

MINUTES

COUNCIL MEETING

Tuesday 28 June 2022
6:00 pm

City Hall
57 Little Malop Street, Geelong 3220

LIVE STREAMED ON THE CITY'S WEBSITE:

www.geelongaustralia.com.au/meetings

COUNCIL:

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

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2.14. Amendment C437ggee – 135 Staceys Road, Lovely Banks - Adoption

Source: City Planning & Economy
Director: Gareth Smith

Purpose

1. To consider the Panel Report about Amendment C437ggee and adopt the amendment.

Background

2. The amendment will rezone the land at 135 Staceys Road, Lovely Banks from Farming Zone to Urban Growth Zone. The land is in the Northern Geelong Growth Area, but was accidentally omitted from rezoning in Amendment C395ggee, which implemented the *Northern and Western Geelong Growth Areas Framework Plan (August 2020)* into the planning scheme.
3. The land is shown in the Framework Plan to be used for largely residential use and rezoning it to the Urban Growth Zone will facilitate its consideration in the Elcho Road East precinct structure planning process. **Attachment 1** provides a background summary of the amendment process, including consideration of the Panel Report.

Key Matters

4. The proposed amendment was exhibited from 18 November 2021 to 20 December 2021. Three submissions were received, of which two requested changes. The matters raised included the possibility of sensitive uses being approved within land use separation distances and requests to update the Explanatory Report to address the updated Ministerial Direction 1 – Potentially Contaminated Land. It was requested an additional lot be included in the amendment, to also be rezoned to the Urban Growth Zone.
5. The submissions were considered by Council under delegation on 14 January 2022. It was resolved to refer all submissions to an Independent Panel appointed by the Minister for Planning.
6. Following a hearing in early April 2022, the Panel's report was received on 22 April 2022. Under Section 27 of the *Planning and Environment Act 1987*, the Planning Authority must consider the Panel's report before deciding whether or not to adopt the amendment.
7. The Panel found the amendment to be well founded and strategically justified by policy and recommends that the amendment be adopted, with changes to the Explanatory Report.
8. The Panel was satisfied the application of the Urban Growth Zone to the subject land was appropriate due to its location in the Northern Geelong Growth Area. The Panel also found inclusion of the additional lot, as requested in a submission, was outside the scope of this amendment.
9. Whilst the Panel's recommendations are supported, this report at **Attachment 1** provides the City's response.
10. It is recommended that Amendment C437ggee be adopted with changes and sent to the Minister for Planning requesting approval.

RESOLUTION - Item 2.14

Cr Grzybek moved, Cr Aitken seconded -

That Council:

- 1. Adopt Amendment C437ggee in the form outlined in Attachment 2 of this report; and**
- 2. Submit the adopted Amendment C437ggee and prescribed information to the Minister for Planning requesting approval.**

Carried

Financial Sustainability

11. There are no significant financial implications to Council.

Community Engagement

12. Amendment C437ggee 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 appointed by the Minister for Planning. The Panel considered all submissions referred to it, not just the submissions presented at the hearing.
14. The Independent Panel report has been publicly released and all submitters notified of its availability.

Social Equity and Sustainability

15. There are no significant social equity considerations.

Relevant Law/Policy/Legal Implications

16. The amendment supports the following State Policies from the Planning Policy Framework:
 - 16.1. Clause 11.01-1S Settlement;
 - 16.2. Clause 11.01-1R Settlement Geelong G21;
 - 16.3. Clause 11.02-1S Supply of urban land;
 - 16.4. Clause 11.02-3S Sequencing of development;
 - 16.5. Clause 13.02-1S Bushfire planning;
 - 16.6. Clause 13.03-1S Floodplain management;
 - 16.7. Clause 13.07-1S Land use compatibility; and
 - 16.8. Clause 13.07-2S Major hazard facilities.
17. The amendment supports the following policies from the Local Planning Policy Framework:
 - 17.1. Clause 21.02 City of Greater Geelong Sustainable Growth Framework;
 - 17.2. Clause 21.04 Municipal Framework Plan;
 - 17.3. Clause 21.05-7 Flooding;
 - 17.4. Clause 21.05-8 Wildfire;
 - 17.5. Clause 21.06-2 Spatial distribution of growth and land supply;
 - 17.6. Clause 21.06-3 Managing future growth; and
 - 17.7. Clause 21.20 Northern and Western Geelong Growth Areas.

Alignment to Community Plan and Vision

18. The amendment 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. This amendment does not include additional risks relating to land use buffers, bushfire and flooding risks, which were considered in Amendment C395ggee for the *Northern and Western Geelong Growth Areas Framework Plan* (August 2020). These matters will be further dealt with in the precinct structure planning process.
22. Delay in adopting the amendment may impact the timeline for the Elcho Road East precinct structure planning process.

Environmental Sustainability

23. The amendment does not include additional environmental constraints and impacts, which were considered in Amendment C395ggee and will be further dealt with in the precinct structure planning process. It is further noted Environmentally Sustainable Development (ESD) principles will also be included in the precinct structure planning process.

Attachments

1. Background and Discussion [2.14.1 - 5 pages]
2. Amendment documents [2.14.2 - 2 pages]
3. Updated Explanatory Report [2.14.3 - 7 pages]

Attachment 1**Background**

1. The subject land is located on the south side of Staceys Road, approximately 1 km west of Bacchus Marsh Road in Lovely Banks. The site is within the Northern Geelong Growth Area and is largely planned for residential use in Plan 03 (Future Urban Structure - Northern Geelong Growth Area) in the *Northern and Western Geelong Growth Areas Framework Plan (August 2020)*. The land is also within the Elcho Road East Precinct, which is the first Precinct Structure Plan (PSP) to be commenced in accordance with Plan 40 (Development Sequencing) of the Framework Plan.
2. The Framework Plan was implemented in the planning scheme in Amendment C395ggee on 6 May 2021 and is now included as a background scheme document under Clause 21.20 (Northern and Western Geelong Growth Areas) of the Municipal Strategic Statement, as well as the schedule to Clause 72.08 (Background documents).
3. Other land shown for residential use in the Framework Plan was rezoned to the Urban Growth Zone (UGZ) in Amendment C395ggee on 6 May 2021. The subject land, however, was accidentally omitted from being rezoned in the application for Amendment C395ggee. It is therefore proposed to rezone the subject land to Urban Growth Zone as a correction. This will facilitate the further consideration of the land for residential use, as part of the Elcho Road East precinct structure planning process.
4. Council resolved (under delegation) on 30 September 2021 to support the preparation and exhibition of Amendment C437ggee.



Image above: Aerial map of the subject land and surrounding area

Discussion

5. Amendment C437 was exhibited from 18 November 2021 to 20 December 2021. Three submissions were received, of which two requested changes.
6. The main issues the Panel identified in the submissions were:
 - the possibility of sensitive uses being approved within land use separation distances;
 - the inclusion of an additional land parcel to be rezoned to UGZ as part of this amendment; and
 - future cultural heritage management/considerations.
7. The issues are summarised in the discussion under the following key Panel findings and City responses.
8. All submissions were considered pursuant to Sections 22(1) & (2) of the Planning and Environment Act 1987 and referred to an Independent Panel appointed by the Minister for Planning.
9. The Panel held a directions hearing on 7 March 2022 and a Panel Hearing on 1 April 2022. Council was represented at the hearing by City officers.
10. The Panel has now presented its report to Council and recommended that the amendment be adopted with some changes to the Explanatory Report. Attachment 3 is the Executive Summary of the Panel Report and contains the Panel recommendations.
11. A complete copy of the Panel's report is available on the Geelong Australia website <https://www.geelongaustralia.com.au/amendments/item/8d99a3a59e9d9e9.aspx> webpage.

Key Panel findings and City responses

12. The Panel Report provided discussion and a series of findings and recommendations about all the issues associated with the amendment. A summary and response to the key matters is provided below.

Issue – Location of sensitive uses and separation distances

13. The EPA, which did not take part in the Panel Hearing, commented in their submission that Council should remain conscious of the possibility of a sensitive use being established on the subject land prior to the precinct structure planning process, and how this might coincide with potential impacts from existing industry.
14. Part of the subject land is within the 1000 metre threshold distance for the Lara Energetic Material Manufacturing Plant (the Chemring facility). Also within proximity to the subject land is a materials recycling facility at 225 Staceys Road, Lovely Banks. These buffer distances are shown on Plan 12 - Built Environment of the Northern Geelong Growth Area (Northern and Western Geelong Growth Areas Framework Plan, August 2020).

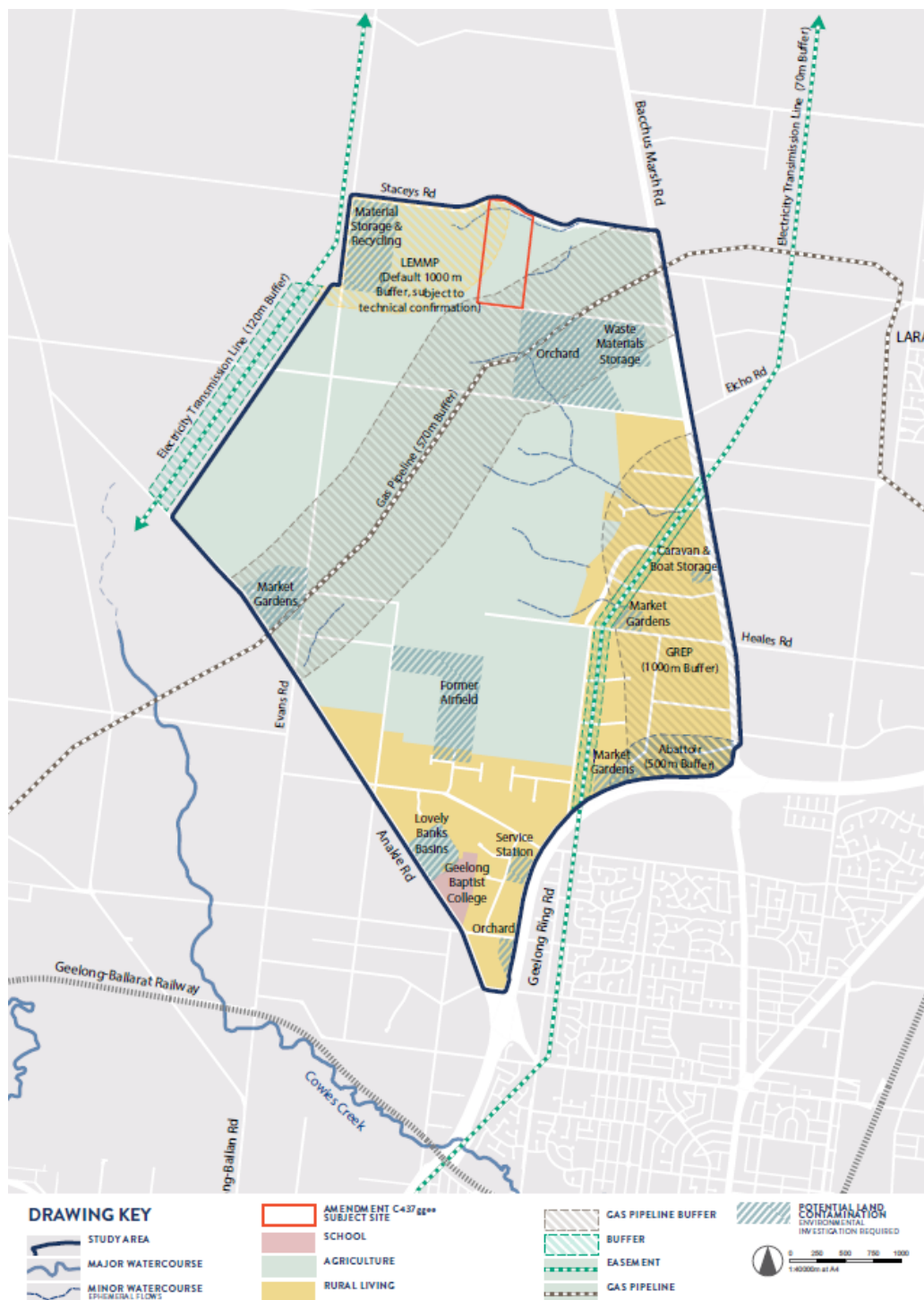


Image above: The site in relation to Plan 12 Built Environment – Northern Geelong Growth Area (Northern and Western Geelong Growth Areas Framework Plan, August 2020)

15. The Panel was satisfied that the amendment does not seek to implement a residential use, as it simply applies the Urban Growth Zone as a ‘holding zone’. The suitability of the land for residential use will be further considered during the precinct structure planning process.

16. Panel Conclusion: The Panel concluded that the amendment does not implement a residential use and agreed with the recommendation of the that EPA that Council:
- ensure appropriate buffers are maintained, and any other necessary buffers established, in the preparation of PSPs within the growth areas;
 - be conscious of the possibility of any sensitive uses being established prior to the PSP process and how this coincides with potential impacts from existing industry; and
 - update the Explanatory Report to reflect the updated Ministerial Direction 1.
17. City response: The City concurs with this view of the Panel, noting the current land use buffers are an active consideration in the precinct structure planning, which is currently being undertaken. The Explanatory Report has been updated in accordance with this recommendation in Attachment 3.

Issue – the inclusion of an additional land parcel to be rezoned to UGZ as part of this Amendment

18. The Panel advised in the Directions Hearing it was unable to consider the submission to rezone an additional parcel of land as it was not part of the exhibited amendment and outside the scope of the amendment process. The submitter understood this position and did not attend the Panel Hearing.
19. Panel Conclusion – The Panel concluded this submission was outside the scope of the amendment process.
20. City Response – The City concurs with the Panel’s view and notes the submitter’s land at 225 Stacey’s Road was not appropriate to include in this amendment, as (unlike the subject land) it is not planned for residential use in the Northern and Western Geelong Growth Areas Framework Plan (August 2020), is largely within the Lara Energetic Material Manufacturing Plant (Chemring) buffer and is not within the Elcho Road East Precinct. The potential rezoning of this lot and two others to the west, 195 and 225 Staceys Road, will be addressed at a later stage, subject to resolving issues such as the Chemring buffer in the precinct structure planning process.

Issue – Cultural heritage considerations

21. The Panel noted the submission of the Wadawurrung Traditional Owners Aboriginal Corporation, which did not object to the amendment or seek any changes, but sought to confirm that a Cultural Heritage Management Plan will be required for a future development on the subject land.
22. Panel Conclusion: The Panel noted the submission and that as the amendment does not include a development proposal, a Cultural Heritage Management Plan is not required as part of the amendment process.
23. City Response: The City concurs with the Panel’s view.

Executive summary

Greater Geelong Planning Scheme Amendment C437ggee (the Amendment) seeks to rezone the subject land from the Farming Zone to the Urban Growth Zone (UGZ). The subject land is within the Northern Geelong Growth Area (NGGA), land which is largely planned for residential use as shown in the Northern and Western Growth Areas Framework Plan (August 2020) (the Framework Plan).

The Framework Plan was introduced into the planning scheme through Amendment C395ggee on 6 May 2021. It is now included as a background document under Clause 21.20 (Northern and Western Geelong Growth Areas) of the Municipal Strategic Statement (MSS), as well as the schedule to Clause 72.08 (Background documents).

Other land shown for residential use in the Framework Plan was rezoned to the UGZ in Amendment C395ggee on 6 May 2021. The subject land however was accidentally omitted from being rezoned through Amendment C395ggee. Council therefore proposes to rezone the subject land to the UGZ. This will facilitate the further consideration of the subject land for residential use, as part of the Elcho Road East precinct structure planning process.

Key issues raised in submissions included:

- the possibility of sensitive uses being approved within land use separation distances
- the inclusion of an additional land parcel to be rezoned to UGZ as part of this Amendment
- future cultural heritage management/considerations.

The Panel concludes that the Amendment is strategically justified and should be supported. The subject land is located in the NGGA and warrants the application of the UGZ to facilitate its consideration for a residential use as part of its future precinct structure planning process.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Greater Geelong Planning Scheme Amendment C437ggee be adopted as exhibited subject to the following:

- 1. Update the Explanatory Report to reflect the introduction of the *Environment Protection Act 2019* as outlined in Ministerial Direction No 1.**

Attachment 2

Amendment C437ggee Adoption Documents

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C437GSEE

INSTRUCTION SHEET

The planning authority for this amendment is the Greater Geelong City Council.

The Greater Geelong Planning Scheme is amended as follows:

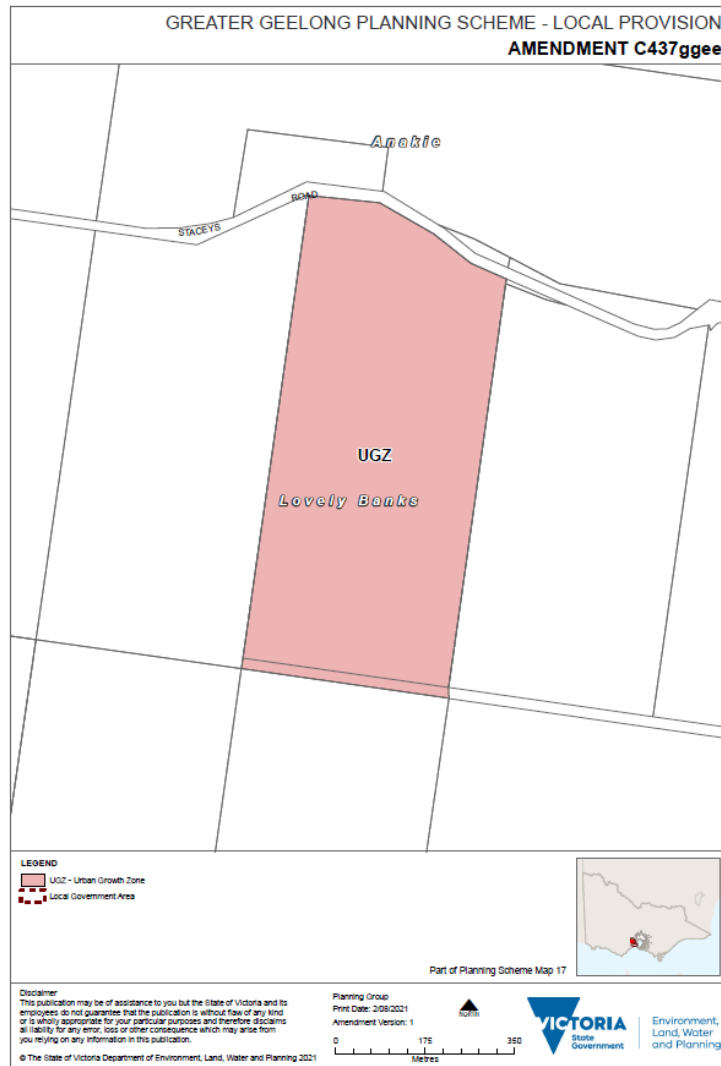
Planning Scheme Maps

The Planning Scheme Maps are amended by a total of one attached map sheet.

Zoning Maps

1. Amend Planning Scheme Map No. 17 ZN in the manner shown on the one attached map marked "Greater Geelong Planning Scheme, Amendment C437ggee".

End of document



Attachment 3**Amendment C437 Updated Explanatory Report**

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME**AMENDMENT C437ggee****EXPLANATORY REPORT****Who is the planning authority?**

This amendment has been prepared by the City of Greater Geelong, which is the planning authority for this amendment.

The amendment has been made at the request of the City of Greater Geelong.

Land affected by the amendment

The amendment applies to 135 Staceys Road, Lovely Banks and the (unmade) road reserve adjoining the south boundary of the land.

What the amendment does

The amendment rezones the land at 135 Staceys Road, Lovely Banks and road reserve adjoining the south boundary from Farming Zone to Urban Growth Zone, in accordance with Clause 21.20 (Northern and Western Geelong Growth Areas).

Strategic assessment of the amendment**Why is the amendment required?**

The amendment is required to apply the Urban Growth Zone to the subject land in accordance with the implementation strategy at Clause 21.20-4. The amendment also corrects an omission in amendment C395ggee, which rezoned land in the Northern and Western Geelong Growth Areas to the Urban Growth Zone, to facilitate the implementation of the *Northern and Western Geelong Growth Areas Framework Plan* (August 2020).

The majority of the affected land is shown as residential in Plan 03 Future Urban Structure - Northern Geelong Growth Area in the Framework Plan, but it was left in the Farming Zone as a result of an inadvertent omission in amendment C395ggee.

Rezoning the land to Urban Growth Zone is therefore required to facilitate its consideration for residential use as part of the precinct structure planning process.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the objectives of Section 4 of the *Planning and Environment Act 1987*. In particular, it provides for the fair, orderly, economic and sustainable use and development of the subject land by ensuring it is in the Urban Growth Zone, in accordance with Clause 21.20 and the *Northern and Western Geelong Growth Areas Framework Plan* (August 2020).

This will facilitate precinct structure planning and the preparation of a development contributions framework, as well as provide a more equitable basis for negotiations in this process as recommended by the panel in amendment C395ggee. This is also consistent with Section 12(1) of the Act, which requires a planning authority to provide sound, strategic and co-ordinated planning of the use and development of land in its area.

How does the amendment address any environmental, social and economic effects?

Environmental effects

The amendment is consistent with the *Northern and Western Geelong Growth Areas Framework Plan* (August 2020). The Framework Plan is based on a series of expert technical reports and assessments covering issues such as flora and fauna, stormwater management, integrated water cycle management, cultural heritage, groundwater, geotechnical and soils. As a result the plan recognises environmental constraints and guides development to ensure environment impacts are managed.

The amendment facilitates consideration of the biodiversity significance of the affected land in the precinct structure planning process. The site is shown in Plans 08 and 09 (Biodiversity and Biodiversity Linkage – Northern Geelong Growth Area) to contain existing native vegetation in the Plains Grassland EVC, including two scattered trees and potential Golden Sun Moth habitat. The proposal will also facilitate planning for large tree canopy cover within the site, as identified on Plan 22 (Neighbourhood amenity – Northern Geelong Growth Area).

Environmentally sustainable development (ESD) principles are being applied and an objective of Clause 21.20 is to deliver urban development in the Northern and Western Geelong growth areas that establishes carbon neutral neighbourhoods.

Social and economic effects

The *Northern and Western Geelong Growth Areas Framework Plan* (August 2020) was informed by a number of technical reports including social infrastructure, retail and activity centre analysis and transport strategies. The implementation of the Framework Plan through Clause 21.20 includes the following positive social and economic objectives:

- create neighbourhoods where residents can live locally and meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip of their home.
- provide a network of activity centres in the Northern and Western Geelong Growth Areas that provide employment, retail, commercial, entertainment and community uses for growth area residents without adversely impacting the broader Geelong activity centre network.
- develop a Clever and Creative Corridor as a fundamental design element of the Northern and Western Geelong Growth Areas to ensure development is sustainable, self-sufficient, distinctive and connected through varied transport options.

Does the amendment address relevant bushfire risk?

The subject land is in a bushfire prone area, although it is not in a Bushfire Management Overlay. Action N1.7.2 of the *Northern and Western Geelong Growth Areas Framework Plan* (August 2020) provides 'fire risks associated with non-urban interfaces to new neighbourhoods will be identified and managed as part of urban development'.

The Country Fire Authority (CFA) was consulted for amendment C395ggee and a high level bushfire planning assessment report was prepared, which included the subject land in the study area. The report concluded there was 'no potential for extreme fire behaviour due to the lack of larger, non-grassland areas of vegetation and the relatively flat terrain'. It further advised the proposal (for the Northern and Western Geelong growth areas) was consistent with the bushfire planning scheme policies, subject to implementation of the report recommendations in precinct structure planning. This conclusion was supported in evidence presented to the C395ggee panel by a different consultant.

There is a further issue regarding combustible material stored at the materials recycling facility at 225 Staceys Road, which is subject to ongoing planning enforcement action by the City. While this matter is

more an issue for the precinct structure planning process, it is a bushfire risk matter that required consideration in this amendment, which was exhibited to CFA.

Other than the matter of 225 Staceys Road, the broader bushfire risk was addressed in C395ggee and will be further (and more comprehensively) addressed in the precinct structure planning process. This satisfies the objective of Clause 13.02-1S "to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life", as well as Clause 21.05-8 (Wildfire) "to minimise the impacts of wildfire".

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

- The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the *Planning and Environment Act 1987*.
- Ministerial Direction No.1 (Potentially Contaminated Land) was considered with high level soil contamination assessments undertaken across the Northern and Western Growth areas, as part of amendment C395ggee. The assessments included a limited historical review, site inspections and some soil sampling. The study area included the subject land and concluded (with the exception of a materials recycling facility at 225 Staceys Road) there was no significant risk of impacting environmental conditions within the northern growth area.

The report included information in a VCAT proceeding that noted the presence of uncontrolled fill and aluminium oxide at 225 Staceys Road, which present a risk to underlying soils on that site, with a low risk of compromising groundwater offsite. Two other properties near the site at 270 and 350 Elcho Road were identified in the report as medium or high risk of contamination. Further auditing or site assessments were recommended for those sites.

A review of the priority sites register indicates 225 Staceys Road is no longer listed on the EPA Priority Sites Register, although it is subject to EPA pollution abatement notices as well as ongoing planning compliance action by the City of Greater Geelong. City officers have confirmed the hazardous material remains onsite. This will be addressed further under Ministerial Direction No.19 (Amendments that may result in impacts on the environment, amenity and human health).

As with amendment C395ggee, this amendment rezones land to the Urban Growth Zone. The UGZ is, however, a holding zone and sensitive uses such as residential will require a further amendment to introduce a schedule into the UGZ based on a Precinct Structure Plan (PSP). Further environment assessments will need to be prepared as part of future PSP amendment processes to fully satisfy Ministerial Direction No.1. It is considered this work undertaken for C395ggee satisfies the requirements of this direction.

- The amendment is affected by Ministerial Direction No.11 (Strategic Assessment of Amendments) under section 12 of the Planning and Environment Act 1987 and complies with this direction.
- The amendment is affected by Ministerial Direction No.12 (Urban growth areas). The proposal implements of the *Northern and Western Geelong Growth Areas Framework Plan* (August 2020) by rezoning the subject land, which is identified in the Framework Plan in the Northern Geelong growth area, to Urban Growth Zone. This will facilitate the precinct structure planning for this site and other land in the growth area.
- The amendment is affected by Ministerial Direction No. 15 (The Planning Scheme Amendment Process) and complies with this Direction.
- Ministerial Direction No.18 requires a planning authority to seek and have regard to the advice of the Victorian Planning Authority when preparing an amendment to rezone land the Authority has previously provided advice. The VPA provided a submission to amendment C395ggee which was supportive of the Framework Plan. It did not provide any comments relevant to the subject land. The amendment was exhibited to the VPA to satisfy the requirement of the direction.
- Ministerial Direction No.19 requires planning authorities to seek the views of the EPA in preparing planning scheme amendments that could "result in significant impacts on the environment, amenity and human health due to pollution and waste". The Direction applies to amendments that may allow use and development under four scenarios.

The written views of the EPA were sought in Amendment C395ggee. The EPA advised it was generally supportive of the amendment and provided comments advising on issues likely to be relevant in future work to further implement the Northern and Western Geelong Growth Areas Framework Plan. Matters addressed in these comments included establishing and maintaining buffers and preventing encroachment of sensitive uses. The amendment was also exhibited to EPA.

As noted earlier, the Urban Growth Zone is a holding zone and sensitive uses such as residential will require a further amendment to introduce a schedule into the UGZ based on a Precinct Structure Plan (PSP).

The Northern and Western Geelong Growth Area Framework Plan describes buffers and separation distances to certain industries and includes actions are included to deal with buffers from industries such as quarries, abattoirs and the Lara Energetic Material Manufacturing Plant (Chemring). Council will ensure these buffers are maintained, and any other necessary buffers established, in the preparation of precinct structure plans within the growth areas.

- Ministerial Direction No.20 (Major hazard facilities) requires planning authorities to seek the views of Worksafe in preparing planning scheme amendments that rezone land for, or is within the threshold distance, or a major hazard facility. Part of the subject land is within the 1 km buffer distance from Chemring, which is a major hazard facility.

Input from Worksafe was made during amendment C395ggee, in which it recommended against residential rezoning within the buffer. Discussions with Worksafe have also more recently occurred as part of the precinct structure planning process, regarding future uses within the buffer. The subject amendment was also exhibited to Worksafe and Chemring, but no submissions were received.

The amendment will apply only the Urban Growth Zone to the subject land. It does not propose residential use, as this is determined through the precinct structure planning process. This is consistent with the recommendation of the panel report in C395ggee. It is further noted Action N1.7.7 of the *Northern and Western Geelong Growth Areas Framework Plan* (August 2020) provides that no residential development will be permitted within the 1 km buffer.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment supports and implements numerous state policies. The most relevant policies are listed below:

- Clause 11.01-1S Settlement – by achieving the objective and relevant strategies including:
 - Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong...
 - Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.
 - Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.
 - Create and reinforce settlement boundaries.
 - Limit urban sprawl and direct growth into existing settlements.
 - Ensure land that may be required for future urban expansion is not compromised
 - Consider as relevant...G21 Regional Growth Plan (Geelong Region Alliance, 2013)
- Clause 11.01-1R Settlement Geelong G21 - the amendment directly implements the following strategy:
 - Provide for long term growth options that build on existing infrastructure, including two further investigation areas north and west of Geelong.

-
- Clause 11.02-1S Supply of urban land – meets the objective “To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses” and strategies including:
 - 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.
 - Clause 11.02-2S Structure planning – by facilitating the preparation of precinct structure plans.
 - Clause 11.02-3S Sequencing of development - by meeting the objective “To manage the sequence of development in areas of growth so that services are available from early in the life of new communities”.
 - Clause 13.02-1S Bushfire planning – by meeting the objective “To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life” and strategies including:
 - 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).
 - Clause 13.03-1S Floodplain management – the Framework Plan takes into account flooding along the Barwon and Moorabool Rovers and Cowries Creek.
 - Clause 13.07-1S Land use compatibility – by meeting the objective “To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts” and strategies including:
 - 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.
 - Clause 13.07-2S Major hazard facilities – by meeting the 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” and strategies including:
 - 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.
 - 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.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment supports and implements the following policies from the Local Planning Policy Framework:

- Clause 21.02 City of Greater Geelong Sustainable Growth Framework – in particular element 1. Managing Urban Growth.

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- Clause 21.04 Municipal Framework Plan – the subject land is shown as part of the future growth areas in the Municipal Framework Plan.
 - Clause 21.05-7 Flooding – the amendment meets the relevant objectives: to protect floodplains; and to minimise the potential for damage and risks to public safety and property from flooding.
 - Clause 21.05-8 Wildfire – the amendment meets the objective to minimise the impacts of wildfire.
 - Clause 21.06-2 Spatial distribution of growth and land supply – the amendment implements the objective to “Contain growth within identified locations across the municipality” and strategies including:
 - Direct the majority of future housing needs to urban Geelong (urban infill, Armstrong Creek and the Northern and Western Geelong Growth Areas).
 - Clause 21.06-3 Managing future growth – by meeting the objective to “Manage the release of new growth areas to make sure infrastructure, services and facilities are provided in a timely and efficient way”.
 - Clause 21.20 Northern and Western Geelong Growth Areas – by directly implementing the direction of Clause 21.20-4 (Implementation) to “Apply the Urban Growth Zone to most land in the Northern and Western Geelong Growth Areas...” and strategies including:
 - Land use and development should have regard to the *Northern and Western Geelong Growth Areas Framework Plan* (City of Greater Geelong, August 2020).

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions by applying the Urban Growth Zone to the affected land, which is identified for future urban growth in the Northern Geelong Growth Area.

How does the amendment address the views of any relevant agency?

The preparation of the *Northern and Western Geelong Growth Areas Framework Plan* (City of Greater Geelong, August 2020) and subsequent amendment C395ggee involved extensive consultation with government and service agencies. They will be further notified as part of the subject amendment exhibition.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

Impacts on the transport system were analysed through specialist technical reports on transport, movement and access for the Framework Plan. State government agencies were consulted and guided the *Northern and Western Geelong Growth Areas Framework Plan* (City of Greater Geelong, August 2020) in relation to public transport provision, impacts on existing arterial roads (such as the Geelong Ring Road and Midland Hwy) and future road and transport networks.

There are no additional impacts on the transport system defined by the Transport Integration Act as a result of this amendment.

Resource and administrative costs

The amendment will not pose unreasonable resource and administrative costs on Council in its normal capacity as the Responsible Authority.

Where you may inspect this amendment

The amendment is available for public inspection, free of charge, during office hours at:

- by appointment during office hours, at Greater Geelong City Council, Brougham Street Customer Service Centre, Ground Floor, 100 Brougham Street. GEELONG – **8.00am to 5.00pm weekdays** and subject to any public health directives that may be in place.

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- 'Amendments' section of the City's website www.geelongaustralia.com.au/amendments/

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.