

# **Greater Geelong Planning Scheme**

## **Amendment C444ggee**

### **Explanatory Report**

#### **Overview**

The amendment proposes to facilitate the residential development of land within urban Geelong's Settlement Boundary and identified in the Lara Structure Plan 2011 as being able to accommodate residential development.

The proposed amendment does this by rezoning land for residential development from the Farming Zone to General Residential Zone Schedule 1 (GRZ1) and land reserved for open space and drainage from Farming Zone (FZ) to Industrial 3 Zone (IN3Z) to ensure alignment with future surrounding land use. The Amendment applies the Environmental Audit Overlay (EAO) and a new schedule to the Development Plan Overlay (DPO48).

#### **Where you may inspect this amendment**

The amendment can be inspected free of charge at City of Greater Geelong website at [www.geelongaustralia.com.au/amendments/](http://www.geelongaustralia.com.au/amendments/)

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

Wurriki Nyal, 137-149 Mercer Street, Geelong Monday to Friday 8am to 5pm

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

#### **Submissions**

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by 17 November 2025.

A submission must be sent to:

Strategic Implementation, City of Greater Geelong

**By post:** PO Box 104, GEELONG VIC 3220, or

**By email:** [amendments@geelongcity.vic.gov.au](mailto:amendments@geelongcity.vic.gov.au), or

**Lodged online:** [www.geelongaustralia.com.au/amendments](http://www.geelongaustralia.com.au/amendments)

## **Panel hearing dates**

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: 2 March 2026
- Panel hearing: 13 April 2026

## **Details of the amendment**

### **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 Tract Consultants Pty Ltd on behalf of Lara Farms Pty Ltd.

### **Land affected by the amendment**

The amendment applies to the land at 76-156 Canterbury Road East (part), 705-765 Princes Highway (part) and 785-805 Princes Highway (part), Lara.

The land which is specifically subject to this amendment is identified in the map below.



*Figure 1 – Land affected by the amendment*

## **What the amendment does**

The proposed amendment will facilitate the residential development of the land in accordance with the objectives sought under the G21 Regional Growth Plan 2013, City of Greater Geelong Settlement Strategy 2020 and Lara Structure Plan 2011 (Structure Plan), whilst also safeguarding the ongoing operations and expansion of the Geelong Ring Road Employment Precinct (GRREP).

Specifically, the amendment makes the following changes:

### **Zoning maps**

- Amends planning scheme map nos. 18 and 19 to rezone land at 76-156 Canterbury Road East (part), 705-765 Princess Highway (part) and 785-805 Princes Highway (part), Lara from Farming Zone (FZ) to General Residential Zone Schedule 1 (GRZ1).
- Amends planning scheme maps nos. 18 and 19 to rezone land at 785-805 Princes Highway (part) from Farming Zone (FZ) to Industrial 3 Zone (IN3Z) to reserve land for open space and drainage.

### **Overlays maps**

- Amends planning scheme map no. 18EAO and inserts planning scheme map 19EAO to apply the Environmental Audit Overlay (EAO) to 76-156 Canterbury Road East (part) and 705-765 Princes Highway (part), Lara.

- Amends planning scheme map no. 18DPO and inserts planning scheme map 19DPO to apply the Development Plan Overlay Schedule 48 (DPO48) to 76-156 Canterbury Road East (part), 705-765 Princess Highway (part) and 785-805 Princes Highway (part), Lara.

### ***Planning scheme ordinance***

- Inserts Schedule 48 to Clause 43.04 (Development Plan Overlay) to facilitate the orderly development of the South East Lara Residential Growth Area.
- Amends the Schedule to Clause 72.03 to include maps 19EAO and 19DPO in the Greater Geelong Planning Scheme.

## **Strategic assessment of the amendment**

### **Why is the amendment required?**

The amendment is required to facilitate the transition of the land to urban purposes and its future residential development in accordance with various strategic documents including the G21 Regional Growth Plan (2013), City of Greater Geelong Settlement Strategy (2020) and Lara Structure Plan (2011).

The Settlement Strategy identifies the subject land as being in an 'Established Urban Area' capable of facilitating modest infill housing.

The G21 Regional Growth Plan identifies Lara as a District Town and the land subject to Amendment C444ggee is considered as a growth area where development of underutilised sites and urban infill is actively recommended to ensure a range of housing choice.

The Lara Structure Plan 2011 specifically identifies the site for 'Conventional Residential Development Opportunities' provided such development is located outside the 100-year flood event.

The proposed amendment will achieve a net community benefit for the municipality by managing the pressures of population growth, delivering high quality urban design and open space outcomes, responding to demands for housing diversity and supporting best practice stormwater management within the settlement boundary for Urban Geelong.

### **Planning controls**

To facilitate future residential development, Amendment C444ggee proposes to rezone land within Urban Geelong's Settlement Boundary and outside of the Geelong Ring Road Employment Precinct (GRREP) buffer from the Farming Zone (FZ) to the General Residential Zone Schedule 1 (GRZ1).

It is noted that the GRREP has a 1,000 metre buffer to ensure as wide a range of industrial uses as possible can establish within the employment precinct. Within this

buffer, sensitive uses such as residential, that may hinder industrial uses within the GRREP, are discouraged.

Council has reviewed the environmental condition of land affected by Amendment C444ggee and proposes to apply the EAO to potentially contaminated land at 76-156 Canterbury Road East and 705-765 Princes Highway, Lara. The purpose of the EAO is to ensure that potentially contaminated land is assessed and, where necessary, remediated prior to use or development that could pose a risk to human health or the environment.

A Preliminary Risk Screen Assessment (PRSA) and a Site History Review were undertaken to assess the potential for contamination. The Site History Review concluded that the land proposed to be rezoned to GRZ1 has a medium potential for contamination, due to historical agricultural use, the presence of stockpiles of imported fill, and chemical storage. While most of the site was assessed through the PRSA, a portion of the land at 705–765 Princes Highway could not be physically accessed for sampling due to limited access to the site. Based on available evidence and in accordance with Planning Practice Note 30 (PPN30), Council has determined that this portion of land is considered potentially contaminated and proposes to apply the EAO to require further investigation prior to any sensitive use.

The amendment proposes to apply DPO48 to land proposed to be rezoned to GRZ1 and to two sites south of the Settlement Boundary within the GRREP buffer to facilitate the required open space and stormwater infrastructure. These two areas are proposed to be rezoned to IN3Z and will be rezoned to an appropriate public land use zone following completion of the development and when the reserves have been vested in council.

The proposed controls will result in a good planning outcome and will not repeat provisions already existing in the Greater Geelong Planning Scheme. The proposed planning controls are underpinned by existing strategic work and implementation plan set out under the Lara Structure Plan and Clause 11.01-1L-03 of the Greater Geelong Planning Scheme.

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

The amendment implements the objectives of planning in Victoria as set out in sections 4(1) and 12(1)(a) of *the Planning and Environment Act 1987* (the Act) as follows:

Objective (a): The amendment provides for the fair, orderly, economic and sustainable use and development of land as it creates opportunities for the consolidation of well serviced, underutilised land within an existing settlement boundary.

Objective (b): The amendment will provide for the protection of natural resources and the maintenance of ecological processes and genetic diversity through its

consideration of native vegetation and regard to the Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar site.

Objective (c): The amendment will secure a pleasant, efficient and safe living and recreational environment for all Victorians and visitors to the region.

Objective (d): The amendment does not compromise any places of known scientific, aesthetic, architectural, or historical interest, or otherwise of special cultural value.

Objective (e): The amendment will allow for the orderly provision of public assets and utilities through the levying of development contributions via an agreement made pursuant to Section 173 of the Act, as required.

Objective (f): The amendment facilitates development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).

Objective (fa): The amendment considers the provision of affordable housing through the requirement of an affordable housing delivery strategy.

Objective (g) and Section 12(1)(a): The amendment seeks to balance the present and future interests of all Victorians by facilitating investment and development in the Greater Geelong and G21 region and by enabling future use and development of the land as a high-quality residential community.

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

The amendment adequately addresses environmental, social and economic effects set out in sections 12(2)(b) and (c) of the Act.

### **Environmental**

The amendment has been informed by the preparation of several reports including a Vegetation Assessment, Fauna Assessment, targeted growling grass frog (*Litoria raniformis*) and golden sun moth (*Synemon plana*) surveys, a Limeburners Bay Ramsar Wetland Impact Assessment and a Preliminary Risk Screen Assessment.

The amendment positively addresses environmental effects by:

- Demonstrating consideration for sensitive downstream receptors including the Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar site to proactively mitigate the potential for adverse impacts.
- Encouraging the implementation of stormwater quantity and quality measures in accordance with appropriate best practice standards and to minimise the impact of the future residential development.
- Responding to the relevant buffers and threshold distances associated with the GRREP to provide a safe environment for future residents and allowing for the continued operation and expansion of industrial activities.
- Providing a PRSA to understand the existing contamination levels associated with the land and proposing an EAO to safeguard future sensitive uses.

- Supporting the transition of the land to urban uses in a manner that addresses bushfire risk and will allow for the future implementation of any required risk mitigation measures.

## **Social**

The amendment positively addresses social effects by:

- Contributing to housing diversity and affordability by providing for a framework that can facilitate a variety of residential dwellings, including a contribution towards affordable housing.
- Contributing to the provision of community infrastructure through a Community Infrastructure Levy (CIL) facilitated by a Section 173 Agreement.
- Engaging with the Traditional Owners, as some of the land affected by the amendment is in an area of Aboriginal cultural heritage sensitivity. The Traditional Owners noted that a Cultural Heritage Management Plan (CHMP) 17833 is being prepared by Terra Culture for 76-156 Canterbury Road, Lara. They did not raise any concerns at this stage but development plans and planning permit applications within areas of Aboriginal cultural heritage sensitivity will require further investigation in accordance with the Aboriginal Heritage Act 2006.

## **Economic**

The amendment positively addresses economic effects by:

- Allowing future housing in proximity to employment opportunities and to existing state and local infrastructure, thereby improving access and equity to services for future residents.
- Safeguarding the ongoing operation and expansion of intensive industrial land uses within the GRREP by implementing buffer distances in accordance with existing strategic direction.

## **Does the amendment address relevant bushfire risk?**

The land subject to the amendment is not affected by the Bushfire Management Overlay (BMO) but is designated as a Bushfire Prone Area pursuant to the Building Regulations 2018.

A State policy for Bushfire Planning is included within the Greater Geelong Planning Scheme at Clause 13.02-1S. The amendment directs population growth to designated urban areas and is broadly consistent with the overarching objective of this policy which seeks to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

A bushfire report prepared by Beacon Ecological confirms that any future subdivision proposal will be able to support BAL 12.5 or less construction standards. Bushfire considerations will be further considered at the approval of the Development Plan

following the gazettal of this amendment and subsequent planning permit phase.

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

The amendment complies with the requirements of the Ministerial Direction – The Form and Content of Planning Schemes (section 7(5) of the PE Act).

#### ***Direction No. 1: Potentially Contaminated Land***

The amendment complies with Ministerial Direction No. 1 (Potentially contaminated land). It does include rezoning of land to GRZ that allows for sensitive uses and could potentially be contaminated. The amendment proposes to apply the EAO to land identified as being potentially contaminated to ensure the environmental conditions will be suitable for sensitive uses.

Deferring the environmental audit requirements is appropriate for the following reasons:

#### 76–156 Canterbury Road East

- The audit process for 76–156 Canterbury Road East is already well advanced, but its finalisation is dependent upon the completion of cultural and European heritage investigations that must be undertaken prior to audit completion. This approach represents best-practice planning and provides a balanced, precautionary pathway that enables the planning scheme amendment to progress while ensuring both environmental and public health outcomes are safeguarded.

#### 705-765 Princes Highway.

- Restricted access to 705-765 Princes Highway.
- There is reasonable confidence that the land can be made suitable for its intended residential use, with no evidence that contamination would preclude such use.
- Any contamination identified through the audit process can be practically managed or mitigated through remediation measures or development design responses.
- Future planning approvals will be required, providing the opportunity to incorporate any conditions or restrictions arising from the Environmental Audit before development proceeds.

#### ***Direction No. 11: Strategic Assessment of Amendments***

The amendment complies with Ministerial Direction No. 11 (Strategic Assessment of Amendments) under section 12 of the Act. The amendment is consistent with this direction and this explanatory report provides a comprehensive strategic evaluation of the amendment and the outcomes it produces.

#### ***Direction No. 19: Amendments that may result in impacts on the environment, amenity and human health.***

In response to Ministerial Direction No.19, Council has referred the amendment to the Environment Protection Authority (EPA) for comment twice over the course of preparing the amendment. The views of the EPA have been considered in the

preparation of this Planning Scheme Amendment.

The EPA made the following recommendations:

1. Prepare a Preliminary Risk Screen Assessment (PRSA) to determine if the land is potentially contaminated in line with Planning Practice Note 30 (PPN30).

A PRSA was conducted to determine the likelihood of potentially contaminated land. The PRSA concluded that:

- For the land parcel defined as 76-156 Canterbury Road East, Lara it is likely that contaminated land is present, and an environmental audit is required.
- For the land parcel defined as 785-805 Princes Highway, Lara it is unlikely that contaminated land is present, and no environmental audit is required.

A PRSA could not be conducted for land at 705-765 Princes Highway due to lack of access.

Council proposes to apply the EAO on land identified as being likely contaminated.

2. Updating the Development Plan Overlay Schedule 48 to include the following:
  - Strengthen the requirements of an Acoustic Assessment Report to better protect future sensitive land uses from potential noise impacts.
  - Include design recommendations of the Stormwater Management Strategy and reference to the Environmental Reference Standard (ERS) (2021) and Urban Stormwater Management Guidance (EPA publication 1739.1) (2021).
  - Include additional attenuation measures such as stormwater harvesting to manage an expected “unacceptable” increase in water flow volumes.

Council have updated DPO48 to include the EPA’s recommendations and the Explanatory Report accordingly.

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

The amendment is consistent with the following clauses of the Planning Policy Framework and will assist in achieving objectives of the clauses:

### ***Clause 11.01-1S – Settlement***

The amendment is consistent with the objective of this Clause “*to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements*” by contributing residential land supply in a district town and identified growth area.

### ***Clause 11.01-1R – Settlement Geelong G21 and Clause 11.01-1L-01 – Greater Geelong***

The amendment supports policy in Clause 11.01-1R and 11.01-1L-01 by directing growth and housing needs to urban areas of Lara and protects the functionality of the Geelong Ring Road Employment Precinct.

**Clause 11.01-1L-03 – Lara**

The amendment contains urban development within the defined settlement boundary and contributes to lot supply.

**Clause 12.01 – Biodiversity**

The amendment considers the impacts of any change in land use or development that may affect the biodiversity value of the downstream Ramsar Limeburner's Bay Wetland and Hovells Creek environs.

**Clause 13.02-1S – Bushfire planning**

The amendment prioritises the protection of human life through bushfire mitigation strategies and has assessed any bushfire hazards. The bushfire hazard report by Beacon Ecological confirms that any future subdivision proposal will be able to support BAL 12.5 or less.

**Clause 13.03-1S – Floodplain management**

The amendment assists in the protection of life, property and community infrastructure from flood hazard by considering and mitigating the impacts of use and development on surrounding waterways.

**Clause 13.04-1S – Contaminated and potentially contaminated land**

The amendment complies with this clause by ensuring potentially contaminated land is used and developed safely with the requirement for an Environmental Audit on land identified as potentially contaminated. It protects sensitive uses and facilitates the remediation of potentially contaminated land.

**Clause 13.05-1S – Noise management**

The amendment considers the protection of sensitive land uses from noise impacts associated with the rail corridor and Princess Freeway.

**Clause 13.07-1S – Land use compatibility**

The amendment supports 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”* by maintaining buffer distances associated with the GRREP safeguarding existing/future industrial operations and expansion, and that no adverse impacts to future residents are imposed.

**Clause 15.01-4S – Healthy neighbourhoods**

The amendment supports a healthy neighbourhood by providing a safe and efficient road network with access for all vehicles, pedestrians and cyclists that links to schools, parks, Lara town centre and train station.

**Clause 15.03-2S – Aboriginal cultural heritage**

The amendment supports Clause 15.03-2S by preparing a Cultural Heritage Management Plan (CHMP 17833) in association with the Registered Aboriginal

Party, the Wadawurrung Traditional Owners Aboriginal Corporation.

The site is an area of Aboriginal cultural heritage sensitivity. There are several components of a registered Aboriginal place within the activity area. The proposed activity (rezoning) is not a high impact activity according to the Aboriginal Heritage Regulations. However, any subsequent activities are likely to be high impact activities.

***Clause 16.01-1S – Housing supply***

The amendment provides opportunities for increased residential densities to consolidate urban areas and a mix of housing types through a variety of lot sizes.

***Clause 16.01-1R – Infill housing - Geelong G21***

The amendment supports infill development in a district town which will contribute to achieving urban infill targets across the municipality

***Clause 16.01-2S Housing affordability***

The amendment supports the future provision of affordable housing connected to jobs, transport and services.

***Clause 18.01 – Land Use and Transport***

The amendment supports Clause 18.01 by promoting the effective integration of residential land use with existing transport infrastructure enabling efficient and reliable movement of people and goods.

***Clause 18.02 – Movement networks***

The amendment supports an efficient and safe walking and cycling network and increase the proportion of trips made by active transport.

***Clause 19.01-3S – Pipeline infrastructure***

The amendment provides an appropriate outcome with respect to existing gas pipeline infrastructure that will mitigate risk.

***Clause 19.03 – Development infrastructure***

The amendment requires a Section 173 agreement to facilitate appropriate contributions to local infrastructure required to service the development of the area.

**How does the amendment support or implement the Municipal Strategic Statement?**

The amendment supports and implements the following strategic direction contained in the Municipal Planning Strategy (MPS) at Clause 02.

***Clause 02.03-1 - Settlement***

Directs and contains growth within Urban Geelong's Settlement Boundary and assists in delivering housing for Geelong's growing population. The amendment will also facilitate an efficient and integrated movement network and support a compact

urban form.

***Clause 02.03-2 – Environmental and landscape values***

Ensures the protection of biodiversity and natural systems by reducing the amount of runoff from urban development and improving the quality of stormwater runoff entering waterways, estuarine and marine waters.

***Clause 02.03-3 – Environmental risks and amenity***

Considers the potential for damage and risks to public safety and property from flooding and protecting the function of floodplains. Balancing urban growth objectives with bushfire considerations.

***Clause 02.03-8 – Transport***

Supports the development of a safe, accessible, equitable and efficient traffic network, as well as the delivery of safe and accessible active transport links. The amendment will not undermine the safe operation of the freight network.

***Clause 02.03-9 - Infrastructure***

Includes a Section 173 Agreement to facilitate appropriate contributions to local infrastructure required to service the development area. DPO48 requires the provision of open space and a shared path network which will support a comprehensive, safe and accessible open space network.

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

The amendment makes proper use of the Victoria Planning Provisions by rezoning land within Lara’s settlement boundary identified for residential development to the GRZ1 and applying the DPO48. This amendment also applies the EAO to the land at 76-156 Canterbury Road East and 705-765 Princes Highway based on the recommendations of the PRSA.

The application of these planning controls is considered the most appropriate tool to guide future use and development and to achieve intended outcomes for the land affected by the amendment. This is demonstrated as follows:

***Planning Practice Note 23: Applying the Incorporated Plan and Development Plan Overlays (PPN23)***

PPN23 states that the DPO is used to require a plan to be prepared to coordinate proposed use or development, before a permit under the zone can be granted. Given the size and self-contained nature of the land, the DPO is considered to be the more appropriate tool to guide urban development.

***Planning Practice Note 30: Potentially Contaminated Land (PPN30)***

PPN30 specifies various information requirements to determine the current and historical use of the land affected by the amendment. The land affected by the

amendment was determined to be potentially comminated and therefore a PRSA has been conducted to determine the need for an environmental audit.

The PRSA, prepared by an appointed Environmental Auditor, determined that while the majority of the land presents a low risk of contamination, the northern allotment at 76–156 Canterbury Road East has a ‘medium’ potential for contamination due to its historic use for poultry farming and the presence of imported fill. In accordance with PPN30, land intended for sensitive uses with a medium potential for contamination requires either a PRSA or an Environmental Audit. As the PRSA concluded that an Environmental Audit is required for this portion of the site, the amendment proposes to apply the Environmental Audit Overlay (EAO) to this land.

A PRSA could not be conducted for land at 705-765 Princes Highway due to lack of access. The EAO is proposed for land at this site.

The EAO ensures that any future use or development of the affected land is contingent on the completion of an Environmental Audit, thereby providing certainty that the land will be suitable for sensitive uses and that potential contamination risks will be appropriately managed. It is noted that the audit process is already well advanced, but its finalisation is dependent upon the completion of cultural and European heritage investigations that must be undertaken prior to audit completion.

This approach represents best-practice planning and provides a balanced, precautionary pathway that enables the planning scheme amendment to progress while ensuring both environmental and public health outcomes are safeguarded.

For the balance of the land affected by the amendment, the PRSA confirmed that an Environmental Audit is not required.

A PRSA statement confirming that no environmental audit is required has been issued for the balance of the land affected by the amendment.

### ***Planning Practice Note 91: Using the residential zones (PPN91)***

PPN91 outlines the role and application of standard residential zones contained within the VPP. Clause 32.08 General Residential Zone (GRZ) is applied to where housing development of three storeys exists or is planned for in locations offering good access to services and transport. The GRZ is the prevailing zone provision for surrounding residential areas and therefore is considered appropriate.

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

Amendment C444ggee was prepared in consultation with a range of external agencies which provided the following comments/recommendations:

### **APA Group**

APA Group noted that any changes of land uses within the pipeline Measurement Length (ML) area must consider the effect of a new use on the risk profile of the pipeline. A Safety Management Study (SMS) is to be undertaken prior to any

development commencing. Any works within the pipeline easement must be approved by APA through a Third Party Works Authorisation process.

Council have included a requirement for a Safety Management Study and for the high pressure gas pipeline and its associated easement to be clearly mapped in DPO48.

#### Barwon Water

Barwon Water raised no objections to the amendment and recommended a provision requiring an Integrated Water Management Plan to address the potential for beneficial re-use of water within the proposed development.

Council have included a requirement for an Integrated Water Management Plan in the DPO48 to encourage residences to include rain tanks to harvest stormwater for onsite use.

#### Corangamite Catchment Management Authority (CCMA)

CCMA recommended all new lots be outside the 1% Annual Exceedance Probability (AEP) flood extent and have safe egress routes meeting the applicable flood hazard safety criteria during a 1% AEP flood event. Land subject to this amendment is not subject to the 1% AEP flood extent and council have included provisions in DPO48 for safe egress routes. Building envelopes excluding land below the Nominal Flood Protection Level (NFPL) and development adopting a 'zero adverse impacts' to surrounding areas for all flood events up to and including the 1% AEP event can be determined in consultation with the CCMA at the planning permit application stage.

#### Department of Transport and Planning (DTP) – Transport

DTP made several recommendations including provisions for active transport, public transport and upgrades to roads. The Traffic Impact Assessment was revised to consider traffic calming measures, pedestrian and bicycle infrastructure, impacts to the Canterbury Road East rail crossing, and any future surrounding road upgrades. Additionally, DPO48 includes a requirement for a Road Network and Traffic Management Plan addressing several of DTP comments.

#### Environment Protection Authority (EPA)

EPA was consulted in line with Ministerial Direction 19. A PRSA was conducted and an EAO is proposed for potentially contaminated land. DPO48 was also updated to include provisions in the Acoustic Assessment Report and Stormwater Management Strategy as recommended by EPA.

#### VicTrack

VicTrack was consulted on the basis that they manage rail land, infrastructure and assets on behalf of the State Government. VicTrack reviewed the amendment documentation in the context of the site and the rail corridor and has no objection to the amendment.

#### Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC)

WTOAC noted that part of the land is within an area of Aboriginal Cultural Heritage Sensitivity. Areas of Aboriginal Cultural Heritage Sensitivity are defined under the *Aboriginal Heritage Regulations 2018* and include registered Aboriginal cultural heritage places and landform types that are generally regarded as more likely to contain Aboriginal cultural heritage. A Cultural Heritage Management Plan (CHMP) 17833 is being prepared by TerraCulture for 76-156 Canterbury Road, Lara, and is pending approval.

The following stakeholders were consulted with no response provided:

- Country Fire Authority (CFA)
- Department of Energy, Environment and Climate Action (DEECA)

The exhibition of this amendment will provide a formal opportunity for stakeholders and relevant agencies to provide additional comments specific to the land affected by the amendment.

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

The Transport Integration Act 2010 establishes a framework for the provision of an integrated and sustainable transport system in Victoria. The Act provides for a system in which all transport activities and modes work together and recognises the interdependency of transport and land use.

The amendment complies with the relevant requirements of the Transport Integration Act 2010, specifically Part 2, Division 2, 11 (Integration of transport and land use).

The amendment will facilitate development which integrates with and promotes a sustainable transport system to better address transport accessibility, housing affordability and sustainable communities. This integration will ensure that the transport system is able to support the land use outcomes as foreshadowed by this amendment and similarly that the proposed land use patterns support the use of an integrated transport system.

Council is considered an 'interface body' under Section 25 of the Transport Integration Act 2010. An interface body must have regard to the transport system objectives and the decision-making principles of the Transport Integration Act when performing its functions under any interface legislation (including the Planning and Environment Act 1987) which are likely to have a significant impact on the transport system. The proposed amendment ensures transport and land use planning are integrated and appropriate transport infrastructure outcomes are provided for.

### **How does the amendment have regard to the principles set out in the *Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017* in relation to Yarra River land and other land, the use or development of which may affect Yarra River land?**

The amendment does not affect Yarra River land.

## **Resource and administrative costs**

### **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

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

## Attachment 1 – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Lara	Land south of Canterbury Road East, west of Princes Highway and east of the rail line	Greater Geelong C444ggee 002znMaps18_19  Greater Geelong C444ggee 001dpoMaps18_19	76-156 (part) Canterbury Road East  705-765 (part) Princes Highway  785-805 (part) Princes Highway	Rezone from FZ to GRZ1 and IN3Z	DPO48	
Lara	Land south of Canterbury Road East, west of Princes Highway and east of the rail line	Greater Geelong C444ggee 003eaoMaps18_19	76-156 (part) Canterbury Road East  705-765 (part) Princes Highway		EAO	