match the changing needs of our people and support future growth.

The barrier of limited exhibition space can impede our collective creativity and innovation into the future.



ECONOMIC DEVELOPMENT INCLUSIVENESS

We want to have vibrant communities and a local economy that everyone can benefit from. Beyond residents that may be suffering from high level of socio-economic disadvantage, we want our economy to tap into the culturally and linguistically diverse community, be inclusive for First Nations people, people living with a disability and social enterprises.

Through ensuring all residents have future job prospects and supporting workforce development pathways, we can assist all residents to attain gainful employment. Additionally, we can encourage businesses to tap into the local First Nations and disability workforce. We can also seek to promote and encourage First Nations, disability owned businesses and social enterprises.

Through pursuing inclusive economic development, we can ensure that future growth benefits all parts of our community.

OUR FUTURE GROWTH OPPORTUNITIES

Building on our competitive advantages and understanding current trends, while acknowledging current challenges and barriers, the following future growth opportunities have been identified.

- **Advanced Manufacturing:** Geelong has a long history in advanced manufacturing and has constantly been a leader in Australia for various industries. Geelong has always leveraged innovation and creativity to move to the next evolution of advanced manufacturing and has opportunities across a range of areas*:
  - › Food production
  - › Beverage production
  - › Fibre and textiles
  - › Chemicals and refining low carbon fuels
  - › Automotive parts
  - › Metal and machinery
  - › Clean economy
  - › Various niche opportunities.

  *These opportunities do not preclude other avenues being pursued but provide focus for targeted action to deliver on our future potential.
- **Agribusiness and food manufacturing:** Agribusiness includes agriculture, supplies and machinery; farming, forestry and aquaculture; manufacturing dairy and goat products; wineries and food production; wholesale of any of these products; and agri-tourism. The Geelong region is experiencing significant growth in population and expansion of residential housing into previous farming land. This change in land use has seen a reduction in large-scale farming properties, and an increase in smaller farming and "lifestyle" properties. However, Geelong is a major distribution point for the regional agribusiness sector, which contributes $1.5 billion annually to Gross Regional Product and employs over 10,000 people. Agribusiness is the region's second largest exporter (at $1.4 billion) accounting for 17 per cent of total exports.
- **Clean Economy:** The clean economy encompasses initiatives, practices and products which address climate change mitigation and adaptation; accelerate the development of renewable energy generation; storage and transmission; and enable the transition to a circular economy. Expanding the clean economy is paramount for Geelong to reach its full potential. Clean economy opportunities include investments into innovations, advanced manufacturing, and clean energy generation to decarbonise the economy (such as solar, wind, green hydrogen, and turning plastics into low carbon fuels).
- **Creative Industries and Digital Technology:** Creative industry opportunities in Geelong include an evolving mix of sectors spanning arts, culture, screen, design, publishing and advertising. They cover a wide diverse range of disciplines including game development and graphic design, fashion and filmmaking, performing arts and publishing, architecture and advertising, media and music, comedy and craft, as well as a variety of specialised consulting. These opportunities would generally include activities that are commercially-driven and export oriented.
- **Defence:** Geelong already has an emerging defence cluster with location of Hanwha Defense Australia's Avalon manufacturing precinct as well as several local businesses that supply the defence industry. The Australian Government has identified over $200 billion in defence spending over the next five years, which will continue to drive strong growth in this industry in Australia.
- **Healthcare:** Geelong has worldclass healthcare. Healthcare and social assistance employs more people in Geelong than any other sector (followed by construction and retail trade). Healthcare contributes $2.2 billion (15 per cent) to the Geelong economy. The sector includes public and private hospitals, aged care, immunisation services, maternal and child health services, and social insurance (e.g. NDIS). The City of Greater Geelong is focused on improving the health and quality of life of all residents of Greater Geelong. We support the implementation of key regional strategies that build and sustain collaboration to address the public health challenges we face.

- **Professional Business Services:** Professional business services include a range of business services from accounting, financial, legal, consulting, engineering, insurance and more. Geelong has demonstrated that it can attract and sustain these types of businesses that generally offer 'white collar' employment opportunities, as evidenced by TAC, KPMG, GHD, WorkSafe, NDIA, URBIS and others. These businesses benefit from Geelong's strategic location, affordability and attractiveness for professionals wishing to move from a metropolitan environment.
- **Transport, logistics and fulfilment:** Logistics is the fastest growing part of the industrial market in Australia due to ever increasing demand for imports based on increasing population and transitioning nature of industry in Australia. Geelong has considerable potential to support the transport and logistics industry into the future through its existing infrastructure at the Avalon Airport as well as the GeelongPort and access to major road and rail freight corridors.
- **Visitor Economy and Events:** While relatively small, the visitor economy will provide an important input into Geelong's rise over the next two decades and will be strengthened through such major developments as the Geelong Convention and Events Centre. The visitor economy and events provide a $1.6 billion injection into Geelong and the Bellarine, representing an important export. Additionally, increasing tourism infrastructure and experiences not only creates more economic opportunity but further augments the region's liveability and will aid in attracting top talent into the future. Major events not only attract a significant number of visitors to the area but help to market and promote the destination. Business events can attract prospective future investors into the region.

Visitor Economy Priorities

The *Sustainable Destination Master Plan* identified the top ten demand driving projects for Geelong and the Bellarine:

- Wadawurrung Traditional Owner Cultural Experiences
- 5 star Hotel in Central Geelong
- Development of Mineral Spa Facility
- Adventure Tourism Experiences
- Distinct Maker and Grower Experience
- Visitor Experience at You Yangs Regional Park
- Redevelopment of the Geelong Gallery
- Queenscliff Harbour Eco-Tourism
- Cruise Ship Infrastructure
- Experiential and Diverse Accommodation Options.





Geelong Arts Centre

The Geelong Arts Centre celebrated a $140 million redevelopment of its Little Malop Street facility, which includes:

- The Story House: a multi-format, 550-seat theatre (which can expand to 850 seat facility)
- The Open House: a 250-seat contemporary hybrid venue
- New foyer and bar facilities
- A range of event spaces, including alfresco dining on Little Malop Street
- The new facilities will continue to support and help grow the creative arts in Geelong.

Geelong Gallery Expansion

As the expanded Geelong Library and Heritage Centre and evolving Geelong Arts Centre continue to transform our cultural offering, Geelong Gallery's expansion will ensure the completion of a 21st century arts and cultural precinct for our UNESCO City of Design.

Geelong Gallery is working closely alongside the City of Greater Geelong to ensure our Gallery keeps pace as a regional facility of state significance to provide a vibrant cultural, learning and social space that connects to the unique heritage of our City and historic buildings. It will offer expanded exhibition space and provide numerous spaces to exhibit, embrace and enrich our clever and creative spirit.



UN Sustainable Development Goals

The United Nation's Sustainable Development Goals (SDGs) have been established to provide a road map for the world to achieve a more sustainable future for the world. This plan acknowledges the SDGs and will proactivity contribute to achieving many of them. As a UNESCO City of Design, Geelong is particularly committed to SDG11: Sustainable Cities and Communities.



OUR BOLD PLAN

It is time for Geelong to rise and take its rightful place on the national and international stage. Geelong has all of the right ingredients to be a clever and creative international city. Like all major international cities, Geelong has an international airport, port, major CBD, university, a large and diverse economy and a large and growing population base.

We want to have vibrant communities and a local economy that everyone can benefit from when working, living, studying and visiting Geelong. Through pursuing inclusive economic development, we can ensure that future growth benefits all parts of our community.

This plan is designed to catapult Geelong onto the national and international stage and foster an entrepreneurial, innovative and growth-oriented mindset. It is focused on Geelong's unique strengths and capabilities. It is focused on key industries where Geelong can compete and leverage to deliver an international scale clever and creative city.

Geelong on the Rise: a Clever and Creative International City

As our economy evolves, it will:	By 2041, Geelong will have:
• Be more sustainable and circular • Be more innovative and resilient • Be future focused (City of Design)	• 120,000 additional people • 55,000 new jobs • A $27 billion economy

Our priority industries that will get us there:

- Advanced manufacturing
- Agribusiness and food manufacturers
- Clean economy
- Creative industries and digital technologies
- Defence
- Healthcare
- Professional business services
- Transport, logistics and fulfilment
- Visitor economy and events

Our strategies

Positioning Geelong	Collaboration and Support	Talent Attraction and Development	Planning and Advocacy
• Promote Geelong as a global centre of business and innovation district. • Attract investment from around the world. • Deliver vibrant arts and cultural experiences and world class events.	• Proactively support the development of industry clusters. • Support local businesses to thrive. • Take a place-based approach to the delivery of vibrant retail precincts and City Centre.	• Promote our lifestyle and liveability to attract talent. • Support workforce development, training and skills innovation. • Support programs and initiatives that seek to reduce disadvantage.	• Plan well so there is sufficient land supply. • Advocate for key enabling infrastructure. • Advocate for site activation and investment to assist in facilitating positive place-based outcomes.

POSITIONING GEELONG

Not everyone is aware of Geelong's economic prowess and for many, traditional perceptions of Geelong prevail. This must change. Geelong's story of innovation, creativity and resilience is a powerful one.

Sharing this story will increase Geelong's profile on both the national and international stage. Geelong has numerous businesses that are leaders in their field, developing technology and innovative products that are on the cutting edge. Promoting Geelong's unique capabilities will support the narrative of *Geelong on the Rise*.

Geelong is fortunate that there is no need to invent new stories to promote the region, we simply need to tell our story collectively with other local organisations to highlight our natural competitive strengths and unique capabilities.

We will promote Geelong as a global centre of business and innovation district by:

- Attract and support business investment into the region, leveraging the City's investment and professional services prospectuses to create a unique identity in the minds of government and investors.
- Support Business Events Geelong to grow and deliver as a Convention Bureau, working closely with local assets to attract major business events and conferences.
- Working collaboratively with Deakin University and key public and private sector businesses to attract investment to develop a global innovation district.
- Continuing to promote local success stories via LinkedIn, industry publications, social media and identified international channels.
- Establish a formal Geelong-based stakeholder group which will manage an investment pipeline to catalyse deal closures, and track and share learnings to increase investment.





By raising the profile of Geelong, we will be able to attract investment into the region. We will focus our efforts in areas where we have competitive advantages:

- Advanced Manufacturing
- Healthcare
- Agribusiness and food manufacturers
- Visitor Economy and Events
- Creative Industries and Digital Technology
- Clean Economy
- Professional Business Services
- Transport, logistics and fulfilment.

These industries will not only create new jobs and investment but they will contribute to the rise of Geelong on the national and international stage. We will work with partners to facilitate investment into the region by supporting projects with information and data to support business cases as well as assistance with site selection and through the planning process by offering a concierge service for investors.

We will establish an international engagement program, working collaboratively with local and state partners. This program will extend the reach of our story beyond the shores of Australia. We will continue to promote and leverage our UNESCO designation as a City of Design through all of our promotional efforts as it champions our clever and creative spirit.

We will attract investment from around Australia and the world by:

- Delivering a proactive investment attraction strategy and program identifying key sectors and connecting with State and Federal Governments.
- Developing an International Engagement Strategy to identify and prioritise efforts in regards to industry and strategic relationships.
- Working with key partners that have an international presence (i.e. Deakin University and GeelongPort) to identify international growth opportunities.
- Continuing to provide a dedicated concierge service to facilitate strategic business investment.
- Continuing to promote and profile Geelong on the world stage via the UNESCO City of Design designation.



Artist impression of Nyaal Banyul Geelong Convention and Event Centre

Our stakeholders and local businesses told us that the lifestyle offer in Geelong is a significant strength of the area. However, this can always be augmented and improved. Geelong's art and culture scene is impressive, particularly for a regional city, but through investing into arts and cultural experiences and events, we can not only support existing creative industries but further increase our lifestyle offer and attractiveness for new residents and workers.

The Nyaal Banyul Geelong Convention and Event Centre will provide a 1000 seat venue, two large exhibition spaces, meeting rooms, conference facilities and flexible event spaces. The precinct will also be home to retail spaces for food and beverage offerings, a large public plaza and a 200-room Crown Plaza hotel. The project will transform the Geelong Waterfront and project completion is expected in 2026.

The new facility will allow Geelong to greatly augment its major events calendar through the attraction of major conventions and events. Beyond leveraging the Nyaal Banyul Geelong Convention and Events Centre, supporting major events drives visitation to the area, providing a strong boost for local businesses. Major events can also be used to target specific areas and industries that will support Geelong's rise onto the domestic and international stage.

We will deliver vibrant arts and cultural experiences, and world class events by:

- Proactively seeking out the attraction and procurement of Major Events informed by the Geelong Major Events Strategy.
- Leveraging key infrastructure including Nyaal Banyul Geelong Convention and Event Centre, Geelong Arts Centre and Geelong Art Gallery to attract international-standard exhibitions and events.
- Curating major anchor events that seek to put Geelong on the map i.e. Geelong Design Week and immersive cultural festival.

COLLABORATION AND SUPPORT

Geelong has a very collaborative and supportive business environment, and we have a number of important industry clusters. We are fortunate to have a variety of business and industry organisations that support our key industries and provide a supportive environment for future business growth. We will continue to partner and support these business and industry organisations to grow our economy and encourage individual businesses to expand. A recent example of these efforts is the City's partnership with the Geelong Chamber of Commerce in the delivery of the Geelong Small Business Festival.

We seek to grow our collaborations and explore options in creative and digital technologies to further support various emerging industries including film, gaming, architecture, media and music. We seek to equip and educate businesses through collaborative partnerships and programs to achieve sustainable business practices and foster growth.

We will also proactively engage with and support business owners in our peri-urban area through providing information and other initiatives.

We will proactively support the development of industry clusters by:

- Continuing to work with key industry representative groups to support the expansion and development of key growth industries in the region.
- Exploring collaborative opportunities for the Creative and Digital Technology industries including film, gaming, architecture, AI, media and music.
- Proactively engaging and supporting our peri-urban business owners including provision of information and support initiatives.
- Exploring collaborative opportunities with Deakin University and others to develop an innovation district.







Our local, existing businesses are responsible for our current economic evolution and expansion. Existing businesses typically represent at least 60 per cent of new jobs and investment and we wish to support our existing industries to continue to expand and grow. We will continue to build relationships with our local business community through a dedicated business visitation program, creating a dialogue that can lead to future business expansion, investment and jobs growth.

By reducing economic leakage from the region, we can provide an economic stimulus and support our existing businesses to grow. We recognise the importance of keeping as much expenditure as possible within our local economy so will be a leader in buying local and using our own procurement of goods and services to support local businesses.

Geelong has significant infrastructure including Avalon Airport, Port of Geelong, major hospitals, major road and rail infrastructure, Deakin University, The Gordon TAFE, a refinery as well as several lifestyle and community infrastructure facilities. Increasing the capacity and utilisation of these key assets will support the future rise of the local economy.

We will work to deliver major streetscape improvements to support local businesses and develop an Integrated Place Activation Framework to support all of our business precincts. We will also develop a framework to support public art installations and maintain existing public art in an effort to support place activation and a sense of place across our diverse precincts.

We will support local businesses to thrive by:

- Delivering a range of data, information, programs, support and initiatives for our small business community.
- Continuing to build relationships with local organisations through both a dedicated business visitation program and promotion of local business incubators, start-up programs and co-working spaces.
- Promoting information and support to local businesses on major procurement and supply chain opportunities.
- Support the growth and development of businesses of all scales to drive maturity and expansion.

We will take a place-based approach to the delivery of vibrant retail precincts and City Centre that offers a diversity of retail options, and experiences:

- Delivering major streetscape improvement works.
- Developing an Integrated Place Activation Framework to establish a place hierarchy across the municipality and Council's role in each place.
- Developing a framework to support new public art installations and maintain the existing public art collection in partnership with local artists and First Nations.
- Deliver low-cost business precinct interventions, activations and incentives, partnering with the creative industries.

TALENT ATTRACTION AND DEVELOPMENT

Geelong's skilled workforce has always been a key feature of the economy that has attracted investment over many decades. The accessibility of a local skilled workforce has become a key site selection factor for key business decision makers considering investments into new locations. As technology continues to drive automation across the economy, the ability to attract and develop top talent will become increasingly important for Geelong to reach its full economic potential into the future.

We will run proactive campaigns and partner with others to promote Geelong as the ideal residential location for skilled workers that are (and will be) in high demand within both critical employment sectors and key growth industries. The promotional messaging will include not only information regarding the lifestyle and residential housing offering in Geelong, but also the key future growth industries and the opportunities that may exist in the region for these workers. We will partner and collaborate with key industry groups to ensure our efforts are targeted in the right areas.

Beyond the marketing and promotion of the area for top talent, we will also support the relocation of skilled workers to the region. We will provide materials that highlight the local lifestyle offer and benefits of relocating to Geelong. Beyond our efforts to promote the region, these materials will be made available to local businesses actively recruiting workers to the region.

We will promote our lifestyle and liveability aspects of Greater Geelong to attract talent to the region by:

- Implementing the *Sustainable Destination Master Plan*.
- Developing and implementing a dedicated lifestyle brand campaign for Geelong.
- Advocating and planning for a variety of housing options that support our diverse workforce including Central Geelong and other precincts within proximity to key transport infrastructure.
- Develop a toolkit for new and potential residents, offering the information and resources they need to make the move.







Beyond the attraction of top talent, we will also support local workforce development efforts so we can leverage our young people to build the next generation workforce. We recognise the important role that all our education and training providers in secondary and tertiary schooling play in providing our young people with the skills they will need in the future. We will work with local businesses and our education providers to ensure that our local workforce development is providing workers that have the skills that our local businesses need.

We want our economy to be inclusive for First Nations people, our CALD community, people living with a disability and social enterprises. Through ensuring all residents have future job prospects and supporting workforce development pathways, we can assist all residents to attain gainful employment.

This plan seeks to provide more equitable and inclusive economic development to ensure the entire community benefits from future growth.

We will support residents from areas of high socio-economic disadvantage to access traineeships and apprenticeships. We will use our own procurement processes to effect change for our disadvantaged communities. We will lead by example and encourage other businesses to follow in our footsteps.

Social enterprises provide a strong platform to not only achieve economic growth but also 'for purpose' business that can have a dramatic impact for a diverse range of people in our community.

We will support workforce development, training, and skills innovation across the region by:

- Championing excellence in the Clean Economy through representation on industry-based projects, programs and groups.
- Providing information, mentoring and industry support to the region's fast-growing creative industry.
- Supporting businesses to tap into the local First Nations, CALD and disability workforce and promote social enterprises to pursue inclusive economic development.
- Partnering with Deakin University, The Gordon TAFE, Barwon Health and other training providers and major employers to promote training innovation and excellence in the region.

We will support programs and initiatives that seek to reduce disadvantage in employment and workplace training by:

- Providing in-kind support to, and promoting the Northern Futures Construction Pathways Program.
- Developing a social procurement framework that provides traineeship and apprenticeship outcomes targeted at areas with high disadvantage.
- Promoting social enterprises operating in Geelong and supporting opportunities for business growth.

PLANNING AND ADVOCACY

Making Geelong the easiest and most logical place to do business is a priority for the City of Greater Geelong. The City has a statutory role to play in terms of planning for the local area. The provision of sufficient residential and employment land is of critical importance for the rise of the Geelong economy to be achieved. There is currently a shortage of serviced industrial land that must be addressed to ensure industrial growth is not stifled. We will support and facilitate the development of employment land in South West Geelong to meet current and future demand. We will also work with the Victorian Planning Authority to prepare a Precinct Structure Plan (PSP) for a state-significant employment precinct in Avalon.

We will plan well so there is sufficient land supply to support population growth, business expansion and attraction by:

- Continuing the planning of employment land south of the Barwon River.
- Working with the Victorian Planning Authority in the preparation of the Precinct Structure Plan for a state-significant employment precinct in Avalon.
- Continuing to progress planning for the Northern and Western Geelong Growth Areas including the proposed network of activity centres and employment precincts.







The planning and provision of future infrastructure will need to support the future economic growth of the region. We will proactively work with partners to ensure sufficient infrastructure is provided across the region to support the rise of our economy.

The expansion of road, rail and public transport infrastructure as well as future opportunities for the Avalon Airport and GeelongPort will be pursued. The lack of enabling infrastructre and freight routes into Port of Geelong is a significant barrier to future growth potential. We will continue our approach to Smart and Innovative Cities including the attraction of data centres to further enhance large-scale investment in the region.

We will advocate for key enabling infrastructure to support and facilitate economic growth by:

- Working closely with and identifying collaborative economic growth opportunities with both Avalon Airport and GeelongPort.
- Partnering with G21 Geelong Region Alliance, Committee for Geelong and through such forums as Future Geelong to continue to advocate for road, rail and public infrastructure.
- Continuing our approach to Smart and Innovative Cities including the attraction of data centres to further enhance large-scale investment in the region.
- Working collaboratively, support the delivery of the *Central Geelong Framework Plan* and *Central Geelong Settlement Strategy* to drive high-density infill developments within the CBD.

We will continue to invest in community infrastructure that will enhance amenity and activation.

Together with our partners, stakeholders and other businesses, we will advocate for our region, led and informed by our Advocacy Framework. We will strongly pursue important investments from the State and Federal Governments that can provide a catalyst for future growth and support our region to rise to its potential. We will pursue opportunities at a local, regional, national and international level.

In addition, we will support and deliver on the Central Geelong Framework Plan and Settlement Strategy to see the CBD grow to 10,000 people living made possible though high-density infill developments. Central Geelong sits at the heart of Victoria's second largest city and the fastest growing region in the state. It supports key services and economic activity for the whole Barwon South West region. It is strategically positioned to accommodate significant growth in population and employment over the next 30 years. This growth will need to be managed to ensure that future development supports the shared vision for Central Geelong.

We will advocate for site activation and investment to facilitate positive place-based outcomes by:

- Facilitating and brokering positive outcomes for Central Geelong as part of the *Market Square Masterplan* process.
- Seeking funding opportunities through State and Federal Government for the development of the *Waterfront Master Plan*.
- Working collaboratively with other levels of government, organisations, developers, and community to enhance amenity and activation of activity centres and catalyst sites across the municipality.

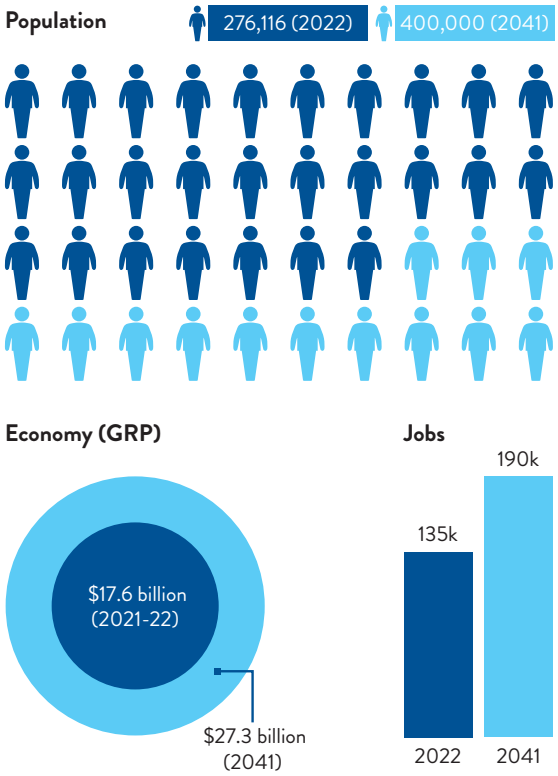
7. MONITORING PROGRESS

Geelong on the Rise is about the next economic evolution for Geelong and its emergence onto the national and international arena. We have identified future aspirational goals to help define what this future looks like. This plan seeks to support a future where by 2041 Geelong has a population of 400,000 and an economy of $27.3 billion and over 190,000 jobs.

We will track our progress towards these aspirational goals.

Additionally, we will conduct an annual economic review that will help us understand not only how we are tracking against these identified goals, but also how our economy is continuing to evolve and change. This annual economic review will consider the structure of the economy and how it is changing as well as important and emerging trends. This review will help to guide future economic development activities and initiatives, so that this plan can constantly adapt to an ever changing environment.

Beyond tracking economic change and progress towards goals, the identified initiatives should also be evaluated to ensure their on-going effectiveness and to allow activities and initiatives to evolve over time to maximise their impact.



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35.

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CITY OF GREATER GEELONG



Geelong Economic Development Strategy

Background Report

Report prepared for

City of Greater Geelong

February 2024

LUCID ECONOMICS

lucid

/'lu:sid/

adjective

1. expressed clearly; easy to understand

2. bright or luminous

LUCID ECONOMICS

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Acknowledgement of Country

Lucid Economics acknowledges the Traditional Custodians and Elders of Country throughout Australia, and their connection to land, sea and community. We pay our respects to Aboriginal and Torres Strait Islander Elders past, present and emerging.

Summary

Geelong is a case study in resilience and transition. The closure of Ford and Alcoa nearly a decade ago were meant to deal a blow to the Geelong economy for a generation. However, the economy has evolved and transitioned since this time into a vibrant regional economy with a bright future. The foundations for Geelong's resilience were set many years ago and include its strategic location (1 hour west of Melbourne), major port and airport facilities, Deakin University as well as a strong and highly skilled workforce.

Geelong is a large region, with a population of over 276,000, which makes it the third largest local government in Victoria. The economy is also large, with Gross Regional Product (GRP) of $17.6 billion in 2021-22, which is almost half the size of the Tasmanian economy and 67% of the Northern Territory's economy.

The region is also rapidly growing. The population of Geelong is expected to reach 400,000 by the year 2041. Over the last five years, GRP has been growing at an average annual rate of 5.4%, which is more than twice as fast as the State's economy is growing. Over the last year, the economy expanded by 10.3%.

The healthcare and construction industries have grown significantly over the last five years, and now represent the largest contributors to GRP and employment. Manufacturing remains very important to the local economy and is the third largest contributor to GRP and the largest exporting sector. The manufacturing sector today in Geelong is diverse. While some large producers, such as Viva Energy's Geelong refinery, still exist, the sector is very diverse including food production, machinery and metal fabrication, transport equipment and many others. Hanwha's Avalon production facility will anchor a new defence manufacturing cluster in Geelong that joins other advanced and high-tech manufacturing already in the region, such as carbon fibre manufacturing.

White-collar employment has also been growing solidly, adding to the diversity of the local economy. Professional services, finance and insurance combine to contribute 11% of GRP and valuable employment. These services are an important export for the Geelong region and have the ability to drive activity and vibrancy in the Geelong CBD.

Other sectors such as tourism and the creative industries make important contributions to the local economy as well. Tourism injects $1.6 billion into the local economy every year and the majority of this money is spent with locally owned businesses. Tourism is the second largest export sector after manufacturing. The creative industries is relatively small, contributing 7,660 jobs (5.7% of total) and $691 million to GRP (4.7% of total). However, together with the tourism industry, these sectors are important as they can contribute positively to local liveability and building a unique character and vibe into the future.

The Geelong region is not without its own challenges. With some of the lowest unemployment rates in a decade, there is a shortage of workers in Geelong, despite the region experiencing significant population growth. Geelong is not alone in this challenge, as most parts of Australia are experiencing worker shortages that are linked to the housing crisis gripping most of the country. Residential vacancy rates across Geelong are relatively low (based on historical information), demonstrating the tightness in the local market. Workforce projections show that worker shortages will be experienced into the future, particularly across the healthcare, child care and aged care sectors. For example, the region will likely need over 1,000 new nurses over the next ten years. In total, the growing economy is expected to generate another 19,500 new jobs over the next decade.

Construction trades will be another area of severe worker shortages. Geelong currently has a pipeline of $16.9 billion worth of construction work, which will drive economic growth and continue to see construction as one of the region's key industry sectors.

Based on a range of factors, there will be numerous industries that can grow and provide value to the future Geelong economy, including:

- Advanced manufacturing (including defence)
- Professional services, finance and insurance
- Tourism
- Creative industries

The Geelong economy is already evolving and transforming into an innovative and diverse economy. Through focusing on high-value, export oriented future opportunities, this evolution can continue to shepherd in a new era for the Geelong region. Geelong is emerging as a key centre of commerce in Australia and can solidify this position over the coming decade.

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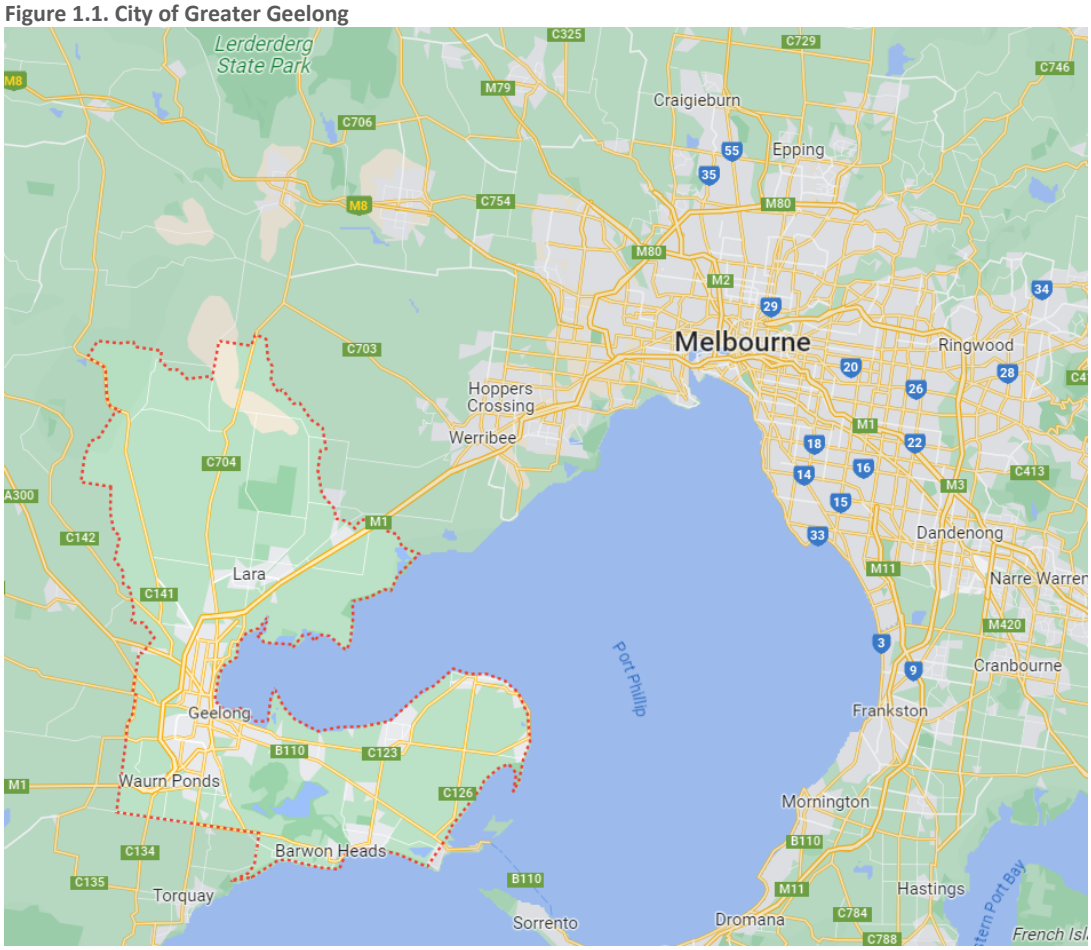
1. Introduction

Lucid Economics Pty Ltd (Lucid Economics) has been engaged to assist the City of Greater Geelong create a meaningful Economic Development Strategy.

Geelong is a City of over 276,000 people and is located 1 hour west of Melbourne (Figure 1.1). The City has undergone a major transformation over the last ten years in the face of significant change. The significant challenge of the closure of Ford and Alcoa were later followed by new challenges such as the COVID-19 pandemic. Throughout, Geelong has maintained a resilience and has a more diverse and stronger economy today than a decade ago.

The City is on the cusp of emerging not only as a major centre in Victoria and Australia, but the world. Its economic evolution has been underpinned by strong local fundamentals including its strategic location (1 hour west of Melbourne), major port and airport facilities, Deakin University, a strong and highly skilled workforce (particularly in manufacturing) as well as the City's grit and determination.

Figure 1.1. City of Greater Geelong



Source: Google Maps

This report represents a background assessment of the economy and will form the foundation for the Economic Development Strategy. Any reference to 'Geelong' or the ' Geelong region' refers to the local government area of the City of Greater Geelong, unless otherwise specified.

2. Population and Demographics

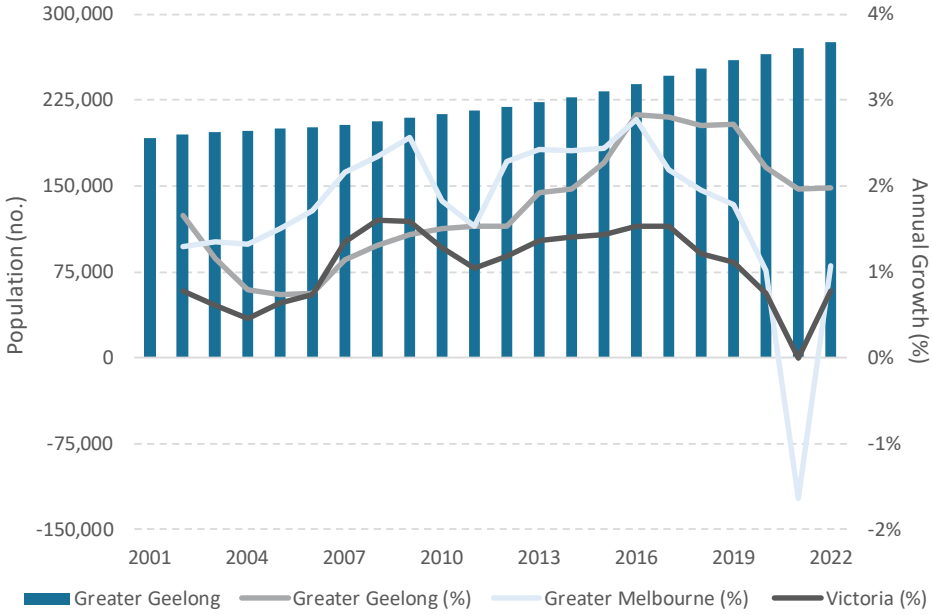
2.1 Historical Population

The Geelong region had an estimated resident population of 276,116 persons as of June 30, 2022 (Figure 2.1). Population growth in the region has been very strong over the past decade, averaging 2.3% per annum in the decade to 2022, considerably above the Greater Melbourne (1.6%) and Victoria (1.1%) averages over the same period.

Further, despite trending modestly lower since the onset of the COVID-19 pandemic, Geelong's population growth has remained robust, rising 2.0% in both 2021 and 2022. This is a remarkable result when compared to the 1.6% decline in Greater Melbourne in 2021 and the small decline across Victoria.

While Geelong's sustained strong population growth over the past decade is likely driven by its strong labour market conditions and significantly more affordable housing compared to Greater Melbourne (which has seen very strong house price growth over the past decade), the continued strength in growth in the post-pandemic years suggests Geelong has benefited from the increased use of 'work from home' and remote working arrangements.

Figure 2.1. Historical Population, Geelong



Source: ABS (2023a).

Population Matters

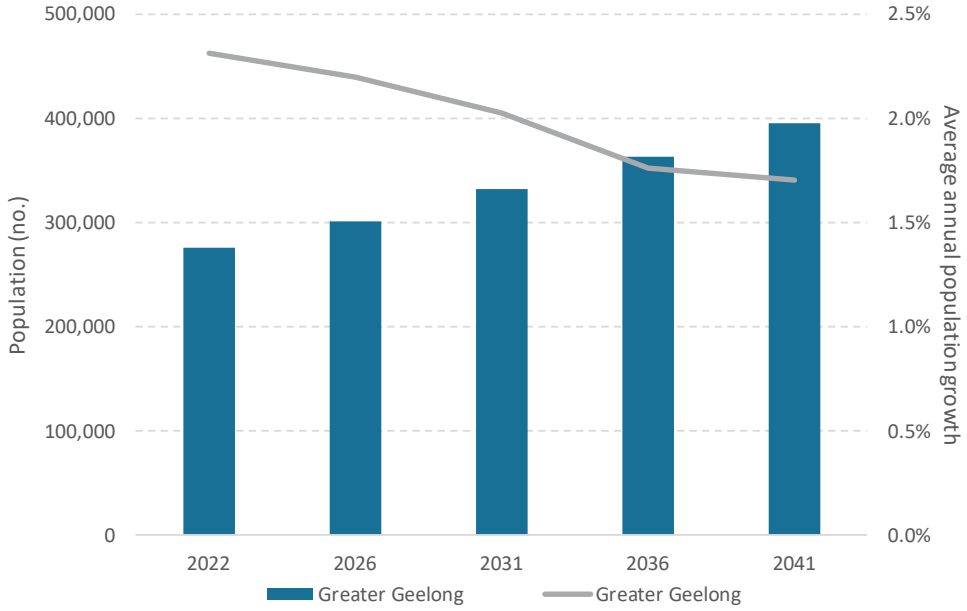
Population growth is important to support economic growth in the local area. An increasing number of local residents will increase demand for a range of products and services offered from local businesses. Roughly one-third of the economy is directly related to local residents and includes local services such as retail trade, education, healthcare and others.

2.2 Projected Population

Population growth forecasts show the Geelong region's population growth is expected to remain strong over the 19 years to 2041, averaging 1.9% per annum over this period. This equates to the population in the region being forecast to be almost 400,000 by the year 2041, an increase of almost 120,000 people by 2041, or over 40% from 2022 levels.

By sub-region, the Armstrong Creek, Lovely Banks - Batesford – Moorabool, Marshall – Charlemont and Mount Duneed regions are all expected to experience very strong growth out to the year 2041, with total population increases over more than 10,000 persons in each region.

Figure 2.2. Projected Population, Geelong



Sources: ABS (2023a), EconomyID (2023).

2.3 Age Profile

Population growth trends between the 2016 Census and the 2021 Census show two key demographics migrating to Geelong – young families and older residents (aged 60 years and over).

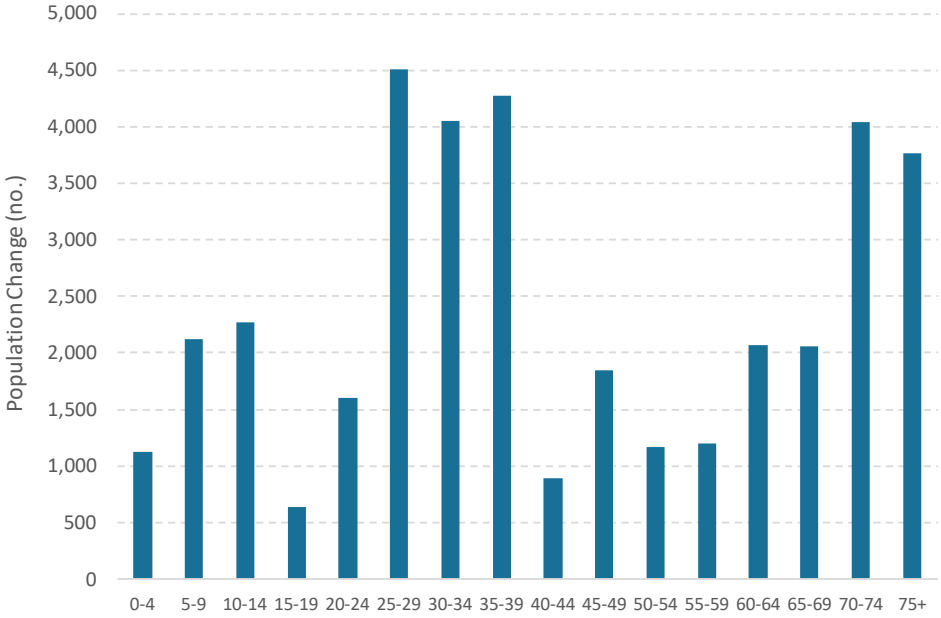
The number of Geelong residents aged 25-39 years accounted for more than a third of population growth between 2016 and 2021, rising by almost 13,000 persons. This demographic includes young families, many of which are likely to have become attracted to the Geelong region due to its more affordable housing compared to Melbourne and the availability of work.

The number of residents aged 60 years and over also increased strongly between the census years (almost 12,000 residents), accounting for just under a third of population growth. This strong increase in elderly residents suggests the health care industry in Geelong will grow strongly in the near-term.

Figure 2.4 shows the Geelong region had a slightly older population than the Victoria average in 2021. Geelong recorded a higher proportion of its population aged 60 years and older (26%) than the state average (22%). Relative to many other regional centres, Geelong has a significant population in the 20 to 39 year old cohort, representing the local access to Deakin University as well as the availability of jobs.

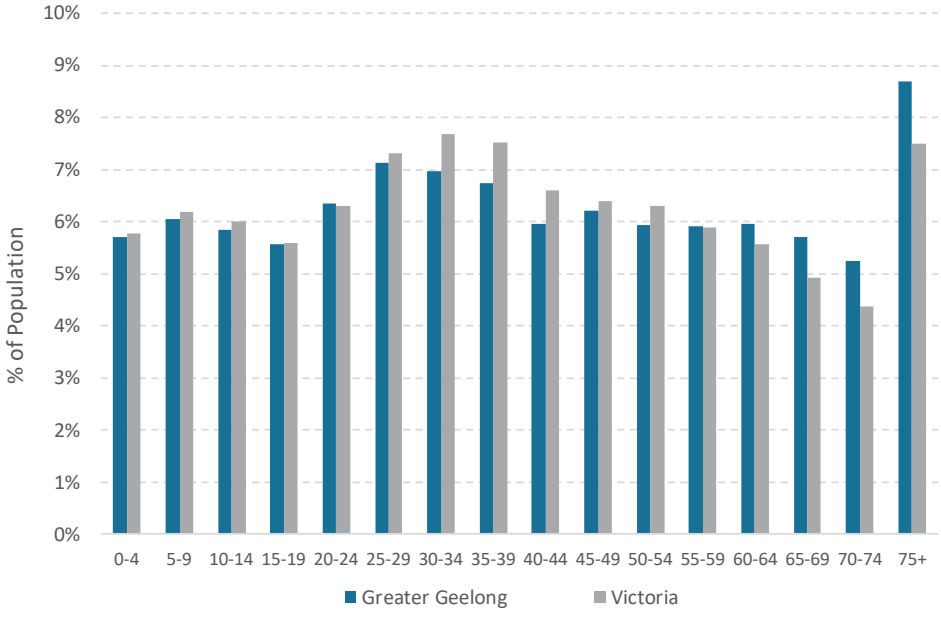
However, while the median age in the Geelong region remained above the state average in the 2021 Census (39 years in Geelong vs 38 in Victoria), the gap between the two regions has reduced (reflecting the strong migration of young families to Geelong between 2016 and 2021). The median age in Geelong actually reduced between the 2016 and 2021 Census, from 40 to 39 years, indicating growth in young families and young people.

Figure 2.3. Population Growth by Age Group, Geelong, 2016-2021



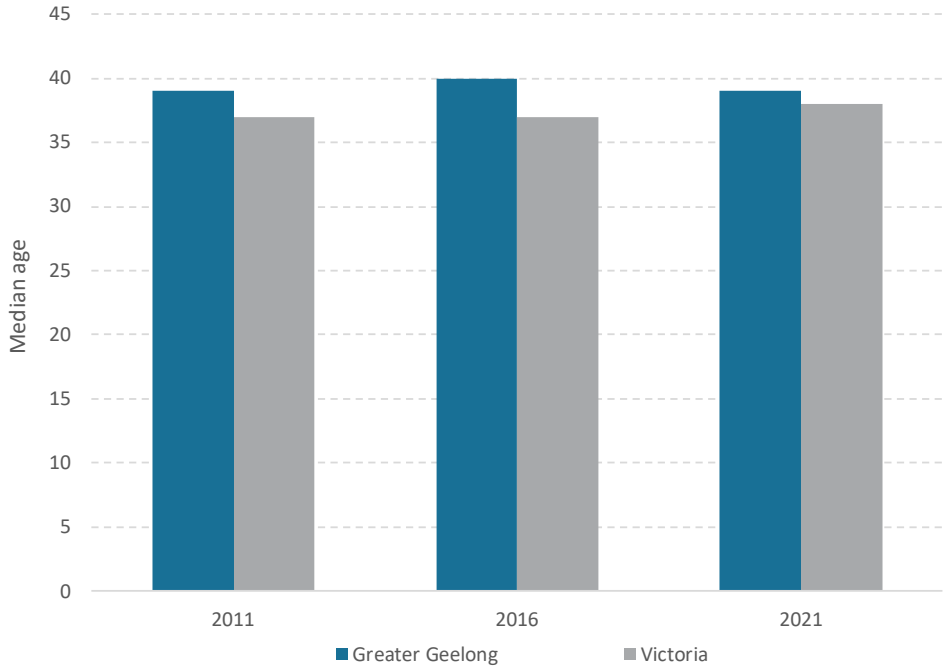
Sources: ABS (2022), ABS (2017).

Figure 2.4. Share of Population, 2021



Source: ABS (2023a).

Figure 2.5. Median Age, 2011 - 2021

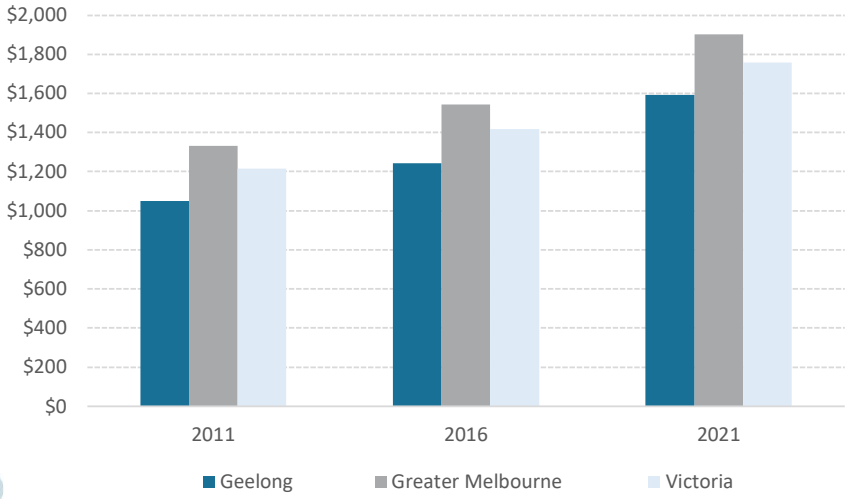


Sources: ABS (2022), ABS (2017).

2.4 Income

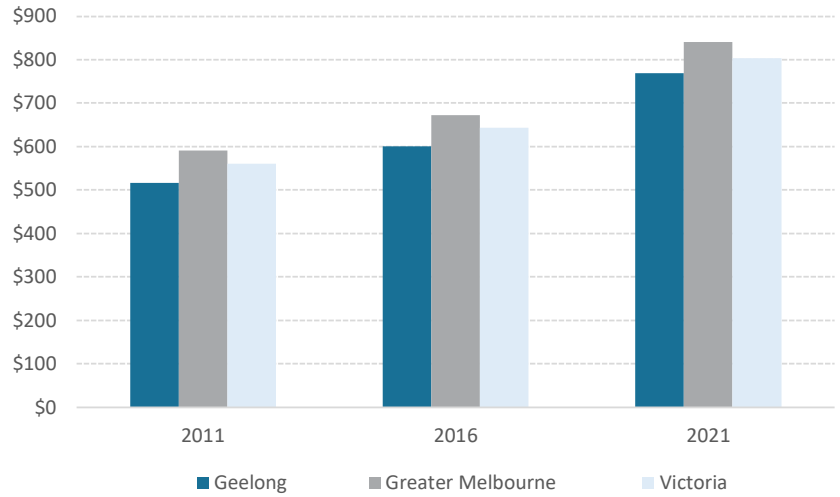
Incomes in Geelong are below Victoria and the Greater Melbourne Region, however, between 2016 and 2021, incomes (both household and individual) grew at a faster rate than both Victoria and Greater Melbourne. Both household and individual incomes grew by an average annual rate of 5.1% between 2016 and 2021, compared to 4.3%-4.6% for Greater Melbourne and Victoria.

Figure 2.6. Median Household Income ($/week)



Sources: ABS (2022), ABS (2017).

Figure 2.7. Median Individual Income ($/week)



Sources: ABS (2022), ABS (2017).

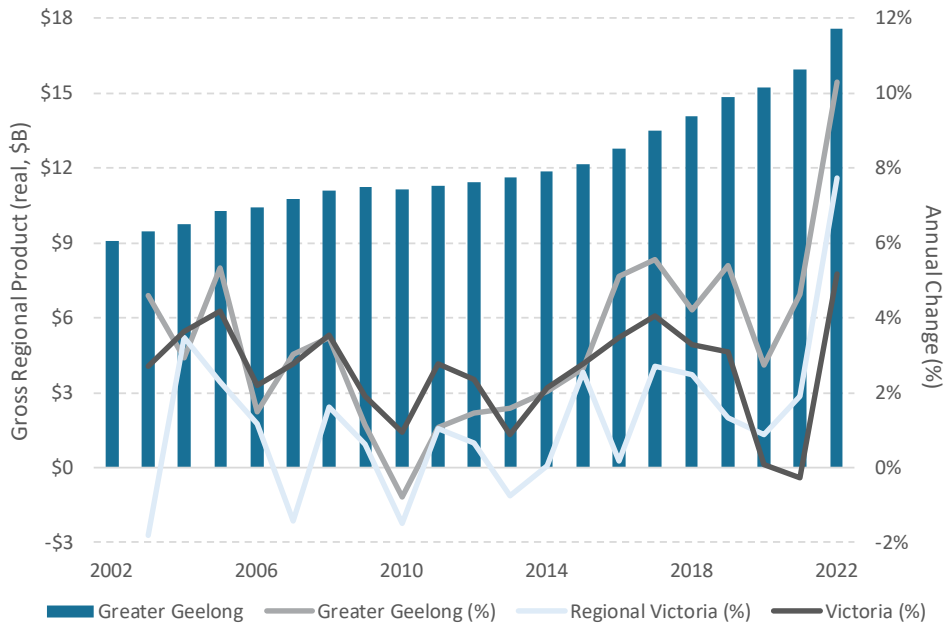
3. Economy

3.1 Size and Structure of the Economy

The Geelong region's Gross Regional Product (GRP) was $17.6 billion in the 2021-22 financial year, growing incredibly strongly in the two post-COVID years of 2020-21 (up 4.6%) and 2021-22 (up 10.3%). While the Geelong economy represents 3.5% of the total Victorian economy, it is almost half the size of the Tasmanian economy and 67% of the Northern Territory's economy.

Geelong's economic growth has significantly outperformed the Victoria over the past five years, growing at an average rate of 5.4% per annum compared to the state average of 2.2%.

Figure 3.1. Gross Regional Product, Geelong



Sources: EconomyID (2023).

The largest industries by Industry Value-Add (IVA) in the Geelong region in 2021-2022 were:

- Health care and social assistance
- Construction
- Manufacturing
- Education and training
- Retail trade
- Public administration and safety.

The key industries in the Geelong region are industries typically associated with strong population growth, including health care, construction, retail trade and education.

Health care is by far the largest industry in the Geelong region, accounting for 15% of industry value-added (IVA), considerably higher than the state average (10%). The industry has grown rapidly over the past decade, rising an average rate of 7% per annum, with growth accelerating since the onset of the COVID-19 pandemic (up an average of 11% per annum since 2019-20). Strong growth over the past decade is likely driven by the higher proportion of persons aged 60 years and older in the region than the state average. With the latest census data showing a strong increase in residents aged 60 years and over between 2016 and 2021, healthcare is likely to continue to be an important industry moving forward.

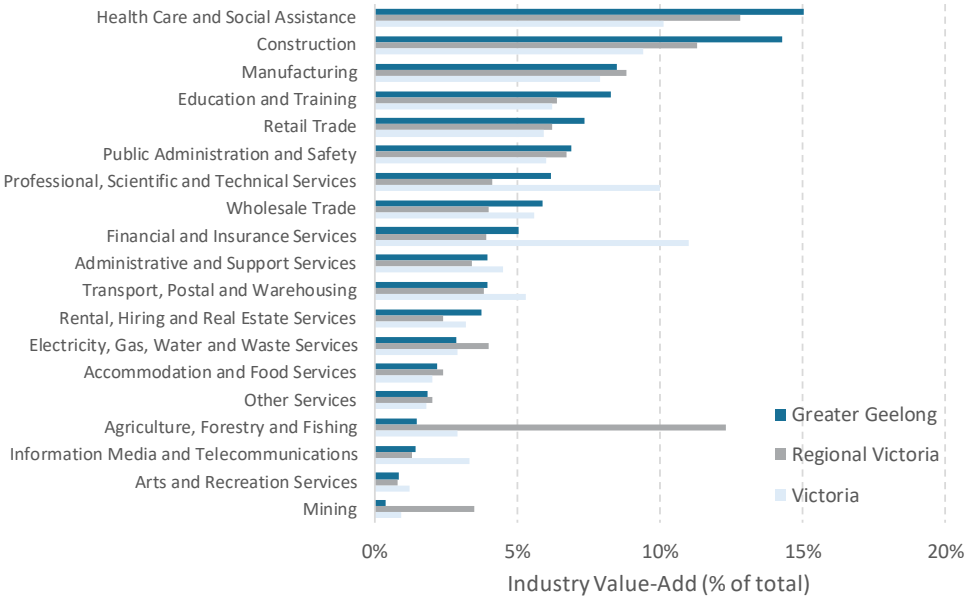
The construction industry has also grown strongly over the past decade, rising at an average rate of 8% per annum, consistent with strong population growth.

Other industries experiencing strong growth in recent years included the professional, scientific, and technical services and wholesale trade industries. These industries have grown at an average rate of 7% and 9% per annum over the past decade, with growth accelerating in the post-pandemic period (to an average of 15% per annum for professional, scientific, and technical services and 14% per annum for wholesale trade).

However, the manufacturing industry has been in long term decline, falling a total of 16% over the decade to 2021-22. Sub-industry analysis shows the declines have largely been centred in the Petroleum and Coal Product Manufacturing (down $238 million), Transport Equipment Manufacturing (down $107 million) and Primary Metal and Metal Products Manufacturing (down $48 million). These declines are associated with the closure of the Alcoa and Ford production sites in Geelong in 2014 and 2016, respectively, as well as changes at the local Geelong Refinery.

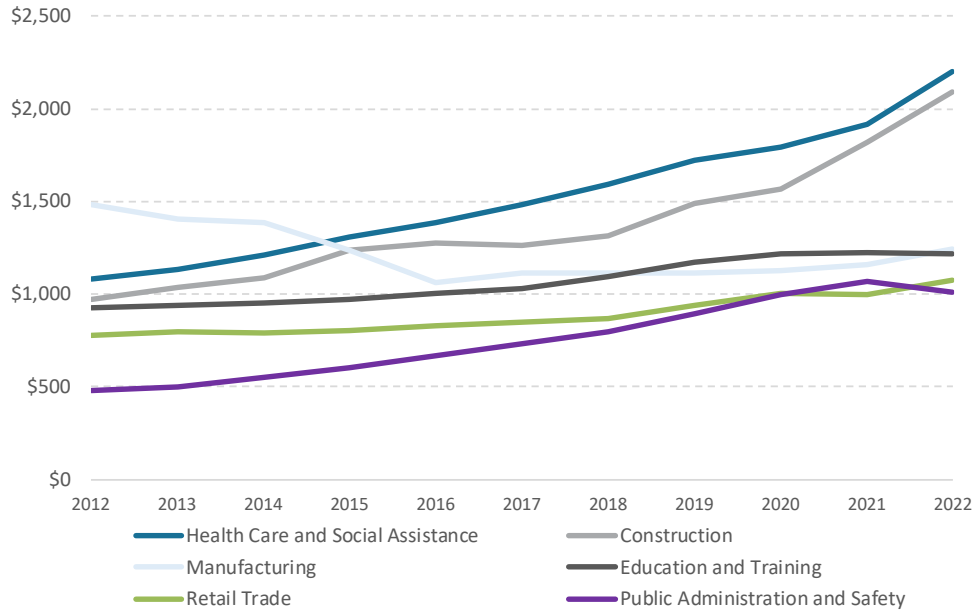
By contrast there has been strong growth in the Fabricated Metal Product Manufacturing (up $102 million) and Food Product Manufacturing (up $84 million) sub-industries.

Figure 3.2. Industry Value-Add, 2021-2022



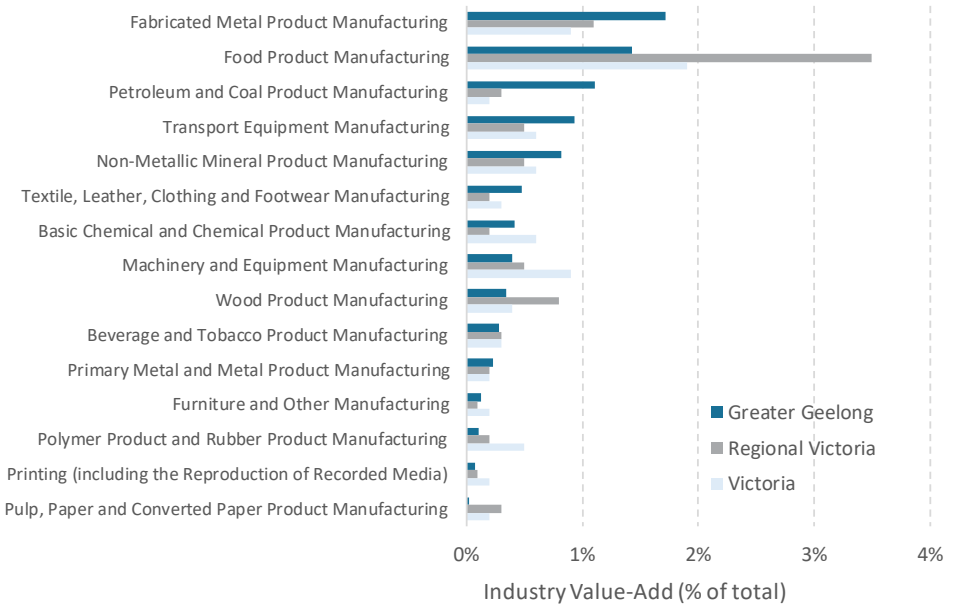
Source: EconomyID (2023).

Figure 3.3. Industry Value-Add by Top 6 Industries, Geelong



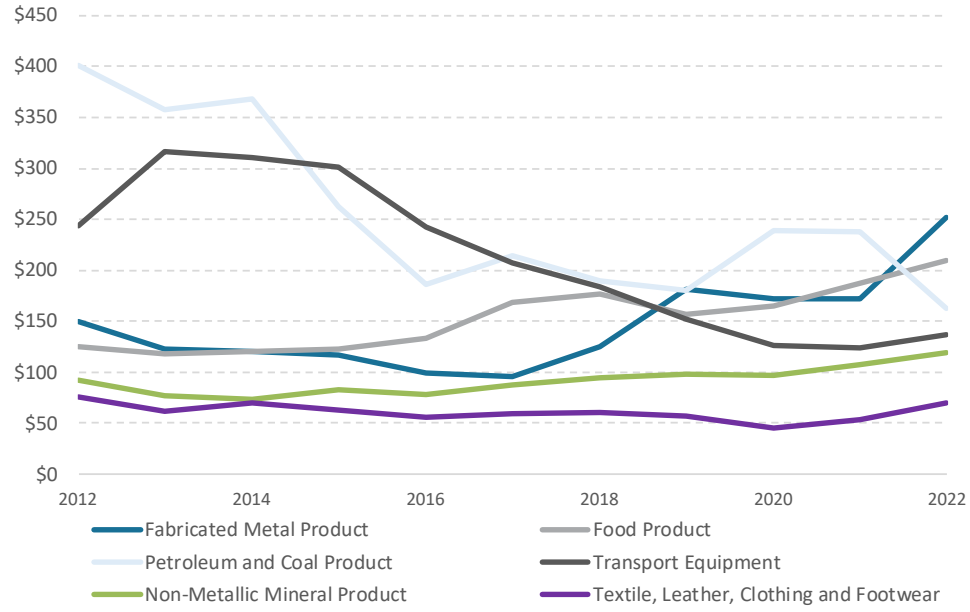
Note: Industry Value-Add refers to the industry contribution to GRP.
Source: EconomyID (2023).

Figure 3.4. Industry Value-Add by Manufacturing Sub-Industries, 2021-2022



Note: Industry Value-Add refers to the industry contribution to GRP.
Source: EconomyID (2023).

Figure 3.5. Manufacturing Sub-Industry Value-Add by Top 6 Sub-Industries, Geelong



Note: Industry Value-Add refers to the industry contribution to GRP.
Source: EconomyID (2023).

3.2 Trade

Exports are important as they provide value to a local business based on a customer that is not within the local region, often commanding a premium price. At the same time, imports may represent an opportunity to replace a product or service from outside the local economy with one provided by a local business, thereby creating considerable value for the local economy.

Unsurprisingly, 'manufacturing' is the largest export sector representing 31% of exports, or approximately $2.2 billion.

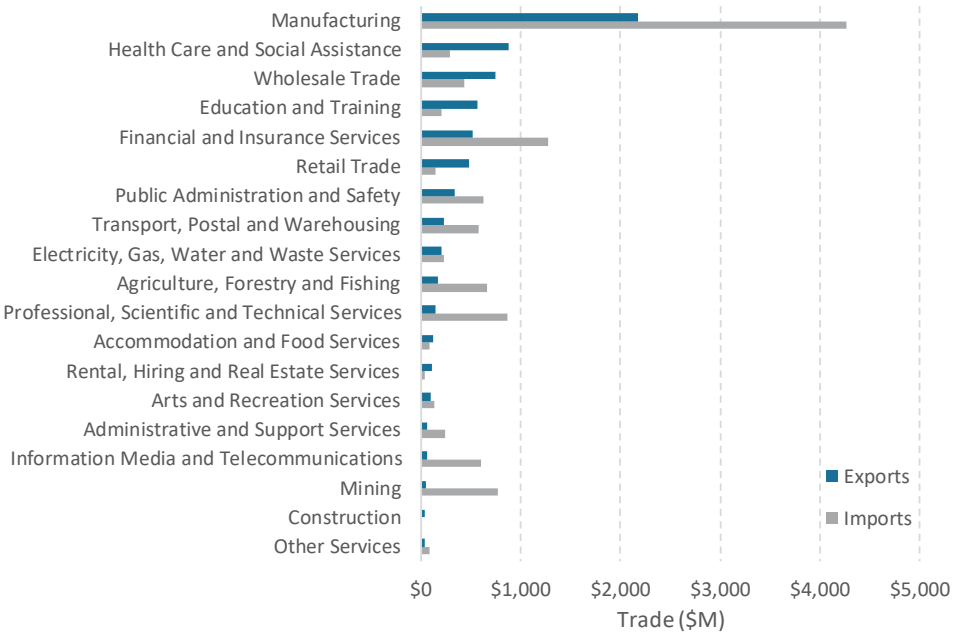
Geelong has significant imports, with the 'manufacturing', 'financial services' and 'professional, scientific, and technical services' industries the most notable importing industries in the Geelong region (Figure 3.6). Imports to the 'manufacturing' sector would largely represent inputs into the large manufacturing businesses in the region.

Geelong imported such a significant amount of goods and services in 2021-2022 that it would have detracted from GRP growth, given that growth in imports exceeded exports growth, with a fall in net exports indicating a detraction from GRP growth. In fact, data shows imports to the region rose by $1.0 billion in 2021-2022, detracting more than 6.3%-points from local GRP growth in the financial year. With local exports increasing $900 million in the year (contributing 5.8%-points to GRP growth), this indicates the overall trade sector (net exports) detracted around 0.5%-points from GRP growth in 2021-22. This highlights the potential economic opportunity for replacing any product or service from outside the local economy with one from within the local economy.

Further detailed analysis shows that 'machinery and equipment manufacturing', 'finance' and 'agriculture' are the key sub-industries driving local imports, while 'petroleum and coal product manufacturing', 'insurance and superannuation funds' and 'social assistance services' were the key exporting sub-industries.

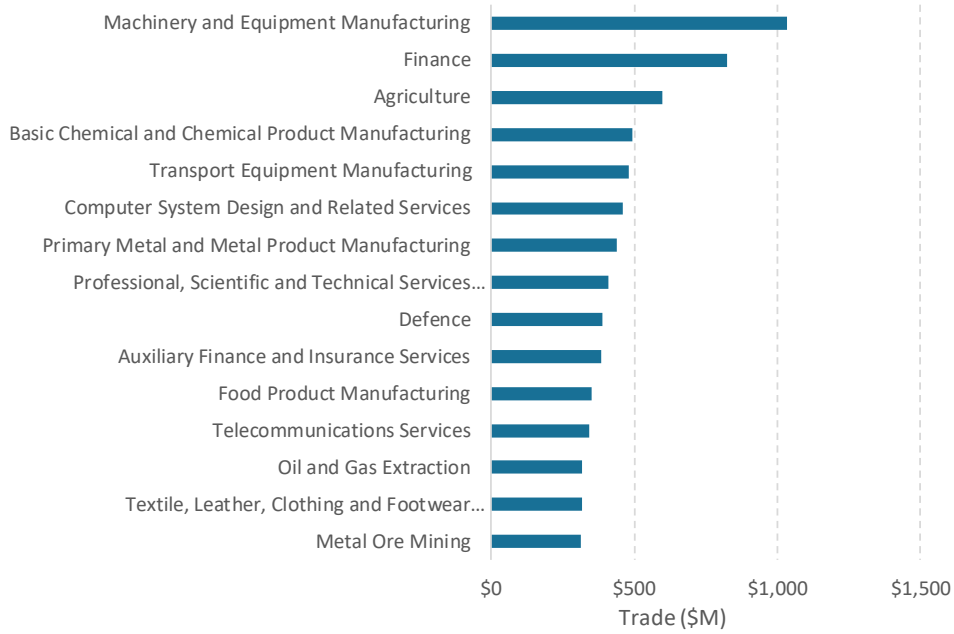
While replacing all of the imports into these local sub-sectors would be difficult, there may be opportunities to strengthen the local supply chains to cater for these specific goods and services.

Figure 3.6: Regional Trade by Industry, Geelong, 2021-2022



Source: EconomyID (2023).

Figure 3.7: Regional Imports by Sub-Industry, Geelong, 2021-2022



Source: EconomyID (2023).

Figure 3.8: Regional Exports by Sub-Industry, Geelong, 2021-2022



Source: EconomyID (2023).

3.3 Shift-Share Analysis

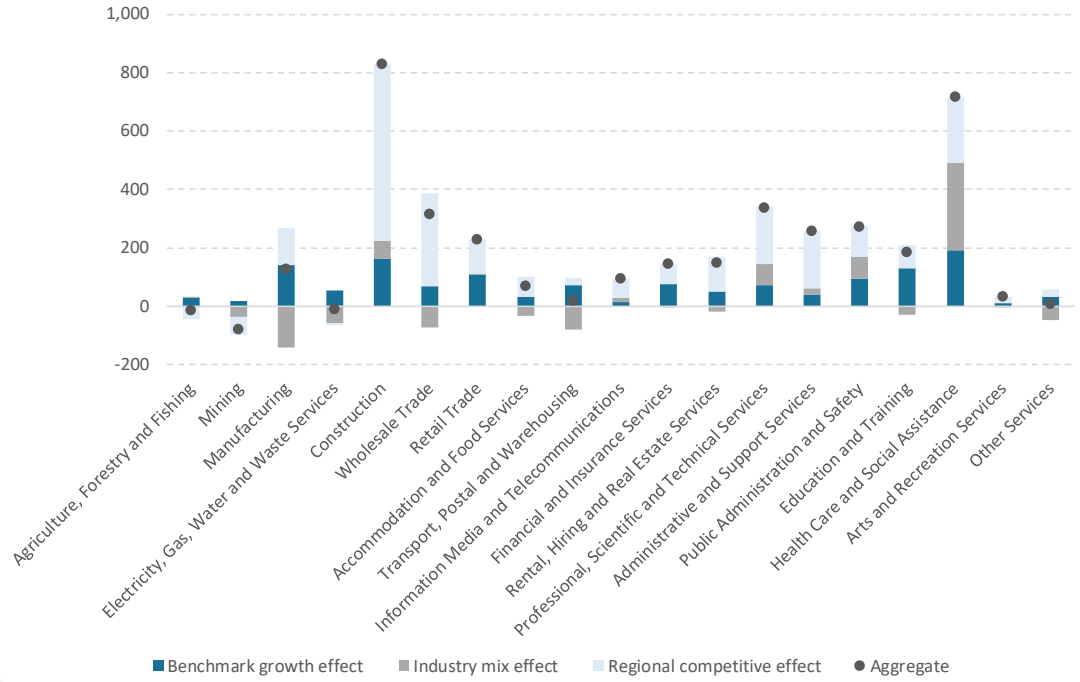
Shift Share Analysis breaks down the growth in an industry into three components to help understand what is driving the change. These three change components are commonly known as:

- **State/National growth effect** - the amount of growth in an industry that could be attributed to the overall growth of a larger area that encompasses the region's economy, usually state or national.
- **Industry mix effect** - the amount of growth in an industry that could be attributed to the performance of the specific industry at the national/state level.
- **Regional competitive effect** - the amount of growth in a specific industry that could be attributed to a local advantage or disadvantage. This is generally the most interesting component as it clearly quantifies the level of advantage or disadvantage an industry has in the local area.

The regional competitive effect for an industry generally indicates how the local industry performed against benchmark trends. An industry with a positive regional competitive effect suggests local characteristics supported above trend growth in that period. For example, if retail trade in a region grew by 3% but at a state/national level it only grew by 2%, some regional specific factors (e.g. new shopping centre, population growth) must have contributed to this above trend growth. A negative effect suggests the opposite.

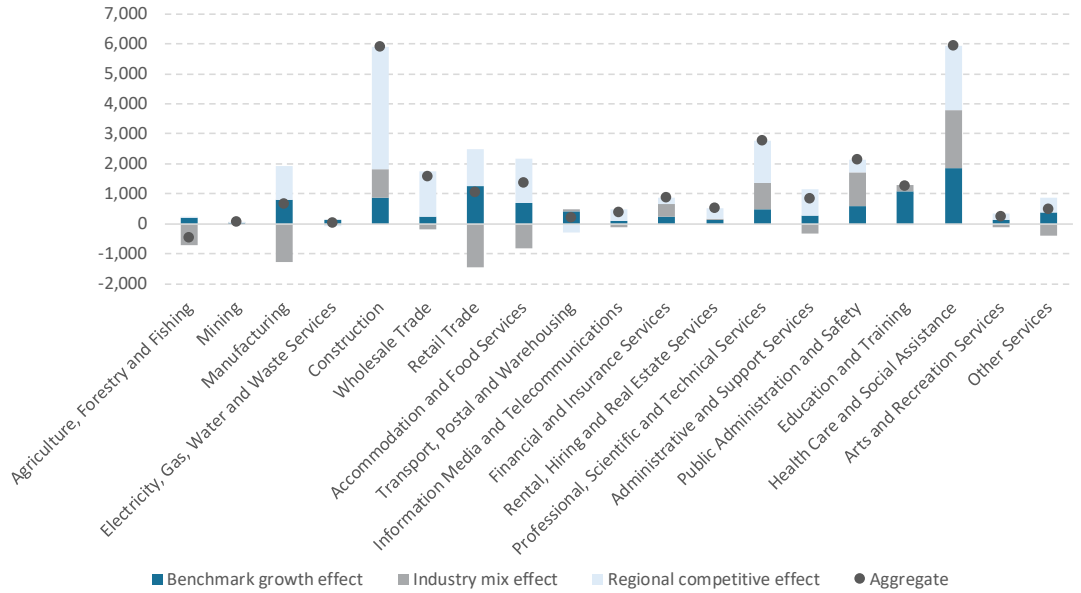
This analysis shows that in the Geelong region the strongest regional competitive effects in terms of industry-value add and employment between 2016-17 and 2021-22 were experienced in the 'construction', 'wholesale trade', 'healthcare and social assistance' and 'professional, scientific and technical services' industries.

Figure 3.9: Industry Value-Add Shift-Share Analysis, Geelong, 2016-2017 - 2021-2022



Source: EconomyID (2023).

Figure 3.10: Employment Shift-Share Analysis, Geelong, 2016-2017 - 2021-2022



Source: EconomyID (2023).

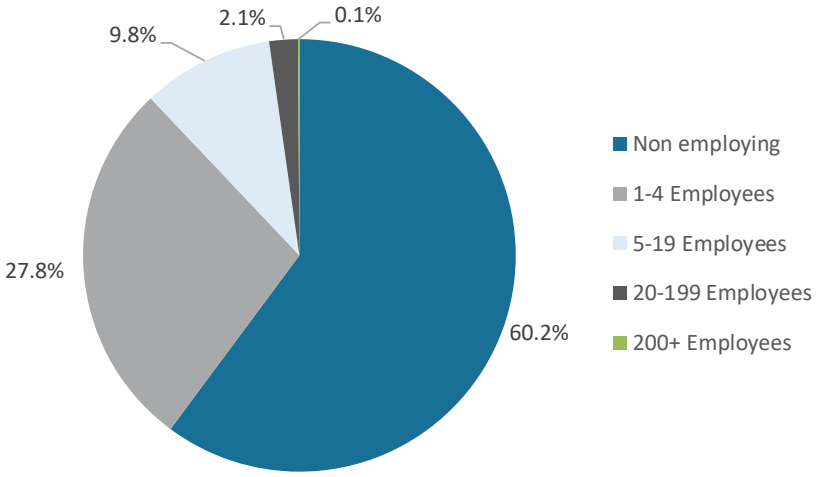
3.4 Business Counts

The Geelong economy is dominated by small businesses (97.8% of all businesses have 19 employees or fewer, Figure 3.11). This structure is similar to most local economies in Australia. Most of the top industries by number of businesses ('construction', 'professional, scientific and technical services', and 'rental, hiring and real estate') are typical industries where there is a great number of individual traders and small businesses.

Business Counts from the ABS

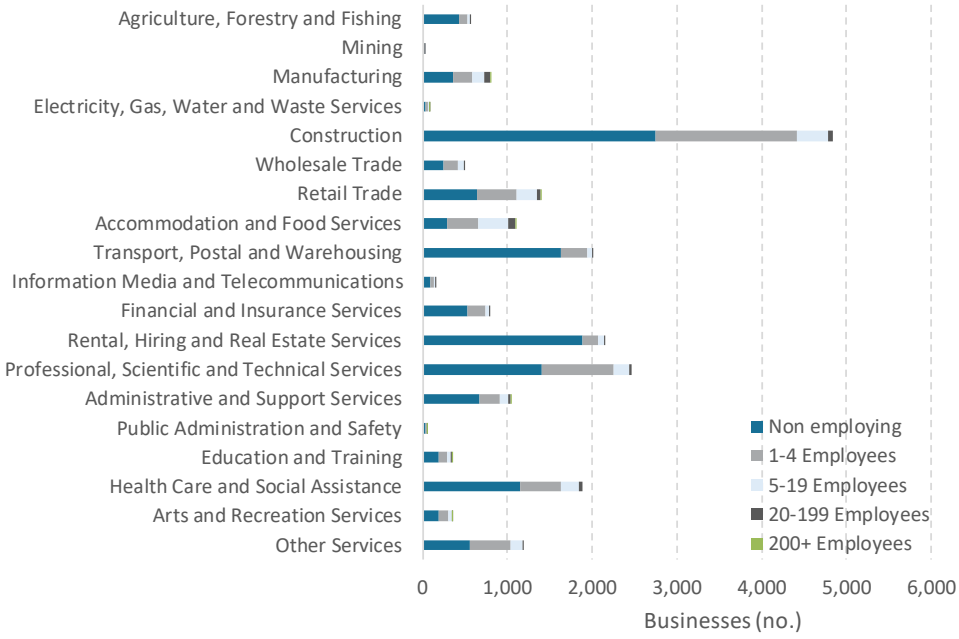
It is important to keep in mind that this data reflects the registered business address of companies (only), so larger businesses such as Coles, Woolworths and other major retail businesses may not be captured in the data. Furthermore, the ABS often excludes many sole traders and focuses on businesses with an active Australian Business Number (ABN) that are registered for Goods and Services Tax (GST). This methodology usually underestimates the total number of businesses in a local economy, specifically many of the sole traders and/or home-based businesses.

Figure 3.11. Business Counts, Geelong, 2022



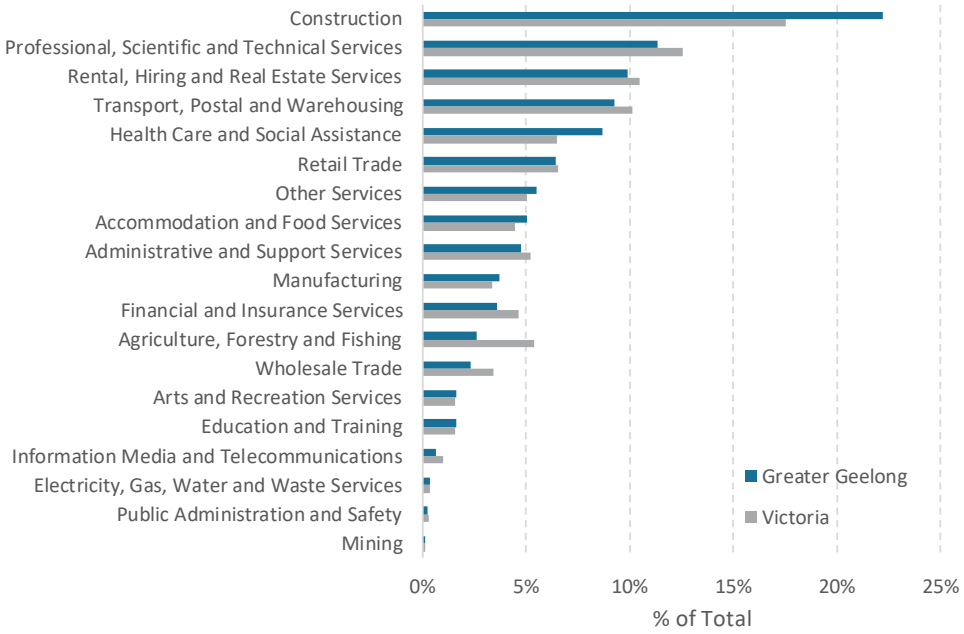
Note: Location based on registered address of businesses. 'Non employing' business is an owner operator business.
Source: ABS (2023b)

Figure 3.12. Business Counts, by Industry, Geelong, 2022



Source: ABS (2023b).

Figure 3.13. Business Counts, by Industry, 2022



Source: ABS (2023b).

3.5 Tourism

In the lead up to the COVID-19 pandemic, tourism in the Geelong region was growing relatively strongly. Naturally, during the pandemic visitation figures dropped and have been volatile since initial restrictions were lifted.

The Geelong region receives a high proportion of day trip visitors, making up almost three-quarters of total visitors in the year ending March 2023. Domestic overnight visitation has recovered strongly from COVID-19 restrictions, to be above the pre-pandemic level in March quarter 2023. International visitation to the Geelong region is virtually non-existent, making up 1% of total visitation pre-pandemic.

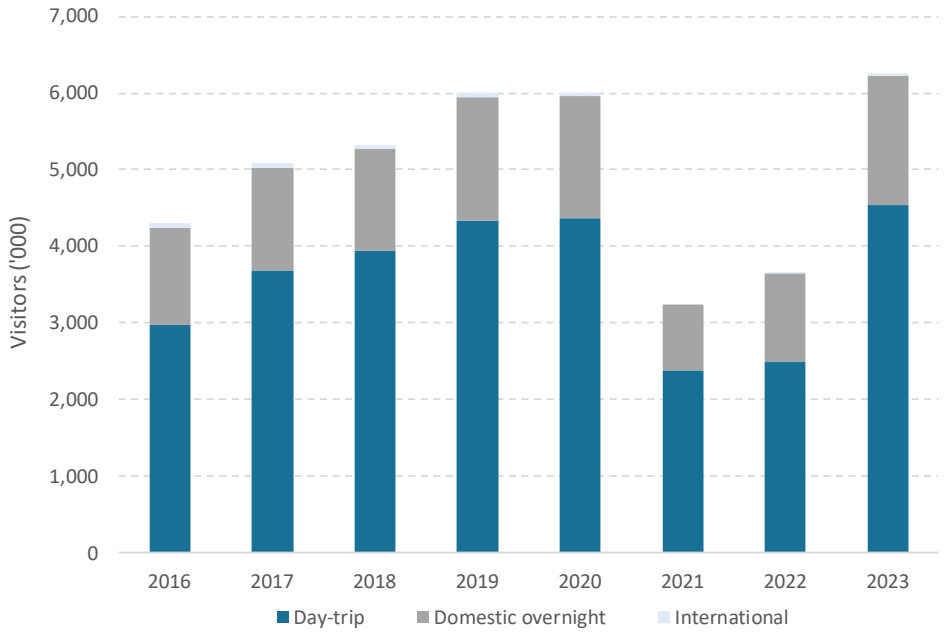
Tourism directly accounts for 1.8% of the Geelong region's Gross Regional Product and 3.7% of employment.

Table 3.1. Visitation and Nights, Geelong and the Bellarine Tourism Region (YE March 2023)

	Day	Domestic Overnight	International	Total
Visitors ('000)	4,533	1,693	34	6,260
Nights ('000)	NA	4,679	672	5,351
Visitors				
Annual Change (%)	82.4%	45.3%	2,470.6%	71.4%
3 year Change (%)	3.8%	6.5%	-39.7%	4.1%
Nights				
Annual Change (%)	NA	42.7%	2,885.2%	62.0%
3 year Change (%)	NA	11.7%	-48.1%	-2.5%

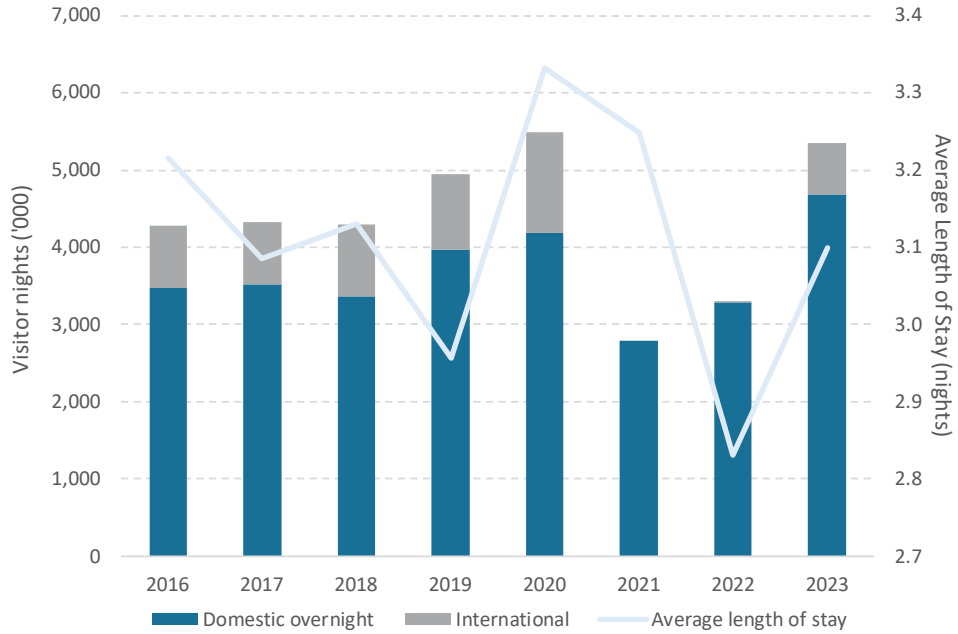
Source: TRA (2023)

Figure 3.14. Visitation by Type, Geelong and the Bellarine Tourism Region



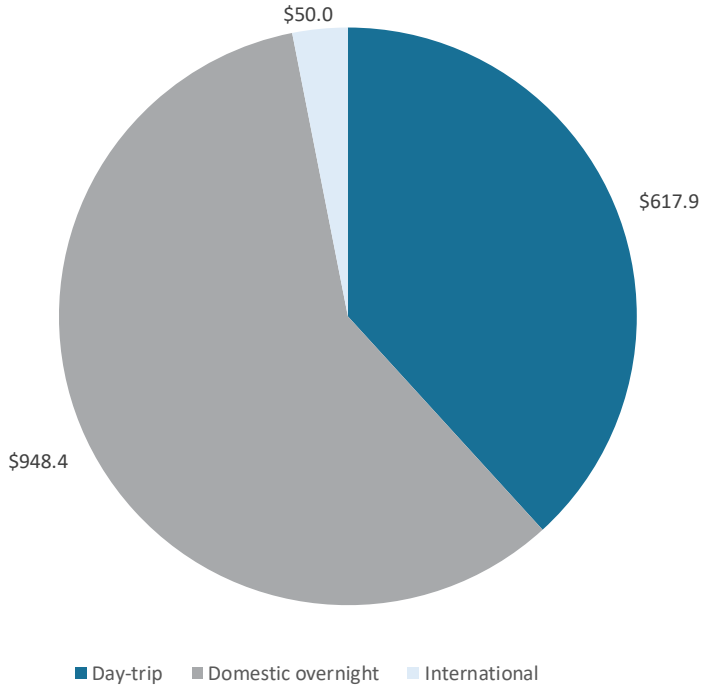
Note: Year ending March data.
Source: TRA (2023)

Figure 3.15. Visitor Nights by Type, Geelong and the Bellarine Tourism Region



Note: Year ending March data.
Source: TRA (2023)

Figure 3.16. Visitor Expenditure, by Type, Geelong and the Bellarine Tourism Region (YE March 2023)



Source: TRA (2023).

Table 3.2. Economic Contribution of Tourism (2021-22)

	Gross Regional Product ($m)	Employment (No.)
Direct	$264.9	4,987
Indirect	$429.7	4,193
Total	**$694.6**	**9,180**
Total (Direct % of Total)	**1.8%**	**3.7%**

Source: EconomyID (2023).

3.6 Creative Industries

As highlighted in the Creative Industries Strategy (A Creative Industries Strategy for the G21 region 2021-26), the creative industries can be defined as:

> Creative industries are an evolving mix of sectors spanning arts, culture, screen, design, publishing and advertising. They cover disciplines as diverse as game development and graphic design, fashion and filmmaking, performing arts and publishing, architecture and advertising, media and music, comedy and craft. They include activities that are commercially-driven and community based, experimental and export-intense.

The creative industries can be an important feature of the economy as these areas tend to have high-levels of innovation which often add considerable value to the local economy. Additionally, many of the creative industries in arts and culture can also increase the social and cultural capital in a community, delivering community benefits and support talent attraction and retention.

A New Approach (ANA) identified the creative industries by identifying specific industry sectors that met the above definition using the four-digit Australian and New Zealand Standard Industrial Classification (ANZSIC) system. Through data available in the 2021 Census, jobs in these industry sectors can be identified and quantified. Using this definition of the creative industries, the sector contributed 7,660 jobs (5.7% of total) and $691 million (4.7% of total IVA) to the Geelong economy in 2021-22.

Table 3.3. Creative Industries, Geelong (2021-22)

Industry	Employment (No.)	Industry Value Added ($M)
Agriculture, Forestry and Fishing	0	$0.0
Mining	0	$0.0
Manufacturing	382	$28.9
Electricity, Gas, Water and Waste Services	0	$0.0
Construction	0	$0.0
Wholesale Trade	281	$39.5
Retail Trade	3,264	$230.6
Accommodation and Food Services	0	$0.0
Transport, Postal and Warehousing	0	$0.0
Information Media and Telecommunications	714	$81.4
Financial and Insurance Services	0	$0.0
Rental, Hiring and Real Estate Services	0	$0.0
Professional, Scientific and Technical Services	2,335	$274.7
Administrative and Support Services	0	$0.0
Public Administration and Safety	0	$0.0
Education and Training	140	$5.3
Health Care and Social Assistance	0	$0.0
Arts and Recreation Services	542	$30.7
Other Services	0	$0.0
Total	**7,660**	**$690.9**

Source: ABS (2022a), ANA (2020), Lucid Economics.

3.7 Defence Industry

The Australian Bureau of Statistics (ABS) defines the defence industry as 'The Australian defence industry represents the production of goods and services invoiced to the Department of Defence'. The ABS estimates that the defence industry contributed $10.6 billion to the Australian economy in 2021-22, an increase of 20.3% from the previous year. Over the last five years, the defence industry has grown by an average annual rate of 11.0% (ABS, 2022c).

According to the Defence Portfolio Budget Statement (Defence, 2023), $217.7 billion is the planned expenditure from the current financial year until 2026-27, representing an average of $54.4 billion in annual defence expenditure.

The defence industry is often a sector that include a high level of technology and innovation, which can provide significant value to the economy. Furthermore, as a government expenditure program, the industry is less susceptible to global market changes as many other industries.

Hanwha Defence Australia

In 2022, Hanwha Defence Australia announced that it would build a $170 million, 32,000 sqm defence vehicle production centre at the Avalon Airport. The project will create more than 300 new jobs. The facility is required to deliver self-propelled vehicles to the Australian Defence Force. In July 2023, it was announced that Hanwha Defence would also deliver Redback vehicles as part of an additional $10 billion contract.



The new facility, supported by these two Government contracts will cement a new defence industry sector in Geelong, building on the long and proud history of the automotive and advanced manufacturing sector in the region. The new Hanwha Defence facility will anchor a new defence industry cluster in the Geelong region.

3.8 Hydrogen Industry

Hydrogen is a clean-burning fuel that can be used in transport, energy storage and electricity generation. Australia is expected to become the second largest exporter of hydrogen by 2030 and was the first country in the world to export hydrogen in 2022. By 2040, exports of hydrogen could be worth up to $10 billion and Australia has more than 100 hydrogen projects in the development pipeline.

Geelong Port has entered into a joint venture with Fortescue Future Industries (FFI) to create the Geelong Hydrogen Hub. The Geelong Hydrogen Hub will include pier infrastructure, an export terminal, a production facility as well as the necessary infrastructure to distribute hydrogen.

FFI is currently building its Green Energy Manufacturing Centre (GEM) in Gladstone, which will be the world's largest electrolyser production facility.

4. Workforce and Skills

4.1 Employment and Unemployment

Geelong's labour market has undergone a remarkable turnaround over the past decade. The region's unemployment rate recently hit a low of 2.4% in December quarter 2022, having consistently fallen in recent years from a peak of 8.4% in March quarter 2015.

The strengthening in the region's labour market has accelerated in the post-COVID-19 pandemic years. In fact, employment has risen at an average annual rate of 5.0% since March quarter 2020 (the pre-pandemic level), or more than 20,000 persons in total. Further, the number of unemployed persons has decreased almost 1,300 persons, seeing the unemployment rate fall from 4.2% in March quarter 2020 to 2.7% in March quarter 2023.

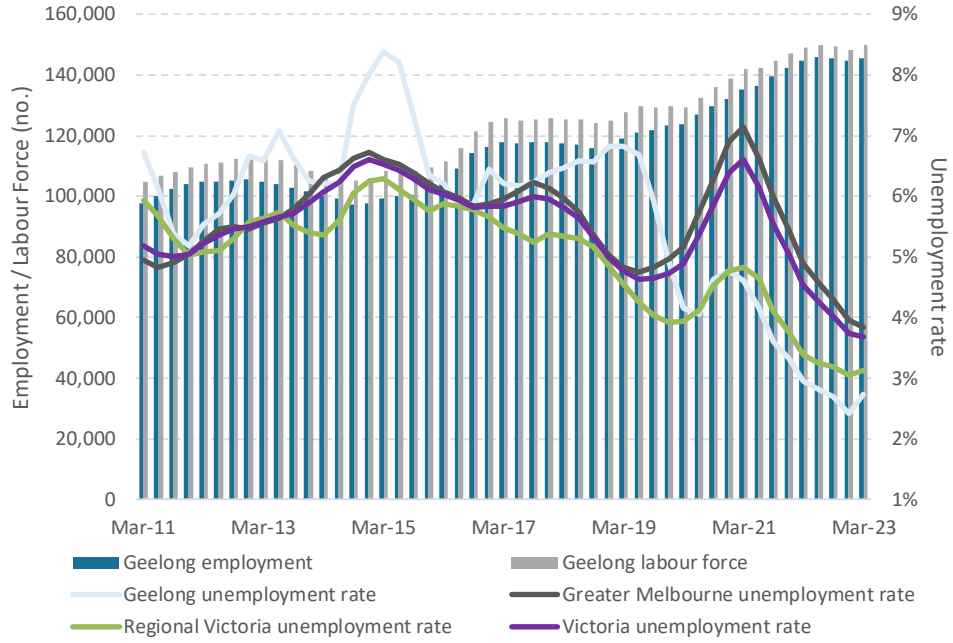
In other signs of the strength of the Geelong labour market, growth in the labour force (up an average of 5.5% per annum) has increased at a faster rate than population growth over the past three years (around 2%), suggesting there has been a very strong increase in labour force participation in recent years.

More timely state level labour force data from the Australian Bureau of Statistics shows the Victoria labour market continuing to remain strong throughout the June quarter 2023, with the unemployment rate falling to 3.6% in July 2023. This suggests the Geelong unemployment rate has likely also continued to remain low in recent months.

Labour Force and Unemployment Data

These data sets are from the Department of Education, Skills and Employment (DESE) and track the number of people in the labour force (total), employed and unemployed. This data is based on place of residence, which differs from the analysis above regarding Gross Regional Product/Industry Value-Add as well as the analysis below regarding employment, which focuses on data based on place of work. For the labour force survey, the definition of 'employed' includes all persons aged 15 years and over who worked for one hour or more during the reference week.

Figure 4.1. Labour Force, Employment and Unemployment Rates



Source: DESE (2023).

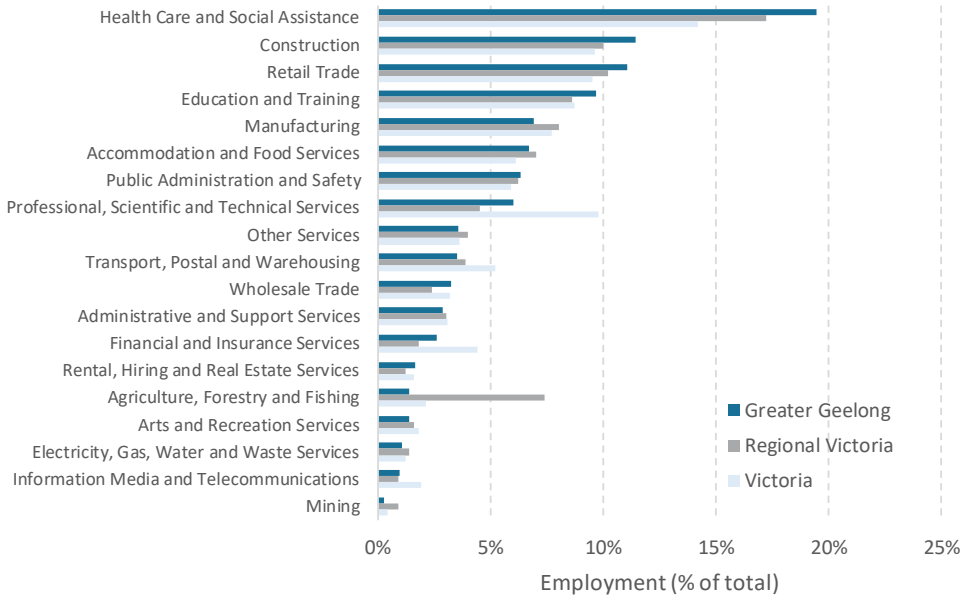
4.2 Employment

The key growth industries by employment in the Geelong region over recent years are industries typically associated with strong population growth, including health care, construction, retail trade and education.

Health care is by far the key employing industry in the Geelong region, accounting for 19% of total employment (or 26,347 total persons), considerably higher than the state average (14%). Further, employment within the industry has grown rapidly over the past decade, rising an average rate of almost 6% per annum. The strong growth in the sector is likely driven by the higher proportion of persons aged 60 years and older in the region than the state average.

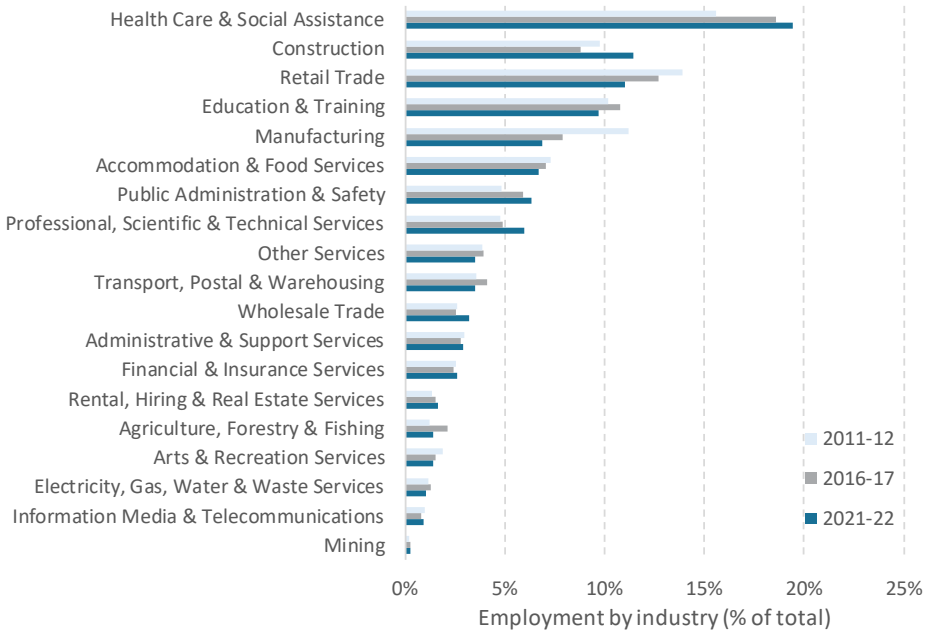
Interestingly, there has been very strong employment growth in the professional, scientific and technical services industry over the five years to 2021-22, up 2,753 persons or an average of 8.6% per annum. While jobs in this industry are typically located in capital cities, the fact many occupations within this industry can be completed away from an office environment suggests the strong growth in recent years could be linked to the increased use of 'work from home' employment arrangements.

Figure 4.2. Employment by Industry, Geelong, 2021-2022



Source: EconomyID (2023).

Figure 4.3. Employment by Industry, Geelong, 2011-12 to 2021-22



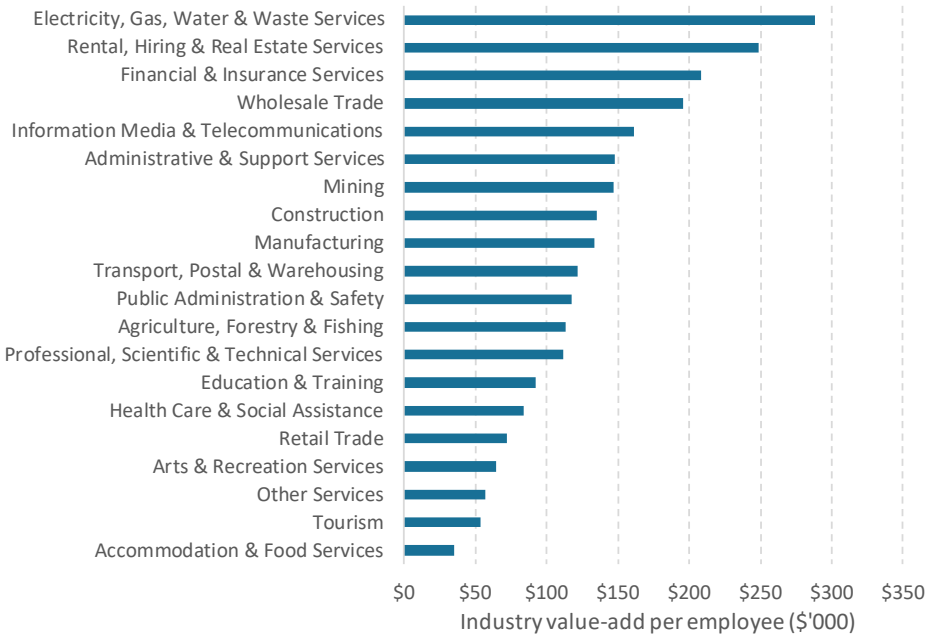
Source: EconomyID (2023).

4.3 Value of Employment

Different industries contribute varying degrees of value to the local economy based on a variety of factors including supply chains, price of goods sold and overall position in the economy. As highlighted below 'utility services', 'real estate services', and 'financial services' are amongst the highest value-adding industries in the local economy.

Some of the key employing industries in the region including 'health care', 'education' and 'retail trade' are amongst the lowest value-adding industries in the local economy.

Figure 4.4. Industry Value-Add per Employee, 2021-2022



Source: EconomyID (2023).

High Value-Adding Jobs

In terms of economic development, growing high value-adding jobs will have greater benefits to the overall economy than increases in low value-adding jobs. The core difference is related to the relevant supply chains of these industries as well as the wages that are often paid across those industries. High value-adding jobs will provide a greater ability to spend more in the local economy, which will create a greater flow-on benefit locally. Additionally, businesses that have more local supply chains (or the opportunity for them) will have the ability to support additional businesses, creating more value in the local economy.

Because one job may offer greater value than another, it does not mean that lower value-adding jobs are not important. These jobs often provide employment for youth and offer an entry point into the workforce for many residents. Rather, understanding the value of employment should guide the balance of effort and resources in terms of various industry development and investment attraction activities.

4.4 Journey to Work

Table 4.1 and Table 4.2 show the region's workforce is quite self-sufficient, with just over 80% of workers in Greater Geelong also living in Greater Geelong, while around 74% of employed residents in Greater Geelong work in Greater Geelong.

Table 4.1. Journey to Work, Greater Geelong Workers, 2021

	Number	%
Live and work in Greater Geelong	96,343	81.8%
Work in Greater Geelong, but live elsewhere	21,491	18.2%
Total workers in Greater Geelong	**117,834**	**100.0%**

Source: EconomyID (2023).

Table 4.2. Journey to Work, Greater Geelong Employed Residents, 2021

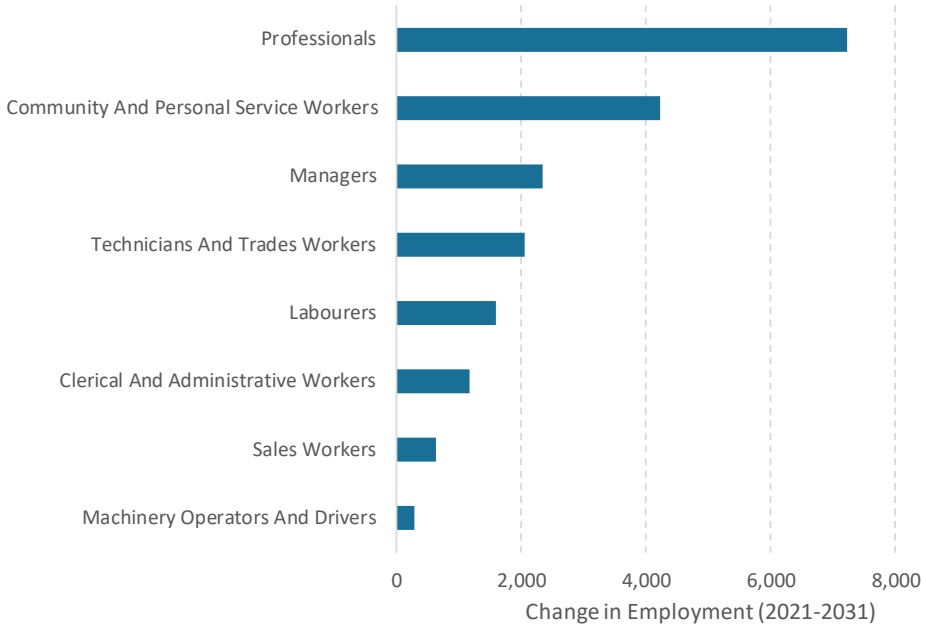
	Number	%
Live and work in Greater Geelong	96,343	74.4%
Live in Greater Geelong, but work outside	26,711	20.6%
No fixed place of work	6,452	5.0%
Total employed residents in Greater Geelong	**129,506**	**100.0%**

Source: EconomyID (2023).

4.5 Workforce Projections

Based on the latest National Skills Commission (2022) employment projections, employment in Greater Geelong is expected to increase by almost 20,000 persons out to the year 2031, with the strongest employment growth expected to be in the professionals, and community and personal service worker occupations. By sub-occupation, the strongest growth is expected to be in the aged and disabled carers, and registered nurses sub-occupations.

Figure 4.5. Change in Employment by Occupation, 2021-2031, Greater Geelong



Sources: ABS (2022a), National Skills Commission (2022), Lucid Economics.

Table 4.3. Top 20 Sub-Occupations by Forecast Employment Growth, Greater Geelong

Sub-Occupation	2021	2031	Avg annual % change	No.
Aged and Disabled Carers	2,993	4,657	4.5	1,664
Registered Nurses	3,662	4,676	2.5	1,014
General Clerks	2,329	2,929	2.3	600
Welfare Support Workers	977	1,466	4.1	489
Education Aides	1,062	1,430	3.0	368
Management and Organisation Analysts	509	834	5.1	325
Cafe and Restaurant Managers	537	828	4.4	291
Fast Food Cooks	785	1,066	3.1	281
Chefs	989	1,262	2.5	273
Software and Applications Programmers	464	713	4.4	249
Waiters	1,036	1,283	2.2	247
Electricians	1,190	1,432	1.9	242
Other Information and Organisation Professionals	464	706	4.3	242
Kitchenhands	1,488	1,717	1.4	229
Plumbers	1,313	1,539	1.6	226
Welfare, Recreation and Community Arts Workers	519	744	3.7	225
University Lecturers and Tutors	681	905	2.9	224
Sales Assistants (General)	6,676	6,897	0.3	221
Health and Welfare Services Managers	415	633	4.3	218
Commercial Cleaners	1,481	1,697	1.4	216

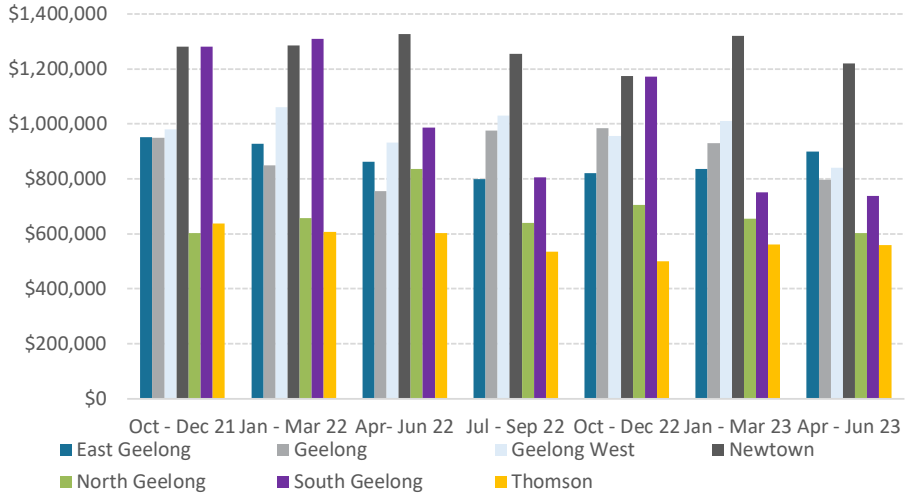
Sources: ABS (2022a), National Skills Commission (2022), Lucid Economics.

5. Property

5.1 Median House Prices

House prices have been volatile across Geelong over the last two years and the range of pricing across Geelong shows the diversity of housing stock across the region. The most current prices are aligned with prices achieved in the fourth quarter of 2021, demonstrating how the market can fluctuate over time.

Figure 5.1. Median House Prices, Geelong

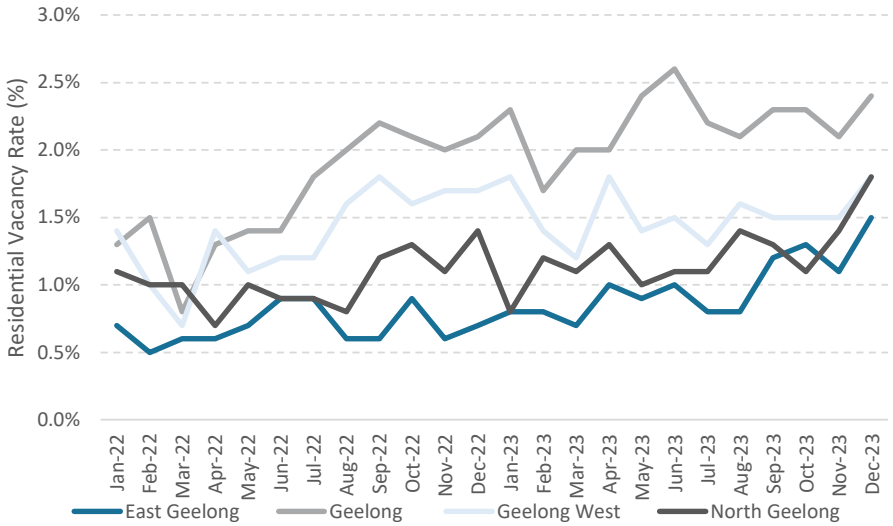


Source: Department of Transport and Planning (2024).

5.2 Vacancy Rates

While residential vacancy rates have eased since peak lows in 2022, they remain very low across Geelong. A shortage of housing causes street not only amongst the community but for many businesses seeking to expand their workforce (that require local residential property). Without available housing stock, it can be difficult for businesses to attract workers.

Figure 5.2. Residential Vacancy Rates, Geelong



Source: SQM Research (2024).

5.3 Industrial Land

A report in 2018 (*Land Supply Report*) found that Geelong has sufficient land to support industrial development into the future. The report identified 480 ha of available industrial land. The Geelong Ring Road Employment Precinct (GREP) represented the majority of available industrial land in the City (281 ha or 59% of the total). Between 2015 and 2018, average industrial land consumption was 23 ha per year.

Since the publication of this report, the South-West Geelong Employment Land Review has been conducted and identified an additional 170 ha of industrial land. Planning is also progressing for the Greater Avalon Employment Precinct which totals over 780 ha of raw land.

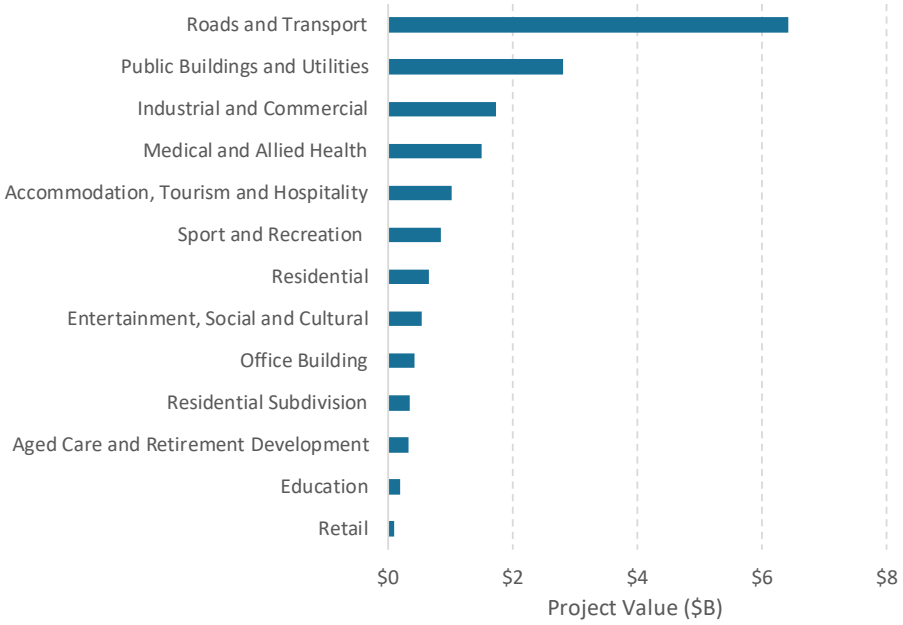
Given these increases in supply, the Geelong region should have sufficient industrial land supply to support the future economic development of the area. However, while there is sufficient industrial land supply for the long-term, current market sources indicate that there is a shortage of industrial land that is serviced and currently available to the market. If not rectified in the near term, this short-term shortage could see the region miss out on economic and investment opportunities.

6. Major Projects

There is currently $16.9 billion worth of construction work in the pipeline in the Greater Geelong region. By type, much of this work is within the roads and transportation ($6.4 billion), public buildings and utilities ($2.8 billion), industrial and commercial ($1.7 billion) and medical and allied health ($1.5 billion) sectors.

By project, the largest projects in the construction pipeline include the Melbourne to Geelong Fast Rail ($4.0 billion), the recently completed Western Plains Correctional Centre ($1.1 billion) and the Regional Rail Revival Project Geelong Line Upgrade and Greater Avalon Business Park (both $1.0 billion).

Figure 6.1. Major Projects by Type, Greater Geelong



Source: City of Greater Geelong (2023).

Table 6.1. Top 20 Major Projects by Value, Greater Geelong

Project	Type	Status	Value ($M)
Melbourne To Geelong Fast Rail	Public	Proposed	$4,000
Western Plains Correctional Centre	Public	Recently Completed	$1,119
Regional Rail Revival Project Geelong Line Upgrade	Public	Commenced	$1,000
Greater Avalon Business Park	Private	Proposed	$1,000
Waurn Ponds Innovation, Education & Healthcare Precinct	Private	Proposed	$600
Barwon Womens & Childrens Hospital	Public	Proposed	$514
Barwon Solar Farm	Private	Proposed	$450
Barwon Heads Road Duplication - Stage 1	Public	Commenced	$365
Geelong Ring Road Extension (Bellarine Link)	Public	Proposed	$350
Mcmanus Road Lara - Waste To Energy Facility	Private	Proposed	$300
Neoen Australia Victorian Big Battery Project - Stage 2	Private	Approved	$300
Brougham Street Mixed Use Precinct (Gurner)	Private	Proposed	$300
Geelong Convention & Exhibition Centre	Public	Commenced	$294
Cunningham Place Geelong Mixed Use Development	Private	Approved	$250
Home Of Motorsport Avalon Airport Precinct	Private	Proposed	$250
Barwon Heads Road Upgrade - Stage 2	Public	Proposed	$250
Avalon Airport Rail Link	Public	Proposed	$250
Geelong Civic Precinct - Wurriki Nyal Civic Precinct	Public	Recently Completed	$220
Australian Centre For Disease Preparedness - Australian Animal Health Laboratory	Public	Approved	$220
Holiday Inn And Suites Geelong	Private	Commenced	$200

Source: City of Greater Geelong (2023).

7. Competitive Advantages and Opportunities

7.1 Local Competitive Advantages

Identifying Competitive Advantages

Identifying and leveraging competitive advantages is important for successful economic development efforts at the local level. Competitive advantages can exist in many forms including location, natural resources, industry specialisation and/or infrastructure. This section seeks to identify the unique competitive advantages of the Geelong region using various analytical techniques, including:

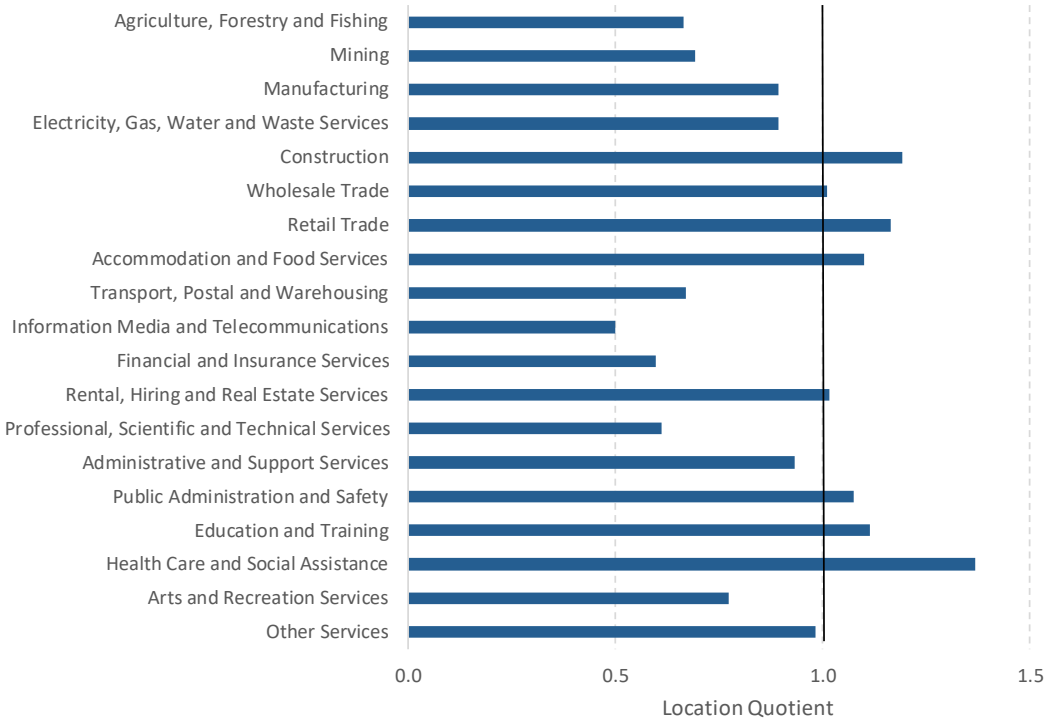
- Location quotient analysis
- Cluster mapping

This analysis will identify various industry opportunities for the Geelong region to be tested and verified through consultation.

The following graphs show the Geelong region's competitive advantages by industry due to local employment specialisation. Essentially, the location quotients show the proportion of workers in individual industries with the '1' line representing parity with Victoria. Industries showing a specialisation above the '1' line indicate areas of natural competitive advantage.

The analysis shows the largest natural competitive advantages for the Geelong region in population-driven industries including healthcare, construction, retail trade and education.

Figure 7.1. Employment Location Quotients, Geelong (benchmarked to Victoria), 2021-2022



Sources: EconomyID (2023).

7.2 Cluster Mapping

The following cluster maps help us to understand the relative competitive advantage against a backdrop of future expected employment growth, as well as existing local employment strengths.

Cluster Mapping

Cluster mapping is an analytical tool to consider future economic growth opportunities and to show the importance and growth opportunities for various clusters or industries within the economy. The cluster maps for the Geelong region show the significance and importance of the existing education and health clusters. The mapping also shows the growth potential of various other clusters such as the accommodation and food services, professional scientific and technical services, finance and insurance as well as transport.

Interpreting the Cluster Map

Cluster mapping is an analytical tool that can simultaneously present the size and scale of a location's competitive advantages with future anticipated growth trends by industry. In cluster mapping, a location's competitive advantage is viewed through labour specialisation (i.e. the relative scale of employment in specific industries). There are three main components to the cluster map:

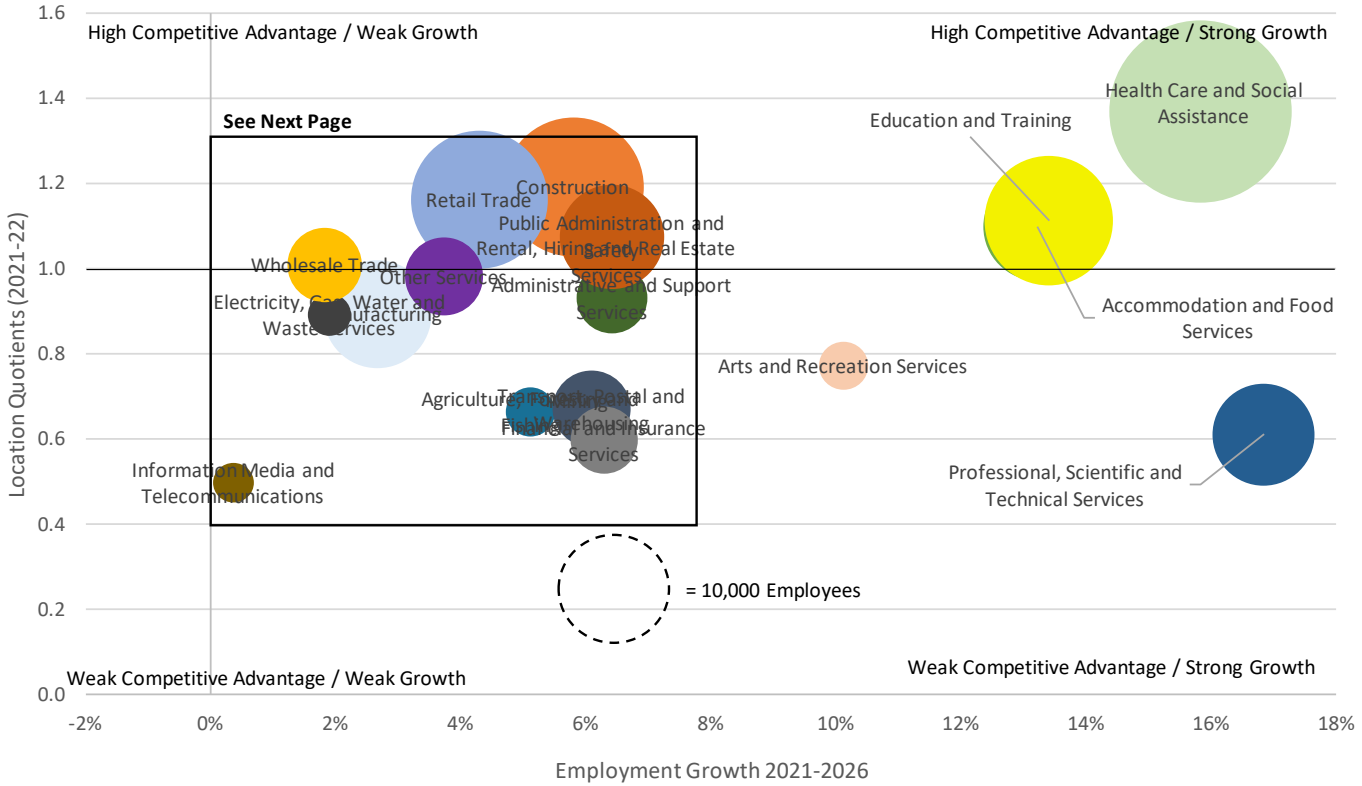
- **Location quotient**: the community's location quotients are presented along the vertical axis and these points represent the proportional employment in the community versus a comparison, in this instance Victoria (i.e. compared with Victoria, how many people are employed in the sector; 1 = the same, 1.2 = 20% more than the state, etc.).

- **Employment Growth**: future employment growth expectations per industry, from 2021 to 2026, form the horizontal axis and tell us the percentage growth expected for a sector. In this instance, projections from the National Skills Commission (2022) have been used.

- **The Cluster**: or the 'bubble' represents the size of local employment in that given sector, which shows the significance of the sector locally.

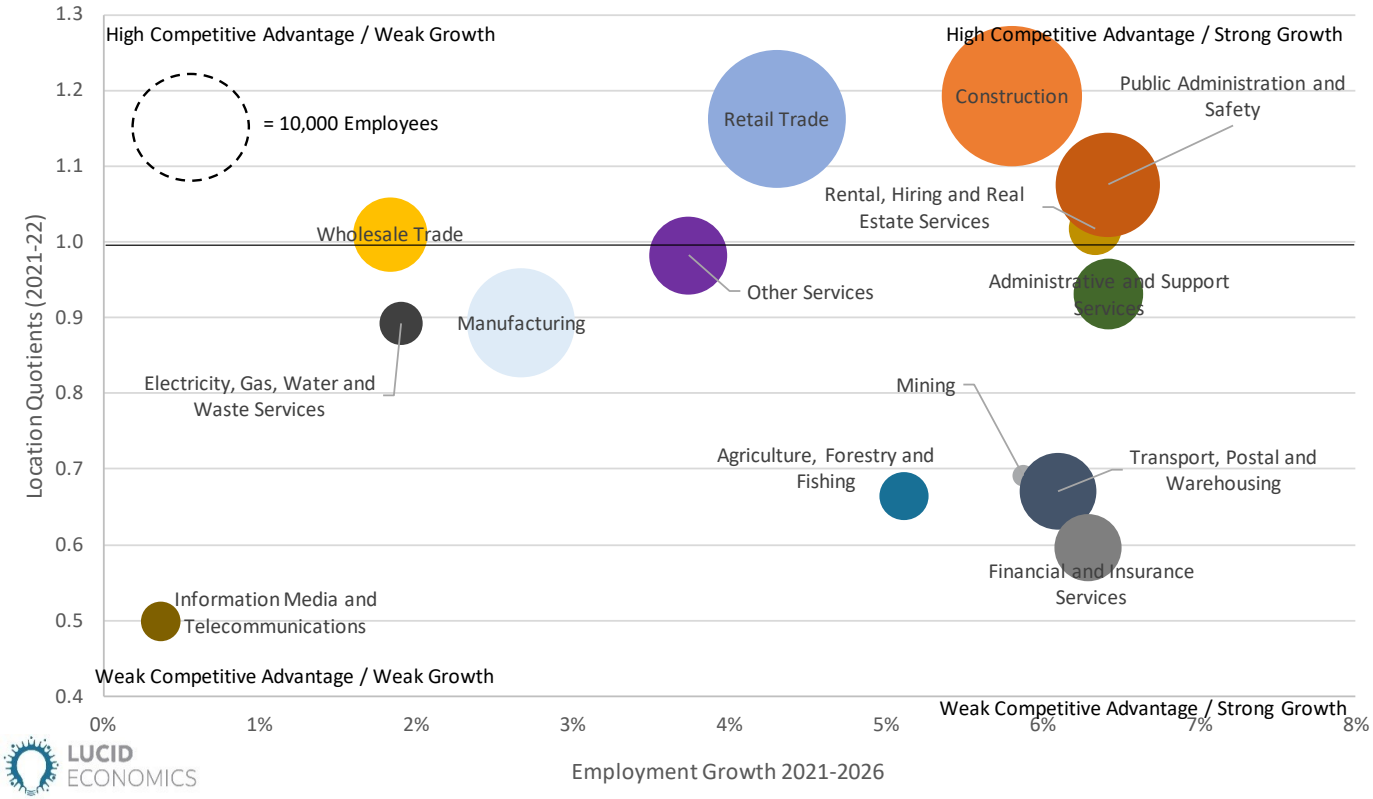
Overall, cluster mapping helps to identify industry areas of focus for further development in the future.

Figure 7.2. Cluster Map (1-digit), Geelong



Note: Location quotient calculated by proportion of Geelong employment divided by proportion of Victoria employment. Location quotient of greater than 1 indicates industry makes up larger proportion of Geelong employment than it does across Victoria.
Sources: EconomyID (2023), National Skills Commission (2022).

Figure 7.3. Cluster Map (1-digit) – Zoomed-In, Geelong



Note: Location quotient calculated by proportion of Geelong employment divided by proportion of Victoria employment. Location quotient of greater than 1 indicates industry makes up larger proportion of Geelong employment than it does across Victoria.
Sources: EconomyID (2023), National Skills Commission (2022).

The analysis above indicates that there are future economic development growth opportunities in a number of industries. It should be noted that while the analysis shows health care, education and accommodation and food services are potential industries for development.

Of interest to the Geelong region is expected employment growth in the professional, scientific and technical services industry. Geelong has recently experienced strong employment growth in this industry, likely supported by increased use of 'work from home' options following the COVID-19 pandemic. This analysis suggests there is an area of opportunity to continue to build on the recent strong growth in this industry in the Geelong region.

Naturally, given the strength of the local advanced manufacturing sector and recent growth in food and beverage production, these areas should also be considered for the future.

8. Important Trends

8.1 COVID-19 Pandemic

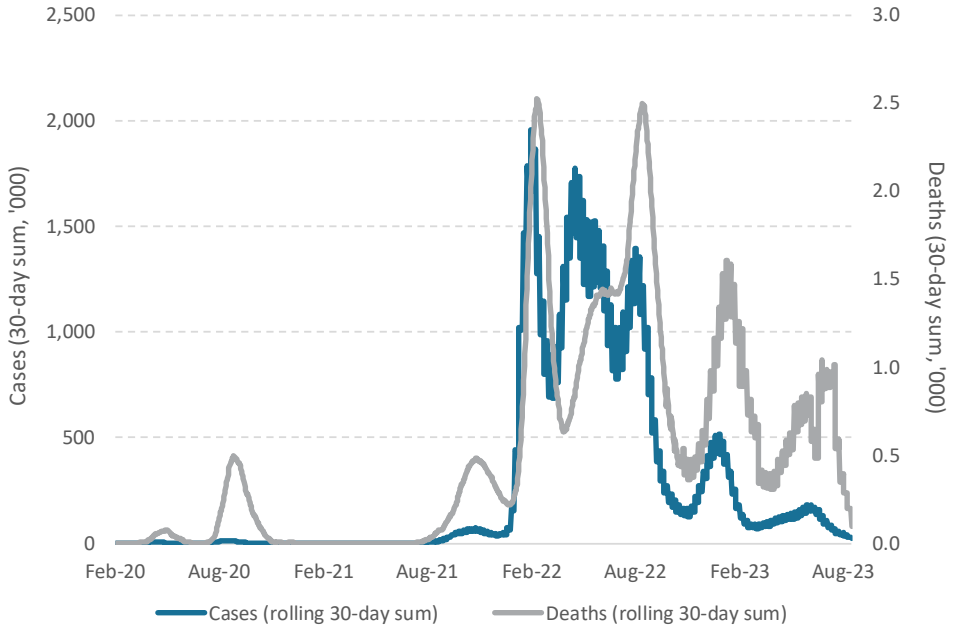
On 31 December 2019, the World Health Organisation (WHO) was alerted to a pneumonia of unknown causes detected in Wuhan, China. The outbreak spread quickly and was declared a Public Health Emergency of International Concern on 30 January 2020 and a Pandemic on 11 March 2020. The WHO named the new virus COVID-19.

There have been millions of deaths from COVID-19 around the world and the emergence of variants of the virus including the Delta-variant and more recently the Omicron-variant has created more uncertainty about the outlook for the global economy.

Restrictions brought in by the Australian and Victoria Governments have changed the way that people live and work. The current crisis will have a lasting effect on the lives of the people who are living through it. It will likely become a defining element of the current generation, similar to the Great Depression or World War II for earlier generations.

While the initial disruption from the COVID-19 pandemic has long subsided, there have been numerous on-going impacts including the impact on traditional retail, workplace practices as well as on-going changes in Australia's tourism landscape.

Figure 8.1. COVID-19 Cases and Deaths, Australia



Source: WHO (2023).

8.1.1 Global Trends

In 2021, McKinsey published a report (McKinsey, 2021) highlighting the key trends that will emerge following the COVID-19 pandemic. A summary of the key future trends, includes:

- **Part 1**: How the COVID-19 crisis and the recovery are shaping the global economy:
    - The return of confidence unleashes a consumer rebound (given the constraints put on to the economy through the COVID-19 crisis, consumers will spend heavily)
    - Leisure travel bounces bank but business travel lags
    - The crisis sparks a wave of innovation and launches a generation of entrepreneurs
    - Digitally enabled productivity gains accelerate the Fourth Industrial Revolution
- **Part 2**: How businesses are adjusting to the changes prompted by the COVID-19 crisis:
    - Pandemic-induced changes in shopping behaviour forever alter consumer businesses
    - Supply chains rebalance and shift (with many multi-national corporations seeking to shorten their supply chains and produce more products closer to their key markets)
    - The future of work arrives ahead of schedule (with an acceleration of working remotely and other technological solutions in the workplace)
    - The biopharma revolution takes a hold (with a generation of new drugs unfolding)
    - Portfolio restructuring accelerates (with capital flowing from some traditional industries into others, based on the risks and experiences from the COVID-19 crisis)
    - Green, with a touch of brown, is the colour of recovery (that expects sustainability to become as pervasive throughout the economy as technology has been over the last decade)
- **Part 3**: How the COVID-19 crisis could change society:
    - Healthcare systems take stock – and make changes (with most governments seeking to prepare for future pandemics and ensure that the healthcare system is stronger)
    - The hangovers begin as governments tackle rising debt (so much stimulus has been provided that governments will need to consider how to effectively deal with the ensuing debt)
    - Stakeholder capitalism comes of age (the requirement for businesses to ensure they are acting in a morally responsible manner will become more important)

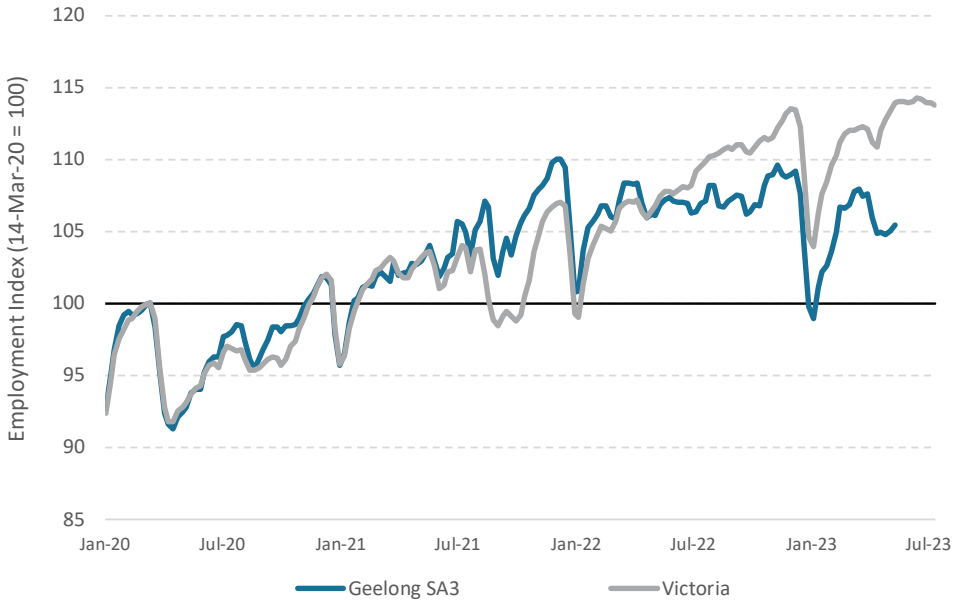
All of these trends will have impact on the Australian, Victoria and Geelong economies.

8.1.2 Local Trends

Figure 8.2 shows total payroll jobs by the main Statistical Area Level 3 (SA3) regions that comprise the Geelong LGA compared to the Victoria average.

The data shows the Geelong SA3 region has recovered its payroll job levels since the onset of the pandemic. As of the week ending 13 May 2023 (latest sub-state level data available), payrolls in the Geelong SA3 were more than 5% above the level recorded in the week ending 14 March 2020 (the beginning of the pandemic). However, payrolls in the Geelong SA3 have not recovered as strongly as the Victoria average.

Figure 8.2. Payroll Job Index by SA3 Region



Note: Sub-state level data stopped being published beyond 13 May 2023.
Source: ABS (2023c).

8.2 Recycling and Waste to Energy

Recycling is a growing industry in Australia that is directly related to waste-to-energy technology. Recycling seeks to repurpose a number of waste streams that are earmarked for landfill, including plastics and metals. These materials can be used in a number of products and the technology to recycle these materials from waste is ever growing.

Waste to energy technologies refer to a range of technologies varying according to the type of waste used, how it is processed and the type of energy it generates. There are three main types of waste to energy processes including:

- Capturing methane from landfill emissions for use in electricity generation
- Biological processes such as anaerobic digestion which effectively manages clean streams of food waste, with any residual waste streams being used as an agricultural application
- Thermal processes including incineration, gasification, pyrolysis and plasma arc technologies

Currently, there are a number of small scale bio-fermentation units that exist. The Kwinana Waste to Energy Project ($700 million) will process approximately 400,000 tonnes of municipal solid waste, commercial and industrial waste and/or pre-sorted construction and demolition waste per annum to produce approximately 36 MW of baseload power. It is expected to be in operation by the end of 2022. The East Rockingham Waste to Energy Project, also currently under construction, will generate 29 MW of baseload power, sufficient to supply 36,000 homes.

Major waste companies including, Suez and Veolia, are pursuing waste to energy solutions within Australia.

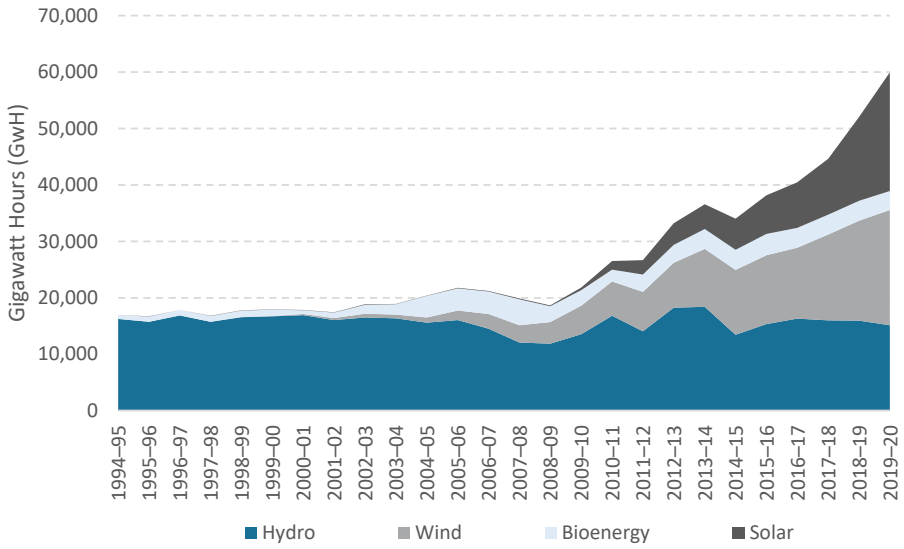
8.3 Carbon and Renewable Power Generation

As highlighted in Section 8.1.1, sustainability will become as pervasive across the economy, just as digital technologies have touched every industry sector. The Australian Government has announced plans to reach zero emissions by 2050. Many large corporations established net zero emission targets even earlier. Almost all mining companies in Australia have announced plans to become net zero carbon emitters before 2050. The Australian red meat industry has set the goal to be carbon neutral by 2030.

Renewable energy is a large component of sustainability and how business and industry seek to contribute to it. Renewable power generation contributed just 7% of Australia's total electricity requires in 2019-2020, however, has been growing at an average annual rate of 11% over the past decade. Solar power has grown dramatically, representing over one-third of renewable power generation with wind power representing another third (Figure 8.3).

Australia's main electricity grid is predicted to surpass 50% renewable generation by 2025 and reach 69% by 2030. A similar pattern has been identified for Victoria, reaching 61% renewable generation by 2030 (Department of Climate Change, Energy, the Environment and Water, 2023).

Figure 8.3. Renewable Power Generation, Australia



Source: Department of Industry, Science, Energy and Resources (2022).

8.4 Working from Home

While the technology to host and conduct virtual meetings has existed for some time, until the COVID-19 pandemic, it was not widely used. The Melbourne Institute's Household, Income and Labour Dynamics in Australia (HILDA) Survey identified that around 8% of employees in 2019 had formal work from home arrangements, which equated to around 2% of total hours worked. These results were supported by the 2016 Census, which indicated that 5% of employees were working from home on Census Day.

The ABS identified that 41% of workers in Australia regularly worked from home in August 2021 (ABS, 2021). The Productivity Commission found that 75% of workers identified that they were just as productive at home as they were in the office. Flexibility and avoiding the daily commute are highly prized by employees, but few workers prefer to fully work remotely with most wanting to spend some time in the office. The corporate real estate industry is now focused on 'giving employees a reason to come to the office' with considerable attention paid to office amenity and initiatives to support collaboration and interaction of staff.

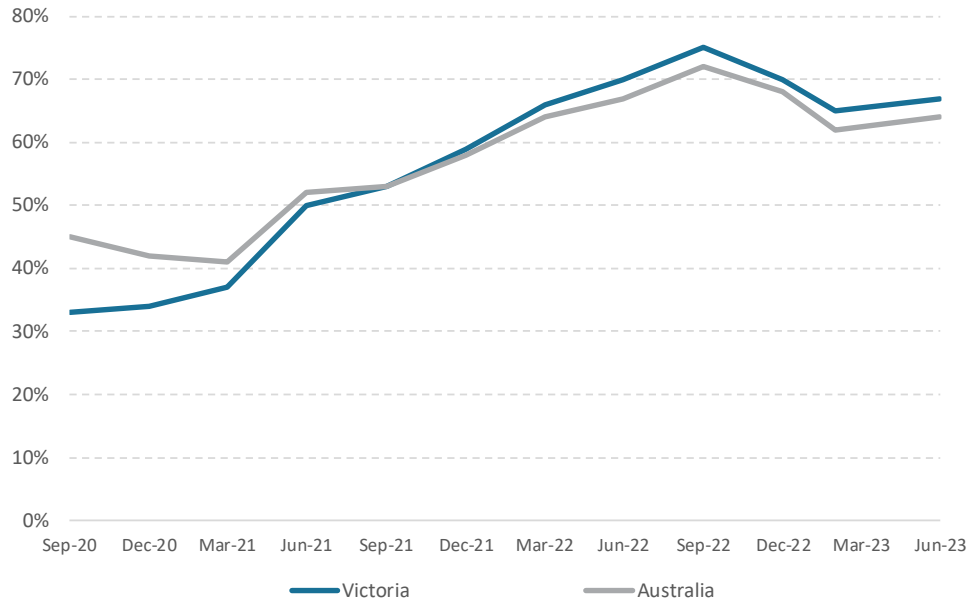
The majority of jobs that can work remotely tend to be associated with various 'knowledge intensive industries' such as professional business services, finance and technology. The Central Business Districts (CBDs) in Australia have been most impacted through this major shift as fewer workers in the city means fewer customers for the businesses located there. Property Council of Australia (PCA) surveys have continually showed that occupancy rates in major CBDs have yet to reach their pre-pandemic levels, with the Melbourne CBD at only 47% of its pre-pandemic occupancy rate in February 2023 (PCA, 2023).

While CBDs will not 'die' as has been reported in the media previously, the shift of office workers to their suburban residential locations will create new opportunities in these locations for retail, hospitality and personal services. As at August 2023, SEEK was showing almost 9,000 work from home jobs currently advertised across Australia.

8.5 Labour Shortages

Closed international borders and the strong economic rebound has resulted in severe labour shortages across several industries throughout Australia. Figure 8.4 shows a sharp increase in the proportion of Victoria employers recruiting since the height of the pandemic in 2020. Further, the proportion of employers nationally reporting difficulty in finding suitable labour has also risen sharply since 2020.

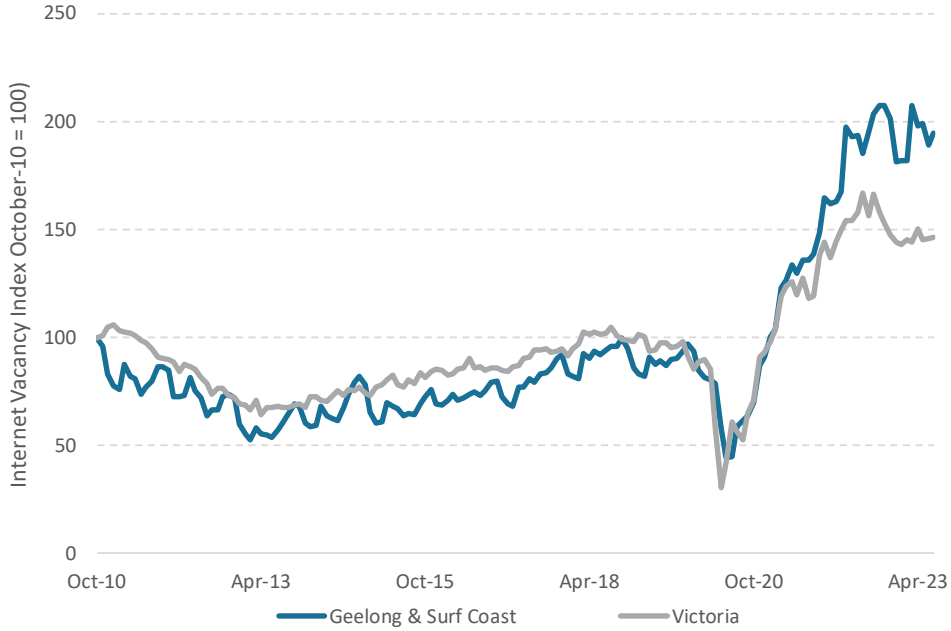
Figure 8.4. Employers Recruitment Difficulty



Source: Jobs and Skills Australia (2023a).

At a more localised level, Figure 8.5 shows demand for labour in the Geelong region towards its highest levels since 2010, having risen sharply since the height of the pandemic. This is unsurprising given the strong employment growth in the region over recent years.

Figure 8.5. Internet Vacancy Index



Source: Jobs and Skills Australia (2023b).

8.6 Victorian Priority Industries

The Victoria Government (Victoria Department of Treasury and Finance, 2023) has identified several priority industries that will drive Victoria's economic growth and jobs, including:

- Construction technologies
- Creative industries
- Defence technologies
- Digital technologies
- Food and fibre
- International education medical technologies and pharmaceuticals
- Professional services
- Retail, transport distribution and logistics and postal
- Transport technologies
- Visitor economy
- Social and community infrastructure.

8.7 Sustainability and Circular Economy

The Sustainable Development Goals were adopted by the United Nations in 2015 as a global call to action to end poverty, protect the planet, and ensure that by 2030 all people enjoy peace and prosperity (UNDP, 2023).

The 17 Sustainable Development Goals include:

- No poverty
- Zero hunger
- Good health and wellbeing
- Quality education
- Gender equality
- Clean water and sanitation
- Affordable and clean energy
- Decent work and economic growth
- Industry, innovation and infrastructure
- Reduced inequalities
- Sustainable cities and communities
- Responsible consumption and production
- Climate action
- Life below water
- Life on land
- Peace, justice and strong institutions
- Partnerships for the goals.

A recent PricewaterCooper's (2021) report stated that adopting the concept of a circular economy could mean that '*Australia could generate $1,860 billion in direct economic benefits over twenty years and save 165 million tonnes of CO2 per year by 2040.*'

PricewaterhouseCoopers (PWC, 2022) has also outlined the following trends for corporate Environmental, Social, and Governance (ESG) standards, including:

- Global move to align capital markets with sustainability goals through standards and regulation
- Biodiversity and natural capital becoming a greater focus with increasing recognition of risks and opportunities
- Focus on Scope 3 emissions in climate change related reporting
- Science based net-zero targets becoming the norm
- Australian regulators set to look seriously at ESG credentials and exposure to ESG-related risks

ESG has become a major feature of corporate real estate and become a key factor for large businesses in their day-to-day operations.

9. Next Steps

This information provides an evidence base for the Economic Development Strategy. The information contained in this report will establish the basis for initiatives and actions to be undertaken in the Economic Development Strategy.

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LUCID ECONOMICS

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info@lucideconomics.com.au

2.7. 2024 Community Engagement Policy Impact Report

Source: **Corporate Services**
Executive Director: **Troy Edwards**

Purpose

1. To present the City's 2024 Community Engagement Impact Report (Attachment 1) for noting by Council. This report outlines the key achievements and statistics for community engagement as delivered under the City's Community Engagement Policy, for the 12 months from 1 April 2023 to 31 March 2024.

Background

2. The City of Greater Geelong Community Engagement Policy was adopted at Council's meeting on 28 February 2021.

3. The Community Engagement Policy stipulates that the City report annually on the policy implementation and performance.

4. The 2024 Community Engagement Impact Report is the third of four reports to be delivered under this commitment.

5. The Community Engagement Policy is scheduled to be reviewed and updated in 2025.

Key Matters

6. The 2024 Community Engagement Impact Report encapsulates the community engagement activities of the 12-month period from 1 April 2023 to 31 March 2024, and shares key engagement highlights and statistics.

7. The past 12 months saw 245,921 views on the Have Your Say website by 157,981 visitors, an increase of 10.32% on the previous period.

8. The Have Your Say website has 1,273 new members (total 6,524), a 19.5% increase on the previous period.

9. While we do hear from a range of voices in our community, there is more work to be done to get feedback from priority populations such as First Nations peoples, people with disability, LGBTIQA+ community members as well as migrants and people who speak English as a second language.

10. 61% of engagement activities were delivered with both online and in-person components, a figure we aim to increase in the coming 12 months.

11. The Impact Report notes four key projects where community feedback has had a significant and positive impact on the final outcomes.

RESOLUTION - Item 2.7

Cr Nelson moved, Cr Kontelj seconded -

That Council:

1. **Notes the 2024 Community Engagement Policy Impact Report (Attachment 1).**

2. **Thanks the community for their ongoing participation in community engagement activities.**

Carried

Financial Sustainability

12. There are no financial implications related to the presentation of this report. However, it is worth noting that each engagement within the attached report requires budget and resources to enable their delivery. A strong focus on, and financial support for, community engagement activities at the City are imperative to ensuring ongoing successful outcomes for community and council.

Community Engagement

13. There has not been specific community engagement process related to the tabling of this report. However, it should be noted that every activity outlined in the report is as a result of community engagement strategy, and a raft of activities conducted aligning to the IAP2 spectrum from inform/consult to involve and collaborate.

Social Equity and Sustainability

14. All engagement projects and plans are developed considering the accessibility for, and collaboration opportunities for, the priority populations in the Geelong region to ensure social equity is addressed and those impacted have an opportunity to share their views.

Relevant Law/Policy/Legal Implications

15. This report is delivered as a requirement of the City's Community Engagement Policy and more broadly of the Local Government Act 2020.

Alignment to Community Plan and Vision

16. This report aligns with all Our Community Plan 2021-2025 strategic priorities:
    Healthy, caring and inclusive community.
    High-performing council and organisation.
    Strong local economy.
    Sustainable growth and environment.

17. This report aligns with the Community led 30-year Vision, "Greater Geelong: A Clever and Creative Future" community aspiration:
    An inclusive, diverse, healthy and socially connected community.

Conflict of Interest

18. No officer involved in the preparation of this report declared a general or material conflict of interest.

Risk Assessment

19. There are no high or extreme risks associated with the presentation of this report.

Environmental Sustainability

20. There are no relevant environmental mitigations to put in place regarding the presentation of this report.

Attachments

1. 2024 Community Engagement Policy Impact Report FINAL [**2.7.1** - 8 pages]



THE CITY OF
GREATER GEELONG

COMMUNITY ENGAGEMENT IMPACT REPORT #3

APRIL 2023 TO MARCH 2024

The City of Greater Geelong adopted a new Community Engagement Policy in March 2021.

We made a commitment to our community to report on the impact and achievements delivered under the policy every 12 months.

CITY OF GREATER GEELONG

KEY ACHIEVEMENTS

Under the guidance of the Local Government Act 2020 community engagement at the City of Greater Geelong saw some valuable advancements in the past 12 months.



We're living the **Community Engagement Policy - relevance, transparent, inclusive**



245,921 page views **(10.32% increase)** on the Have Your Say website



16,200 submissions via the Have Your Say website



6,524 Have Your Say Members



Engaged with priority populations (22% of engagements)

ALIGNING TO OUR PRINCIPLES

Engaging with the community ensures that Council listens and makes decisions based on community lived experience and in line with community views and values.

We have delivered our engagement activities under our five engagement principles in the design, delivery and reporting of all engagement activities.



A community engagement process must have a **clearly defined** objective and scope.



Participants taking part in community engagement must have access to objective, **relevant and timely** information to inform their participation.



Community consultation must engage with the people and groups affected by the engagement.



Participants taking part in community engagement are entitled to **reasonable support** to enable meaningful and informed engagement.



Participants taking part in community engagement are informed of the ways in which the community engagement process will **influence** Council decision making.

MONITORING AND REPORTING

We are committed to monitoring processes, information sharing and decision making to understand the overall level of success in the policy's implementation. Measures of our success include:

CONNECTION WITH COMMUNITY

157,918 people visited the Have Your Say website

54 projects were shared on the Have Your Say website

1,275 new Have Your Say registered members (an increase of 24.29%)

TOP HAVE YOUR SAY PAGES VISITED

- Council's 2023-2024 Budget
- Draft Market Square Quarter Masterplan
- Cat Curfew Review
- Geelong Waterfront Masterplan
- Portarlington Footpath Network

WHO WE ARE HEARING FROM

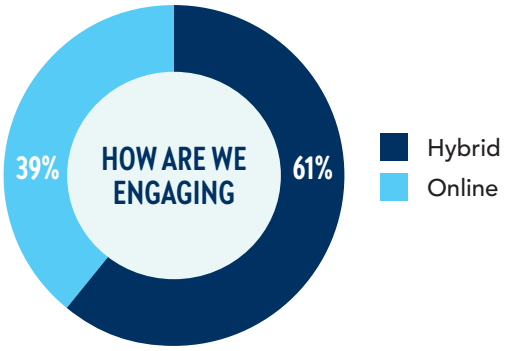
We have developed a range of optional demographic questions which community members can choose to answer. Their responses will help measure whether we are successfully reaching diverse communities across the Greater Geelong region. These questions include:

- Gender
- Connection to the area
- Age group
- Town or suburb
- Do you identify to any of the following?
- Additional supports

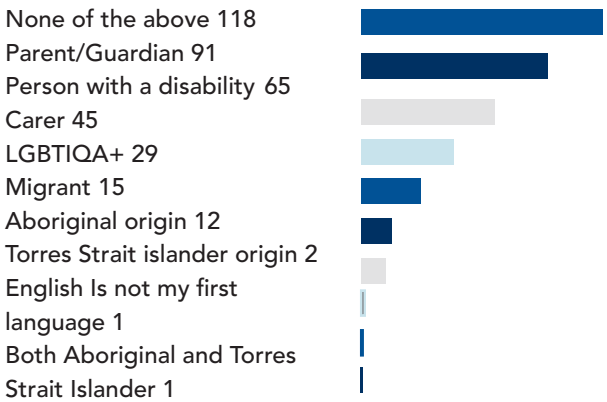
We included an optional 'identity' question in 10 engagements in the past 12 months and the people who chose to respond shared the following:

HOW WE ARE ENGAGING

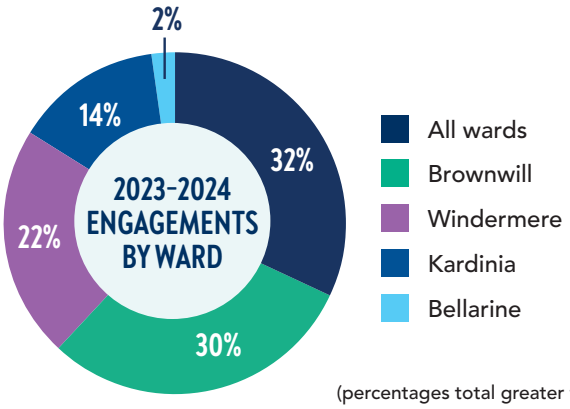
As we emerged from the pandemic, we moved from a dependence on online engagement, to a hybrid approach of face-to-face and online engagement. Our future approach will be to engage face-to-face as much as possible.



DO YOU IDENTIFY AS ANY OF THE FOLLOWING?



WHERE ARE WE ENGAGING



(percentages total greater than 100% as some engagements were in multiple wards.)

DELIVERING DELIBERATIVE ENGAGEMENT

Deliberative engagement is a tailored process that ensures a representation of participants that reflect our community are brought together and closer to the decision makers than other forms of engagement.

Deliberative practices, which may be co-designed, take place to allow for a representative group to deliberate on an issue in depth, over time, before coming to an informed consensus or decision.

Deliberative engagement methods this year have included advisory committees, community panels, steering committees, project reference groups and networks.

Advisory Committees

The City's Advisory Committees and the Youth Council are made up of volunteers and are chaired by a councillor and supported by City staff. These important committees have provided valuable insight and lived experience, and have represented and advocated for their communities on a number of community engagements this year, including:

- Access and Inclusion Advisory Committee
- Heritage Advisory Committee
- LGBTIQA+ Advisory Committee
- Kilangitj Advisory Committee
- Rural and Peri Urban Advisory Committee
- Women in Community Life Advisory Committee
- Youth Council
- Multicultural Action Plan Advisory Committee

Pakington Street North Precinct Community Panel

The City engaged Capire Consulting Group to design and deliver a deliberative engagement process to co-design an agreed outcome for the Pakington North Precinct Urban Design Framework (UDF), with a community panel reflective of the wider study area (including residents, business owners, landlords, visitors and people with social connections to the area). 118 community members submitted their expression of interest to participate on the panel and 66 community members were invited to participate. Between 32 and 51 community members participated in each of the five sessions held over a 10 week period (8 Feb – 18 April).

The Panel came together to learn and discuss key themes in detail and developed recommendations and identified preferred solutions to inform the UDF. At its final session, the majority of panel members indicated they were comfortable or very comfortable to progress the UDF to a Council Meeting for consideration and adoption. Four Panel members volunteered to represent the Panel and report of Panel outcomes in the Councillor briefing. The UDF was adopted by Council on the 28 May 2024.

Other deliberative engagement processes with the community and stakeholders were used throughout the year to help shape projects including the Moorpanyal Park Master Plan, Municipal Health and Wellbeing Plan, St Leonards Foreshore Pavilion and the Ocean Grove District Ride Centre.



SUCCESSFUL PROJECTS

The City has delivered 357 projects on the Have Your Say platform since the adoption of the Community Engagement Policy, some examples of successful projects from the past 12 months include:



MARKET SQUARE MASTERPLAN

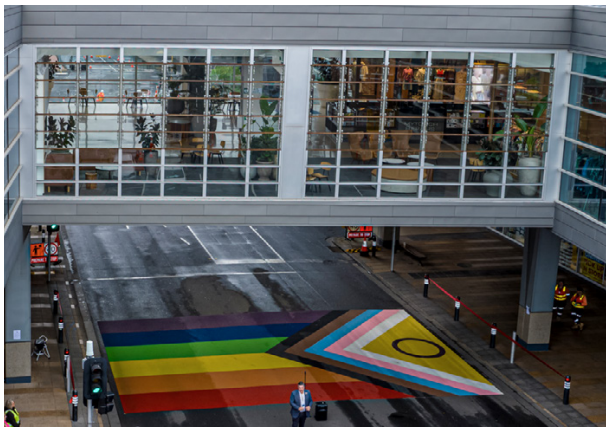
Objective:

Community engagement was undertaken in two stages between November 2023 and February 2024 to seek feedback on the Draft Market Square Quarter Masterplan.

Positive outcome from engagement:

During the two stages of engagement, the Draft Market Square Quarter Masterplan Have Your Say page received 9263 views from 6609 visitors. Four drop-in sessions were held in addition to face to face conversations, and key landowners and stakeholders including state government agencies were surveyed.

Based on the engagement results, changes are being made to the draft Masterplan. The final Market Square Quarter Masterplan will be presented to Council for a decision, along with a detailed engagement report that will provide a response to the written submissions received.



RAINBOW CROSSING

Objective:

In response to community interest and suggestions, the City sought feedback about the installation of a permanent rainbow crossing in central Geelong. This crossing was hoped to be a vibrant and colourful representation of our region's support of the local rainbow community and continue to celebrate our local LGBTQIA+ communities.

Positive outcome from engagement:

During the engagement a series of possible locations were explored, with community identifying three most popular locations in the Geelong CBD. The City determined the best option as Yarra Street. This crossing was hoped to be a vibrant and colourful representation of our region's support for the local rainbow community and a celebration of the residents within it. The City's LGBTIQA+ Advisory Committee was supportive of this option.

In December 2023 the permanent rainbow pedestrian crossing on Yarra Street, under the Westfield flyover, was unveiled as a permanent symbol of pride in the diversity of the people of our region and a celebration of the LGBTQIA+ community.



YOUTH HUB

Objective:

To understand the needs of young people in Geelong, the City commenced engagement in January 2024 with young people, youth service providers, parents, teachers, and the local community to inform the design of the Geelong Youth Hub's governance and operational models, locations, and the physical space for the hub.

Positive outcome from engagement:

Early in 2024 more than 1226 people engaged with the City about the establishment of a Central Geelong Youth Hub pilot proposed to run from January 2025 to December 2026.

Co design workshops were held. Feedback was received from over 40 young people who indicted that they want a fun, warm, comfortable, colourful, welcoming, inclusive and sensory safe hub with clear wayfinding and entry, an open social area and access to spaces for a range of activities including life skills, creative spaces, gaming and quiet study

The City has reviewed the engagement results to inform the detailed design development to be presented to the Project Control Group (PCG) for ratification and approval to proceed to construction tender. Engagement with service providers has informed the proposed operational model.



SPARROW PARK

Objective:

As part of the City's playground renewal program, and in line with the City's Play Strategy, the City wished to renew the playground at Sparrow Park, Geelong West. Sparrow Park is a 'district' playground and has loads of equipment and activities for all age groups. The majority of the play equipment was approximately 20 years old and is in need of renewal.

Positive outcome from engagement:

The subsequent engagement about the park proved that community strongly value Sparrow Park as a destination playground with, lots of people making the time to attending pop-ups at the park and providing feedback online. Many people referred to the space as a community hub. Whilst Sparrow Park is identified as a district playground the community see it as much more.

Council shared initial drawings for a refurbished playground wand quite a few changes were made to the design based on common themes that came through in the 625 responses received.

The renewal construction phase is now underway and will see the current playground equipment replaced with new equipment, a seat installed, and additional trees planted for shade. The City also undertook rectification works in the park, and is partnering with Rotary to identify any plastic and steel playground components that can be utilised as part of their playground harvest program.

SUMMARY

There have been many positive outcomes as a result of community engagement activities over the past 12 months, however we recognise that there is always room for improvement.

As we look to the next 12 months, we aim to continue to build on our relationships with community, to conduct successful community engagement projects with a focus on being community-centred that deliver positive outcomes for both community and council, in line with our engagement principles.

We also aim for a consistent approach to community engagement across the organisation to provide a synonymous customer experience whether the feedback is being sought for a strategy, project or service.

Thank you for your support of our engagements over the past 12 months and we look forward to hearing from you again soon.

www.yoursay.geelongaustralia.com.au

We Acknowledge the Wadawurrung People as the Traditional Owners of the Land, Waterways and Skies. We pay our respects to their Elders, past, present and emerging.

We Acknowledge all Aboriginal and Torres Strait Islander people who are part of our Greater Geelong community today.

HAVE YOUR SAY

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CITY OF GREATER GEELONG

2.8. Election Period Policy Adoption

Source: **Corporate**
Executive Director: **Troy Edwards**

Purpose

1. For Council to note the community submissions in relation to the Election Period Policy **(Attachment 2)**; and

2. For Council to adopt the Election Period Policy **(Attachment 1).**

Background

3. The Election Period Policy (the Policy) forms part of the Governance Rules that were adopted 1 September 2020.
4. The draft Policy has been reviewed and can be amended as part of the Governance Rules as per section 60 (3) of the *Local Government Act 2020* (the Act).
5. The draft Policy was endorsed by Council on 28 May 2024 and released for community consultation for a period of four weeks.

Key Matters

6. Council's Election Period Policy describes the limitations to decision making that apply during an election period.
7. The Policy has been reviewed in accordance with section 69 of the Act and minor changes proposed include:
    7.1. Clarity on significant decisions that should not be made during the Caretaker period.
    7.2. Removal of duplicate information available in relation to Election signage to refer only to the Guidelines.
    7.3. Updates to the list of Delegated Committees.
    7.4. Clarification on the Audit and Risk Committee and the CEO Employment and Remuneration Committee's operations during caretaker.
    7.5. Update public consultation language to reflect the community engagement principles of the Act.
    7.6. New sections on handling misinformation and Breach of Policy.
8. Details of the submissions received and responses can be found in **Attachment 2.**

9. Council thanks the submitters for their submissions, noting that a minor change to the definitions is proposed to the draft policy.

RESOLUTION - Item 2.8

Cr Sullivan moved, Cr Aitken seconded -

That Council:

1. **Notes the community engagement responses contained in Attachment 2; and**

2. **Adopts the Election Period Policy Attachment 1.**

Carried

Financial Sustainability

10. There are no financial implications associated with this report.

Community Engagement

11. Section 60(4) of the Act requires council to engage with the community when amending the Governance Rules.

12. Community and stakeholder consultation on the draft Policy was undertaken for a period of four weeks commencing 29 May 2024.

13. The community was encouraged to provide submissions on the Have Your Say website.

14. **Attachment 2** details the submissions received as a result of the engagement.

Social Equity and Sustainability

15. There are no social equity considerations associated with this report.

Relevant Law/Policy/Legal Implications

16. An Election Period Policy is a mandatory requirement of the Act and has been reviewed to ensure compliance with sections 60 and 69 of the Act.

Alignment to Community Plan and Vision

17. This report aligns with Our Community Plan 2021-2025 strategic priority: High-performing council and organisation.

Conflict of Interest

18. No officer involved in the preparation of this report declared a general or material conflict of interest.

Risk Assessment

19. Adoption of the Election Period Policy reduces the risk of non-compliance with the Act.

Environmental Sustainability

20. There are no direct environmental implications associated with the contents of this report.

Attachments

1. DRAFT Election Period Policy [**2.8.1** - 15 pages]
2. Policy Submissions [**2.8.2** - 1 page]

THE CITY OF
GREATER GEELONG

ELECTION PERIOD POLICY

VERSION: 7

Approval Date: DD Month YYYY of official approval

Approved by: Council

Review Date:

Responsible Officer: Chief Governance & Risk Officer

Authorising Officer: Chief Executive Officer

CITY OF GREATER GEELONG

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Introduction

PURPOSE

The purpose of the policy is to ensure transparency and accountability during the election process.

To comply with sections 60 and 69 of the *Local Government Act 2020* (the Act).

SCOPE

This policy applies to Councillors, candidates where appropriate, members of Delegated Committees, Community Asset Committees or Advisory Committees and City staff for general and by-elections.

The provisions in this policy apply throughout the Election Period unless otherwise stated.

Definitions

This section defines the key terms used in this policy.

ACT

The *Local Government (Vic) 2020*.

ADVISORY COMMITTEE

Means an advisory committee established by the Council that is not a Delegated Committee or a Community Asset Committee.

CEO

The Chief Executive Officer of the City.

CITY

The City of Greater Geelong organisation, led by the CEO.

COMMUNITY ASSET COMMITTEE

A Community Asset Committee is a committee established under section 65 of the Act.

COUNCIL

The City of Greater Geelong Council comprised of elected councillors and led by the Mayor.

COUNCIL EVENTS

Gatherings of internal and external stakeholders organised and run by the City to discuss, review, acknowledge, communicate, celebrate or promote a program, strategy or issue, which is of relevance to the Council and its community including those which may take the form of conferences, workshops, forums, launches, promotional activities, social occasions such as dinners, receptions and balls.

COUNCIL LAND

Council Land means any land vested in, or under the control or management of the Council excluding a Road, but including a Municipal Reserve or other reservation, watercourse, foreshore reserve, jetty, pontoon or boat ramp, and includes any structures, artworks, public decorations or other public displays erected upon or situated at these places including any waterway.

COUNCILLOR DUTIES

Councillor Duties include a councillor attending:

a. Council Meetings or Committees of Council;

b. Formal briefing sessions and planning forums;

c. Civic or ceremonial functions convened by the Council or presided over by the Mayor;

d. Meetings scheduled by the Council or Mayor;

e. A meeting, function or other official role as a representative of the Council or Mayor;

f. Attendance at site inspections in relation to a Council approval process or Council project;

g. Meetings of community groups, organisations and statutory authorities to which the Councillor has been appointed Council delegate / representative; and

h. Conferences, study tours, official visits (domestic and overseas), seminars and training sessions as a councillor where attendance has been approved by Council or in accordance with the Councillors' Expenses and Facilities Policy.

DELEGATED COMMITTEE

A Delegated Committee is a committee of Council established under section 63 of the Act.

DOCUMENT

As defined in section 38 of the *Interpretation of Legislation Act 1984*, document includes, in addition to a document in writing:

a. any book, map, plan, graph or drawing;

b. any photograph;

c. any label, marking or other writing which identifies or describes anything of which it forms part, or to which it is attached by any means whatsoever;

d. any disc, tape, sound track or other device in which sounds or other data (not being visual images) are embodied so as to be capable (with or without the aid of some other equipment) of being reproduced therefrom;

e. any film (including microfilm), negative, tape or other device in which one or more visual images are embodied so as to be capable (with or without the aid of some other equipment) of being reproduced therefrom; and

f. anything whatsoever on which is marked any words, figures, letters or symbols which are capable of carrying a definite meaning to persons conversant with them.

ELECTIONEERING

Any action, statement and or publication that contains material directly related to, or likely to influence, a Councillor's re-election or a candidate's election.

ELECTION DAY

The day of the election determined under section 257 or 260 of the Act.

ELECTORAL MATTER

A matter which is intended or likely to affect voting in an election and includes matter that contains an express or implied reference to, or comment on the election, a candidate in the election or an issues submitted to, or otherwise before, the voters in connection with the election. It does not include electoral material published by the Election Manager for purposes of conducting the election.

ELECTION PERIOD

The period that:

a. starts at the time that nominations close on nomination day; and

b. ends at 6 p.m. on election day.

Commonly referred to as Caretaker period.

EXTRAORDINARY CIRCUMSTANCES

Where a decision:

a. is urgent;

b. cannot reasonably be deferred without major consequence to the City of Greater Geelong; and/or

c. relates to the completion of projects or initiatives that have already been endorsed by the Council, including but not limited to projects or initiatives made pursuant to the Budget, Council Plan or Business Plan.

MEETING

Meeting means a meeting of Council or a Delegated Committee.

MISINFORMATION

Is information that is incorrect or misleading. This is determined using factual data that demonstrates that what is being claimed is untrue.

PROHIBITED DECISIONS

Section 69(2) of the Act prohibits any Council decision during the election period that:

a. relates to the appointment or remuneration of a Chief Executive Officer (CEO) but not to the appointment or remuneration of an Acting CEO; or

b. commits the Council to expenditure exceeding 1% of the Council's income from general rates, municipal charges and service rates and charges in the preceding financial year; or

c. the Council considers could be reasonably deferred until the next council is in place; or

d. the Council considers should not be made during an election period.

This includes any decision that enables the use of Council's resources in a way that is intended to influence, or is likely to influence, voting at an election s 69(3).

PUBLIC QUESTION AND SUBMISSION TIME

The period of time allowed for in a Council meeting that is open to the public during which Council takes questions and information submitted by the public relevant to Council actions and decisions.

PUBLISH

Publish means publishing by any means, whether in hard copy or electronically, including publication on the internet.

VEC

VEC means the Victorian Electoral Commission.

Policy

COUNCILLOR TO FULFIL DUTIES DURING ELECTION PERIOD

Councillors:

a. will continue to fulfil their Councillor Duties (unless they are granted leave of absence);

b. will continue to engage, and communicate with, the community in their Councillor role;

c. must comply with the Act and the Councillor Code of Conduct; and

d. must not use their position to influence City officers, or access City resources or information, in support of any election campaign or candidacy.

COUNCIL DECISIONS AND MEETINGS DURING THE ELECTION PERIOD

Council decisions include those made by Council, a Delegated Committee, Community Asset Committee, or a person acting under a delegation given by Council.

Council will not consider or make any Prohibited Decisions during the Election Period.

Significant decisions

Council will not consider or make any significant decisions that could or could be perceived to affect voting in the election or unfairly commit the incoming council to a major course of action.

The CEO will endeavour to ensure that significant decisions are scheduled either before or after the Election Period, unless Extraordinary Circumstances exist.

In considering the application of extraordinary circumstances the CEO should consider whether the decision:

a. is urgent;

b. relevant to statutory obligations;

c. would have legal and financial repercussions if deferred;

d. cannot reasonably be deferred without major consequence to the City of Greater Geelong;

e. relates to the completion of projects or initiatives that have already been endorsed by the Council, including but not limited to projects or initiatives made pursuant to the Budget, Our Community Plan or Business Plan; and/or

f. is in the best interests of Council and the community.

Invalid decisions and liability

Any decision of Council is invalid if it is made during the Election Period that:

a. relates to the appointment or remuneration of the CEO, but not to the appointment or remuneration of an Acting CEO; and/or

b. commits the council to expenditure exceeding 1% of council's income.

If a person suffering loss or damage as a result of acting in good faith on one of these decisions, that person is entitled to compensation for the loss or damage suffered.

Business at Council and Delegated Meetings during the Election Period

Council and delegated meeting papers will be reviewed by the City to ensure that no agenda item is included that could potentially influence voters' intentions at the forthcoming election or could encourage Councillor candidates to use the item as part of their Electioneering.

Matters which may be considered at Council meetings include:

a. Annual Report; and

b. Procedural items to complete the Council's term of office, such as Planning Delegations or approvals required for compliance purposes.

Councillors are prohibited from moving motions or raising matters at a Council meeting that could affect voting in the election, or could unfairly commit the incoming council to a major course of action or could have reasonably been made after the election, including notices of motion, urgent items, petitions, rescission motions, reports by councillor delegates and advisory committee reports.

The types of decisions that will not be considered include, but not limited to:

a. allocating community grants;

b. allocating direct funding to community organisations;

c. major planning scheme amendments; and

d. changes to strategic objectives and strategies in the council plan.

Public question time

There will be no Public Question and Submission Time during the Election Period.

Election period statement in Council reports

Reports submitted to Council or to a Delegated Committee will contain an "Election Period Statement" at the start of the report in the form as follows:

- "The recommended decision is not a Prohibited Decision."

Implementing decisions

Decisions made prior to the Election Period by Council or by a committee or an officer under delegation can be implemented during the Election Period provided that those decisions do not involve community engagement or a Council Event that is likely to run into, or occur during, the Election Period.

Delegated committees

Council has the following Delegated Committees that operate with delegated powers:

- Geelong Major Events Committee; and
- Planning Committee.

Delegated Committees will not meet during the Election Period.

Community Asset Committees and Advisory Committees

Community Asset Committees and Advisory Committees will not meet during the Election Period, with the exception of the Audit and risk Committee and Chief Executive Officer (CEO) Employment and Remuneration Committee. The CEO Employment and Remuneration Committee is only permitted to meet to deal with the appointment of an Acting CEO.

USE OF CITY RESOURCES

City resources must not be used for Electioneering, other than City facilities that are normally available for hire by the public.

Using City facilities

City facilities that are normally available for public hire will be able to be hired by candidates (including councillor candidates) at the normal hire rate, terms and conditions of hire set for the facility.

No promotional material related to an election event, apart from simple directional signage, is to be displayed in the common public areas of a City facility being hired.

Electoral signs on Council land and property

Placement of Electoral Signs apply equally to all candidates and their associated election campaigns at all times, including during the Election Period. They are consistent with Council's Neighbourhood Amenity Local Law 2014 (clauses 46, 70 and 92), the *Environment Protection Act 1970* (Litter Section), the Greater Geelong Planning Scheme and the General Signage (including Electoral Advertising) On Council Road Reserves and Land Policy.

Guidelines for the placement of electoral signs are available on our website.

Councillor resources & expenses

Councillors will continue to have access to the resources necessary to fulfil their Councillor Duties, in accordance with existing Council policy and the Councillor Code of Conduct.

Reimbursement claims for expenses that support or that could be perceived as supporting, or being connected with, a Councillor's election campaign will not be processed by the City.

Councillors may continue to use their councillor title.

City resources

City resources, including offices, administrative staff, meeting facilities not normally available for public hire, hospitality, electronic equipment, vehicles, email addresses and social media handles, databases, mailing lists, photocopying and stationery will be used exclusively for normal City operational business during the Election Period and are not to be utilised for or connected to any election activities.

City logos, letterheads, photographs and images or associated City insignias and designs are not to be used or linked in any way to a candidate's election campaign.

City staff

It is critical that the City maintains the confidence of the Council, councillors and the wider community at all times. This requirement is even more important in the period leading up to an election.

For the vast majority of City employees, work will continue as normal during the Election Period. However, some may find themselves in situations where the Election Period could have a bearing on their actions.

It is important for City employees who are engaged in political activities related to the election, to avoid any actual, potential or perceived conflict of interest with their City employment. How they do this will depend on the nature of their employment and the nature of their political activities or associations.

City staff must:

a. Not use their City role and position to influence the outcome of the election;

b. Not engage in Electioneering during work time;

c. Not use City resources for Electioneering;

d. Not use any official information obtained through their City employment for Electioneering;

e. Not make any public statement on Council or City activity that they are involved in or connected with as a City employee;

f. Make it clear when making comments related to the election that they are expressing their own views and not making an official comment;

g. Take leave from their City employment if nominating as a candidate for the election in order to be able to qualify as a candidate for that election; and

h. If they are a candidate in the general Council election, resign from City employment immediately upon being declared elected in the general Council election in order to become or continue to be a Councillor of the Council.

COMMUNITY ENGAGEMENT

The City will not commence or continue community engagement except where there is a legal obligation to do so or the CEO determines that Extraordinary Circumstances exist which warrant continuing. If this is the case, the Council must, by resolution, justify to the community the Extraordinary Circumstances making it necessary and how the risks of influencing the election will be mitigated or prevented.

Community engagement activities will not be commissioned or approved if such consultation is likely to run into the Election Period.

Consultative mechanisms

Forums, other community reference group meetings or similar consultative processes are not permitted.

EVENTS

Conducting or promoting events

The City will not conduct or promote Council Events except where there is a legal obligation to do so.

Council meetings and Council Events may be held if they are part of delivering normal services or operational activities of Council and the City e.g. scheduled council meetings and citizenship ceremonies.

Councillor attendance

Councillors may attend events as required by their Councillor Duties, but are not permitted to use these appearances for Electioneering.

Councillors must not speak as an official Council spokesperson at events they attend in relation to their Councillor Duties unless authorised to do so by the CEO.

Speeches prepared for councillors attending events related to their Councillor Duties must be written by City staff and approved by the CEO.

City resources will not be used to prepare speeches, or provide support, for councillors in respect of their attendance at an event that is not required by their Councillor Duties.

PUBLISHED INFORMATION DURING THE ELECTION PERIOD

Publications

The City must not print, Publish or distribute or cause, permit or authorise to be printed, Published or distributed, any advertisement, handbill, pamphlet or notice unless the advertisement, handbill, pamphlet or notice has been authorised by the CEO.

Media releases, statements & publicity

The CEO will be the primary spokesperson for the Council.

City media releases and statements will be authorised and issued in the name of the CEO.

No City-issued media releases will quote or feature Councillors.

Councillors in respect of their Councillor Duties must not make or Publish any public statement that could be interpreted as influencing the election.

City staff must not make or Publish any public statement that could be interpreted as influencing the election.

City communication and marketing activities, other than for the sole purpose of conducting the election process, will be prevented wherever possible.

Delivery of existing City services will continue on a business-as-usual basis, however, there is a prohibition on implementing and promoting new City services.

Where a City communications and marketing activity is considered essential for a City service or function, it must be authorised by the CEO or delegate before publication.

Where a City communications or marketing activity is authorised, that activity must be limited to promoting existing City services.

No communications or media advice or assistance will be provided by the City in relation to Electioneering or election campaign matters.

Publishing Councillor information

Councillor information published in documents and on websites will be restricted to:

a. names;

b. photographs;

c. contact details;

d. titles; and

e. membership of special committees and other bodies to which they have been appointed by the Council.

Councillor correspondence

Councillor correspondence regarding election matters will not receive responses until after the end of the election period. If a Councillor is not re-elected, then correspondence received for that Councillor during the Election Period will be responded to after the Election Period by the CEO.

Councillor correspondence relating to significant, sensitive or controversial matters will be referred to the CEO for action.

City Website and Social Media

At the start of the Election Period a message will be posted on the City's social media channels and website stating that these channels will have no new content added until after the Election Period unless it relates to existing City services.

No electoral material may be placed on the City's website or social media during the Election Period.

Council meeting agendas and minutes will continue to be published on Council's website.

Comments on the City's social media may be removed at the sole discretion of the CEO during the Election Period if those comments may influence the Election.

INFORMATION ACCESS AND CORRECTION

Information access

Councillors will continue to have access to the information resources necessary to fulfil their Councillor Duties, in accordance with existing Council policy and the Councillor Code of Conduct.

The City will aim to ensure that all candidates have equal access to council information.

Misinformation.

The CEO may authorise the correction of any misinformation during the election period.

Candidate information requests

Candidates must provide requests for council information to the CEO in writing.

Responses to candidate information requests must be authorised by a Director or the CEO.

Council information supplied in response to candidate requests will only consist of publicly available and factual information about current City services.

Council information supplied in response to candidate requests will not relate to policy development, new projects or matters that are the subject of public or election debate or that might be perceived to be connected to a candidate's election campaign.

Candidate requests for council information that require significant City resources to be devoted to a response may be refused at the sole discretion of the CEO.

The CEO will maintain an Information Request Register, which will:

- List all candidate requests for information received by the City;
- Summarise the information provided by the City to the candidates in response to requests, including links to requested public documents;
- Record reasons for refusal of candidate council information requests; and
- Be published on the City's website.

All enquiries from candidates about the election process are to be made directly to the VEC Election Manager or, where the matter is outside their responsibilities, to the CEO.

BREACH OF POLICY

Any breach of this policy relating to staff conduct is to be referred to the CEO.

Alleged breaches relating to all other matters are to be referred to the Local Government Inspectorate at email address inspectorate@lgi.vic.gov.au or phone 1800 469 359.

Implementation of this Policy

MONITORING AND REPORTING

The City must have adequate processes in place to monitor this policy and associated procedures to ensure they are accurate, consistent and operating as intended.

ADVICE AND ASSISTANCE

The Responsible Officer for this policy manages the provision of advice to the organisation regarding this policy.

A person who is uncertain how to comply with this policy should seek advice from this person or delegate.

The City will provide:

- publication of the policy on the Geelong Australia website
- a copy of the policy in candidate information packs
- information about the purpose and requirements of this policy;
- practical guidance on how to comply with this policy, such as procedures that set out the process to be followed;
- provision of tools and templates to be used.

RECORDS

The City must retain records associated with this policy and its implementation for at least the period shown below.

Record	Retention / Disposal Authority	Retention Period	Location
Information request responses	Retention and Disposal Authority for Records of Common Administrative Functions PROS 07/01 VAR 4	Temporary Destroy 2 years after action completed.	Document Management System

REVIEW

Prior to the next general election or as required.

References

Environment Protection Act 1970

Interpretation of Legislation Act 1984

Local Government Act 2020

Greater Geelong City Council Neighbourhood Amenity Local Law 2014 (under review)

Greater Geelong City Council General Signage (including Electoral Advertising) On Council Road Reserves and Land Policy

Greater Geelong City Council Councillors' Expenses and Facilities Policy

Greater Geelong Planning Scheme

Public Records Office Victoria 2015 Retention and Disposal Authority for Records of Local Government Functions

Public Records Office Victoria 2017 Retention and Disposal Authority for Records of Common Administrative Functions

THE CITY OF
GREATER GEELONG

ELECTION PERIOD POLICY - SUBMISSIONS REPORT

CITY OF GREATER GEELONG

On 29 May, 2024 the City commenced community engagement inviting the community to have their say on the draft Election Period Policy.

The engagement was open on the Have Your Say page for a period of 4 weeks and closed on 26 June 2024.

The following submissions were received and considered in relation to the election period Policy:

Submission	**Officer comments**
All candidates declare their political allegiance so we have a clear understanding what their agenda maybe in relation to their council duties.	The submission is outside the scope of this policy. The *Local Government Act 2020* and *Local Government (Electoral) Regulations 2020* prescribe the requirements for nominating candidates.
Within the Proposed Election Period Policy (#7), a new clause is included: *Misinformation.* *The CEO may authorise the correction of any misinformation during the election period.* *However, there is no definition of what is regarded as misinformation. As such it leaves it open to a subjective view of what such misinformation may be and the resultant activity by the CEO to address same.* *As such, I believe there needs to be a definition included.*	Definition consistant with integrity agency guidance has been included in the Policy.
I have concerns about the motivation of candidates seeking election. *Reviewing past candidates it is clear to me that some if not all candidates see Council membership either as the mounting yard for pre selection as a candidate for either State of Federal Parliament or as an opportunity to promote a personal agenda no matter how bizarre.* *The task of being a Councillor is to see that all the designated statutory functions of their Council are carried out, without fear or favour , in a safe and reliable manner.* *Political aspirations and personal agendas should be left at home.*	The submission is outside the scope of this policy.

2.9. T2300112 Hardwaste Collection Services

Source: **Corporate Services**
Executive Director: **Troy Edwards**

Purpose

1. To rectify an error in the resolution of Council made on 26 March, 2024 for the C2300112 Hard Waste Collection Services tender to correct the term of the contract to 60 months with 2 further terms of 12 months each (at the City's discretion).

Background

2. The Hard Waste Collection service is for the collection of large items and items that cannot be placed in kerbside collection bins from residential dwellings throughout the municipality.

3. This contract covers mattress collection but does not include collection from any commercial or non-residential properties or services.

4. On 26 March, 2024 Council resolved to award the tender for a term of 36 months with 2 further terms of 12 months each. The term of the contract that was put to the market, and upon which submissions were based, was **60 months** with 2 further terms of 12 months each. The report put to Council on 26 March, 2024 contained a typographical error in the term.

Key Matters

5. The Procurement Team administered an open tender process on behalf of the Waste Services team to find suitable a Contractor capable of completing these services to a high standard. The tender was marketed with a term of 60 months with 2 further options of 12 months each.

6. This service allows for two collections per year per residential dwelling free of charge to the Geelong residents.

7. Providing this service to the residents of the Greater Geelong municipality allows for all residents to dispose of unwanted goods and materials regardless of their own capacity or capability.

8. It has shown to reduce instances of illegal dumping and the cost of collecting and maintaining safe roadside and public places, free of illegally placed waste materials.

9. It allows a greater capacity to recover recyclable materials and reduce strain on landfill sites in the region.

RESOLUTION - Item 2.9

Cr Harwood moved, Cr Aitken seconded -

That Council:

1. **Alter the resolution for item 3.8 Tender T2300112 Hard Waste Collection Services made 26 March 2024 to change the initial term to 60 months with two 12-month options to extend at the City's discretion to Cleanaway Pty Ltd (ABN 79 000 164 938); and**

2. **Authorise the Chief Executive Officer to execute Contract C2300112 and any other documents required by or to give effect to the terms of the Contract on behalf of Council.**

Carried

Financial Sustainability

10. The cost of this service is expected to fall within the allocated budget amount.

Community Engagement

11. There was no specific community engagement for these services however previous community consultation has shown a desire for these services to continue to be provided to our residents.

12. No tender collaboration opportunities were identified at this time however opportunities may present themselves in the future to be considered for new Contracts.

Social Equity and Sustainability

13. Providing this service allows all residents the capacity to safely remove of unwanted goods and materials regardless of financial or physical constraints.

Relevant Law/Policy/Legal Implications

14. This tender was advertised and managed in accordance with the requirements of sections 108 and 109 of the *Local Government Act 2020* and in accordance with the Council's Procurement Policy.

Alignment to Community Plan and Vision

15. This report aligns with Our Community Plan 2021-2025 strategic priority:
Sustainable growth and environment.

16. This report aligns with the Community led 30-year Vision, "Greater Geelong: A Clever and Creative Future" community aspiration:
Development and implementation of sustainable solutions.

Conflict of Interest

17. No officer involved in the preparation of this report declared a general or material conflict of interest.

Risk Assessment

18. The tender evaluation process involved the assessment of work, health and safety policies, procedures, and risk assessment documents. Any other risks associated with the acceptance of this tender will be managed through the contract conditions.

Environmental Sustainability

19. Any environmental implications associated with this contract will arise from the execution of the works. It is considered that these are the responsibility of the contractor and will be managed through the contract documentation.

Attachments

Nil

3. RECORD OF INFORMAL MEETINGS OF COUNCILLORS

Source: **Corporate Services**
Executive Director: **Troy Edwards**

Summary

1. The Governance Rules of the City of Greater Geelong require the tabling of records of informal meetings of Councillors at the next convenient Council meeting and that their record be included in the minutes of that Council meeting.

2. A summary of the informal meetings of Councillors is attached.

RESOLUTION - Item 3.1

Cr Hathway moved, Cr Mason seconded -

That Council receive the summary of the informal meetings of Councillors for the period to 23 July 2024.

Carried

INFORMAL MEETINGS OF COUNCILLORS
(Council Meeting 23 July 2024)

Informal Meeting Details	Councillor Attendance/Apology	Officer Attendance	Agenda Items	Conflict of Interest Disclosures
Strategic Session **2 July 2024**	Crs,Mason, Murrihy, Cadwell, Harwood, Kontelj *Apologies:* *Mayor Sullivan (Apology)* *Cr Aitken (Leave of Absence)* *Cr Wilkinson (Leave of Absence)* *Cr Moloney (Apology)* *Cr Hathway (Apology)* *Cr Nelson (Apology)*	A Basford (EXEC DIR) J Stirton (EXEC DIR) A Martin (CHIEF GOVERNANCE & RISK OFFCIER) J Van Slageren (MGR) B Sanders (MGR) H Sidebottom (MAJOR EVENTS ATTRACTION LEAD) J Douglas (A/MGR) E Ryan (A/CO ORD)	• Geelong Major Events Strategy	• Nil
Councillor Briefing **9 July 2024**	Crs,Mason, Murrihy, Cadwell, Harwood, Kontelj Hathway, Nelson *Apologies:* *Mayor Sullivan (Apology)* *Cr Moloney (Apology)* *Cr Aitken (Leave of Absence)* *Cr Wilkinson (Leave of Absence)*	A Wastie (CEO) T Edwards (EXEC DIR) A Basford (EXEC DIR) J Stirton (EXEC DIR) K Ivens (MGR) A Martin (CHIEF GOVERNANCE & RISK OFFCIER) J Van Slageren (MGR) A Bowkett (MGR) P Smith (MGR) O Stoltz (LEAD STRATEGIC TRANSPORT PLANNING) P Schembri (SNR STRATEGIC PLANNER) B Sanders (MGR) V Allan (CHIEF LEGAL COUNSEL) J Douglas (A/MGR) E Ryan (A/CO ORD)	*Presentations:* • Urban Geelong Long Term Settlement Boundary Review *Reports:* • Geelong Regional Library Corporate (GLRC) to an alternate business model • Central Geelong Parking Strategy • Amendment C436ggee and Planning Permit PP-573-2021- Balmoral Quay in Rippleside – Consideration of Panel Report • Greater Geelong Planning Scheme Local Policy Review • Urban Geelong Long Term Settlement Boundary Review • Geelong Major Events – Updated Strategy and Terms of Reference • Geelong on the Rise: A Clever and Creative International City 2024-2034 • 2024 Community Engagement Policy Impact Report • Election Period Policy Adoption • Geelong Arena – Tender for	• Cr Harwood declared a Conflict of Interest against the item Urban Geelong Long Term Settlement Boundary Review he departed the meeting at 6.40pm and return at 7.09pm • Cr Kontelj declared a conflict of interest against item Amendment C436ggee and Planning Permit PP-573-2021- Balmoral Quay in Rippleside – Consideration of Panel Report departed at 7.40pm and returned at 8pm • Cr Kontelj declared a conflict of interest against item Geelong Arena – Tender for Management Review (Confidential), departed the meeting at 8.09 pm and did not return to the meeting.

			Management Review *(Confidential)* • Audit and Risk Committee Summary Report *(Confidential)*	

4. CONFIDENTIAL

Council will close the meeting to the public in accordance with the provision of section 66(2) of the *Local Government Act 2020* to consider the following list of items.

4.1. Geelong Arena - Tender for Management Review (Confidential)

CONFIDENTIAL

RESOLUTION - Item 4.1

Cr Harwood moved, Cr Murrihy seconded -

That Council consider this report at the conclusion of the meeting as it is designated confidential by the Chief Executive Officer pursuant to sections 3(1) and 66 of the Local Government Act 2020, the information contained in this report is confidential because it contains private commercial business being information provided by a business, commercial or financial undertaking that relates to trade secrets. This section is applicable because the report contains information that the tenderers have provided as part of a competitive tender process which, if released could disadvantage those companies in future tenders.

Carried

4.2. Audit and Risk Committee Summary Report (Confidential)

CONFIDENTIAL

RESOLUTION - Item 4.2

Cr Nelson moved, Cr Wilkinson seconded -

That Council consider this report at the conclusion of the meeting as it is designated confidential by the Chief Executive Officer pursuant to sections 3(1) and 66 of the Local Government Act 2020, the information contained in this report is confidential because it contains Council business information being information that would prejudice the Council's position in commercial negotiations. This section is applicable because of the sensitive and varied nature of the information received and considered by the Audit & Risk Committee from time-to-time which can pertain to external stakeholders also.

Carried

7. CLOSE OF MEETING

As there was no further business the meeting closed at 8.50pm pm on Tuesday 23 July 2024.

Signed: _____

Cr Trent Sullivan (Mayor)

Date: _____