

MINUTES

COUNCIL MEETING

Tuesday 25 March 2025
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 S Kontelj (Kardinia Ward) - Mayor
Cr R Nelson (Barrabool Hills Ward) - Deputy Mayor
Cr E Sinclair (Charlemont Ward)
Cr M Cadwell (Cheetham Ward)
Cr E Wilkinson (Connewarre Ward)
Cr A Aitken (Corio Ward)
Cr A Katos (Deakin Ward)
Cr E Kontelj (Hamlyn Heights Ward)
Cr T Sullivan (Leopold Ward)
Cr R Story (Murradoc Ward)
Cr C Burson (You Yangs Ward)

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Present: Cr S Kontelj
Cr R Nelson
Cr T Sullivan
Cr A Aitken
Cr E Wilkinson
Cr E Sinclair
Cr A Katos
Cr E Kontelj
Cr M Cadwell
Cr R Story
Cr C Burson

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 Higgs (Acting Executive Director City Life), A Martin (Chief Governance and Risk Officer) J Douglas (Manager Council & Corporate Governance) E Ryan (Senior Governance Advisor – Council Business) D Pangrazio (Governance Advisor – Council Business).

Opening: The Mayor declared the meeting open at 6.00pm.

2.2. Amendment C444ggee - Southeast Lara Residential Growth Area and Amendment C453ggee - Lara Business Park

Source: Placemaking
Executive Director: Tennille Bradley

Purpose

1. To seek a Council resolution to prepare and exhibit Greater Geelong Planning Scheme Amendments C444ggee and C453ggee.

Background

2. Between 2022 and 2023, Tract Consultants submitted two applications on behalf of the proponent 'Lara Farms' to amend the Greater Geelong Planning Scheme and rezone land in Lara.
3. Amendment C444ggee – Southeast Lara Residential Growth Area applies to land at 76-156 Canterbury Road East, 705-765 Princes Highway, 775 Princes Highway and 785-805 Princes Highway, Lara. The land area for Amendment C444ggee is shown in dark blue at **Attachment 1**.
4. Amendment C453ggee – Lara Business Park applies to land at 705-765 Princes Highway, 785-805 Princes Highway, 76-156 Canterbury Road East and 610 Rennie Street, Lara. The land area for Amendment C453ggee is shown in yellow at **Attachment 1**.
5. The sites are located within the Farming Zone and combined, total 114 hectares. The sites are boarded by Canterbury Road East to the north, Princes Highway to the south and east and Melbourne to Geelong rail corridor to the west.
6. The sites are located to the immediate south of Lara Town Centre which supports a variety of higher order land uses including Lara Village Shopping Centre, Lara Train Station, open space, education centres and health facilities and is proximate to the Geelong Ring Road Employment Precinct, Avalon Airport, Geelong – Melbourne rail corridor, Princes Highway, Hovell Creek and Limeburners Bay.
7. The *G21 Regional Growth Plan 2013* and the *City of Greater Geelong Settlement Strategy 2021* identifies Lara as a 'District Town' and as being in an 'Established Urban Area' capable of facilitating infill housing.
8. The *Lara Structure Plan 2011* identifies the land impacted by Amendment C444ggee as being appropriate for residential development provided it is outside the 100-year flood extent and land impacted by Amendment C453ggee as being suitable for a business park and potential sporting facility.
9. The Lara Outdoor Recreation Facilities Study (December 2008) identified a significant demand for the development of a dedicated 6 hectare (ha) soccer facility. The *Social Infrastructure Plan 2020* adopted a desired sport open space provision rate of 2ha/1,000 people and establishes a district sporting reserve target size of 8ha – 15ha, servicing a catchment of 3,000-5,000 people within a 1km radius.

Key Matters

10. Amendment C444ggee seeks to facilitate the development of approximately 600 dwellings by rezoning land to the General Residential Zone Schedule 1 (GRZ1) supported by planning controls to manage subdivision, development and potentially contaminated land.
11. Amendment C453ggee seeks to facilitate the development of an industrial and commercial business park. It does this by rezoning land closest to the Geelong Ring Road Employment Precinct to Industrial 1 Zone (IN1Z) to provide for manufacturing industry, the storage and distribution of goods and associated uses. It rezones land between the proposed residential area (GRZ1) and the IN1Z to Industrial 3 Zone (IN3Z) to provide a buffer between the IN1Z and future residents.
12. **Attachment 2** shows the proposed zones and overlays relevant to Amendment C444ggee and Amendment C453ggee.
13. Council officers have identified a future need within the southeast area of Lara for a District Outdoor Sports Facility. Land south of Canterbury Road East is the recommended location as shown at **Attachment 1**. The purchase of land to facilitate the development of the Facility would be included as part of a business case and incorporated into a future budget.
14. Numerous technical reports have been provided informing the proposed Development Plan Overlay for Amendment C444ggee and the proposed Design and Development Overlay for Amendment C453ggee. Refer to **Attachment 3** for discussion.
15. The proponent has agreed to enter into legal agreements to contribute to community infrastructure and affordable housing in Lara as part of the planning scheme amendment process.
16. The proposal is recommended for public exhibition subject to Ministerial authorisation.

RESOLUTION - Item 2.3

Cr C Burson moved, Cr A Katos seconded –

That Council:

- 1. Support the preparation and exhibition of Amendment C444ggee and Amendment C453ggee to the Greater Geelong Planning Scheme to:**

Amendment C444ggee

- 1.1. Rezone land at 76-156 Canterbury Road East (part), 775 Princes Highway (part) and 785-805 Princes Highway (part), all in Lara, from Farming Zone to General Residential Zone Schedule 1 (as shown in Attachment 2);**
- 1.2. Insert a new Schedule to Clause 43.04 Development Plan Overlay (DPO) and apply to 76-156 Canterbury Road East (part), 705-765 Princes Highway (part), 775 Princes Highway and 785-805 Princes Highway (part), all in Lara (as shown in Attachment 2);**
- 1.3. Apply the Environmental Audit Overlay (EAO) to 76-156 Canterbury Road East (part), Lara; and**
- 1.4. Amend the Schedule to Clause 72.03 to include maps 19EAO and 19DPO.**

Amendment C453ggee

- 1.5. Rezone land at 785-805 Princes Highway (part) and 705-765 Princes Highway (part), all in Lara, from Farming Zone to Industrial 3 Zone (as shown in Attachment 2);**
 - 1.6. Rezone land at 705-765 Princes Highway (part) and 610 Rennie Street, all in Lara, from Farming Zone to Industrial 1 Zone (as shown in Attachment 2); and**
 - 1.7. Insert a new Schedule to Clause 43.02 Design and Development Overlay and apply to 705-765 Princes Highway (part), 785-805 Princes Highway (part), 76-156 Canterbury Road East (part) and 610 Rennie Street, all in Lara (as shown in Attachment 2).**
- 2. Request the Minister for Planning to authorise the preparation and exhibition of Amendment C444ggee and Amendment C453ggee.**

Carried

Financial Sustainability

17. There are no significant financial implications to Council beyond what are usually associated with the planning scheme amendment process. Costs associated with a planning panel hearing, should one be required, will be paid by the proponent.
18. Consistent with the State Government's infrastructure contributions framework, a Community Infrastructure Levy (CIL) will be secured by a Section 173 Agreement to go toward social infrastructure in Planning Area 14 (Lara) of Greater Geelong's *Social Infrastructure Plan 2020-2023*. The section 173 agreement for CIL will be prepared and exhibited with the amendment (i.e. Amendment C444ggee residential rezoning).
19. Lara Farms Pty Ltd have also agreed to enter into negotiations with Council for an Affordable Housing Agreement. Negotiations will continue throughout the planning scheme amendment process with a section 173 agreement signed by the proponent prior to Council adopting Amendment C444ggee.

Community Engagement

20. The applicant 'Lara Farms' of the proposed Amendments has been consulting with Council officers in reaching the position to recommend preparation and exhibition of the Amendments. The landowner of 775 Princes Highway, who is not affiliated with the proponent, supports the rezoning proceeding.
21. Internal and external agencies including the APA Group (Australia's energy infrastructure partner), Barwon Water, Country Fire Authority, VicTrack, Department of Transport and Planning, Department of Environment, Energy and Climate Action, Viva Energy, Environmental Protection Authority, Corangamite Catchment Management Authority and Wadawurrung Traditional Owners were consulted.
22. If Council resolves to support exhibition, nearby landowners and occupiers, prescribed Ministers and other relevant agencies will be directly notified during the exhibition period. The broader community will be notified through notices in the local newspaper and the City of Greater Geelong website.
23. Interested parties will be able to make written submissions which are intended to be considered under Council delegation.

Social Equity and Sustainability

24. The amendments have appropriately considered social equity principles.
25. Amendment C444ggee will provide social benefits by facilitating residential development and affordable housing within the settlement boundary of Lara Township in proximity to a broad range of services including public transport, employment, education and open space.
26. Amendment C444ggee will contribute to community infrastructure through a levy on residential development that will service and benefit the township of Lara.
27. Amendment C453ggee will positively address social effects by providing development opportunities that will facilitate a range of employment generating activities and the possible future development of a District Outdoor Sports Facility that services the locals needs.

Relevant Law/Policy/Legal Implications

28. There is policy support for Amendments C444ggee and C453ggee in the Planning Scheme's Planning Policy Framework. At Clause 11.01-1L-03 *Lara* the subject land is identified for conventional residential, with a potential business park and open space opportunity to the south of the Lara settlement boundary. The proposed residential rezone land is located within the settlement boundary and has long been designated for urban growth.

Alignment to Community Plan and Vision

29. This report aligns with Our Community Plan 2021-2025 strategic priority:
Strong local economy.
Sustainable growth and environment.
30. This report aligns with the Community led 30-year Vision, "Greater Geelong: A Clever and Creative Future" community aspiration:
A prosperous economy that supports jobs and education opportunities.
Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

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

Risk Assessment

32. Keys risks associated with the proposed Amendments include environmental impacts to the Bellarine Peninsular Ramsar Site and Hovell Creek, impacts to high pressure gas transmission lines and pipeline corridors, land use compatibility between the industrial and residential areas and potentially contaminated land associated with current land use.
33. The proponent provided several technical reports and Council engaged external agencies to assist with the management of the identified key risks.
34. The Stormwater Management Plan and Limeburners Bay Wetland Impact Assessment confirms that stormwater quantity and quality measures can be successfully implemented via drainage reserve on the Site in accordance with appropriate best practice standards to ensure there will be no adverse impacts generated on the Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar site.
35. Preliminary advice from APA Group (Australia's energy infrastructure partner) and Viva Energy in relation to the pipeline corridors and associated assets confirmed several information requirements and permit conditions that will be statutorily dealt with at the future planning permit stage for subdivision following the gazettal of these amendments.
36. Council officers have considered the context of the Site and whether any land use conflicts may result from the proposed zone changes. The land proposed to be rezoned to residential is outside the buffer to the Geelong Ring Road Employment Precinct (GRREP) and the proposed Industrial 3 Zone will provide a buffer to the heavy industry uses within the GRREP.

37. An Environmental Audit Overlay is proposed for any potentially contaminated land within Amendment C444ggee to ensure sensitive land uses are compatible with the land.

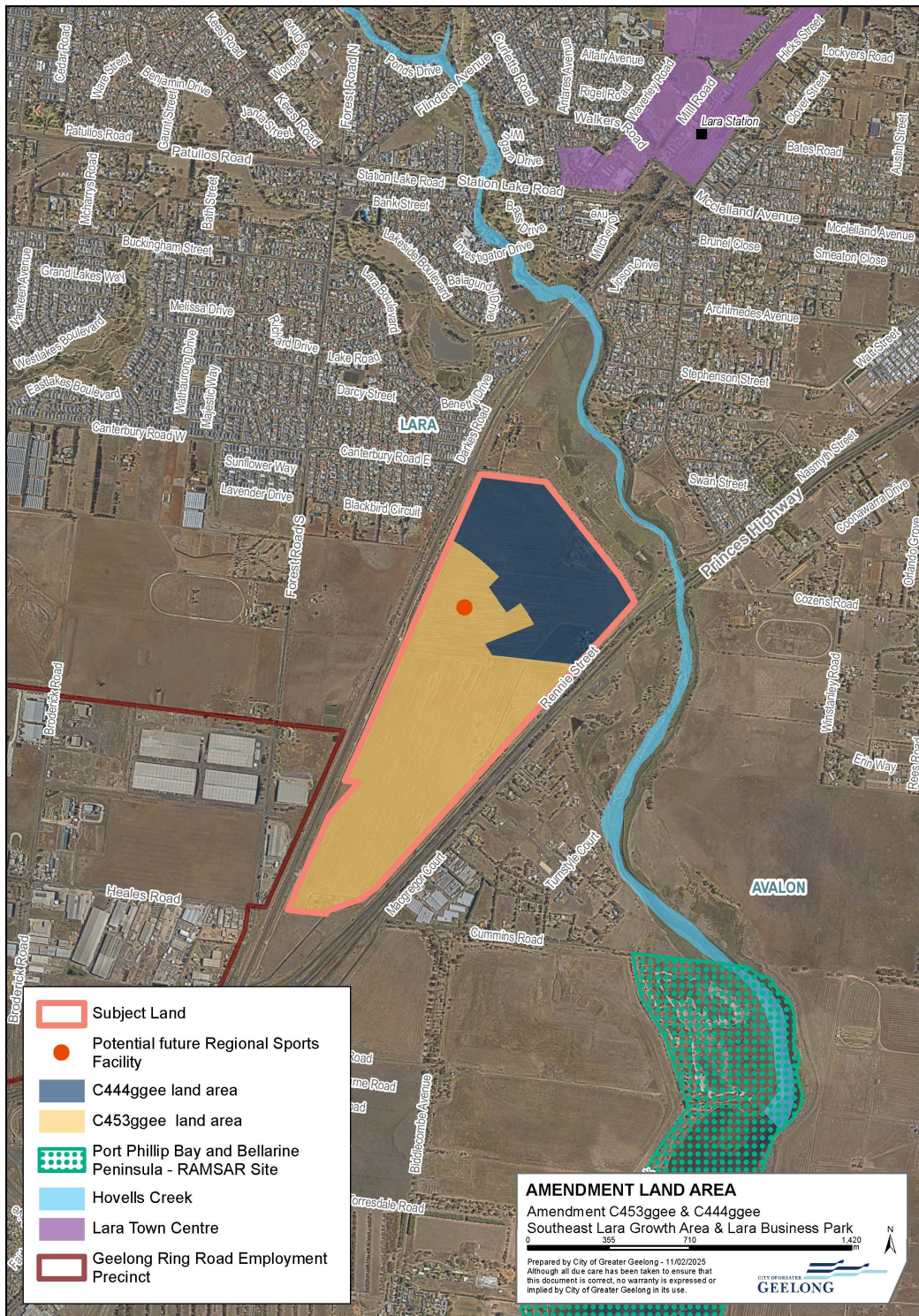
Environmental Sustainability

38. The amendments will be supported by technical assessments and planning controls to provide for sustainable subdivision design, stormwater and traffic management and the public realm. This information will inform the future development plan which is discussed in **Attachment 3**.

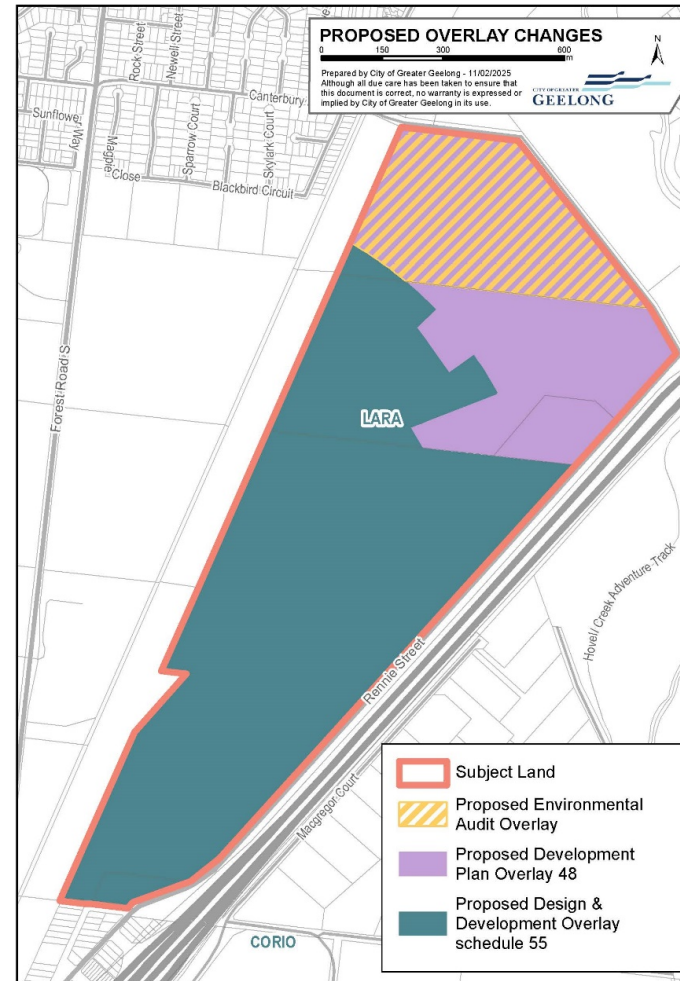
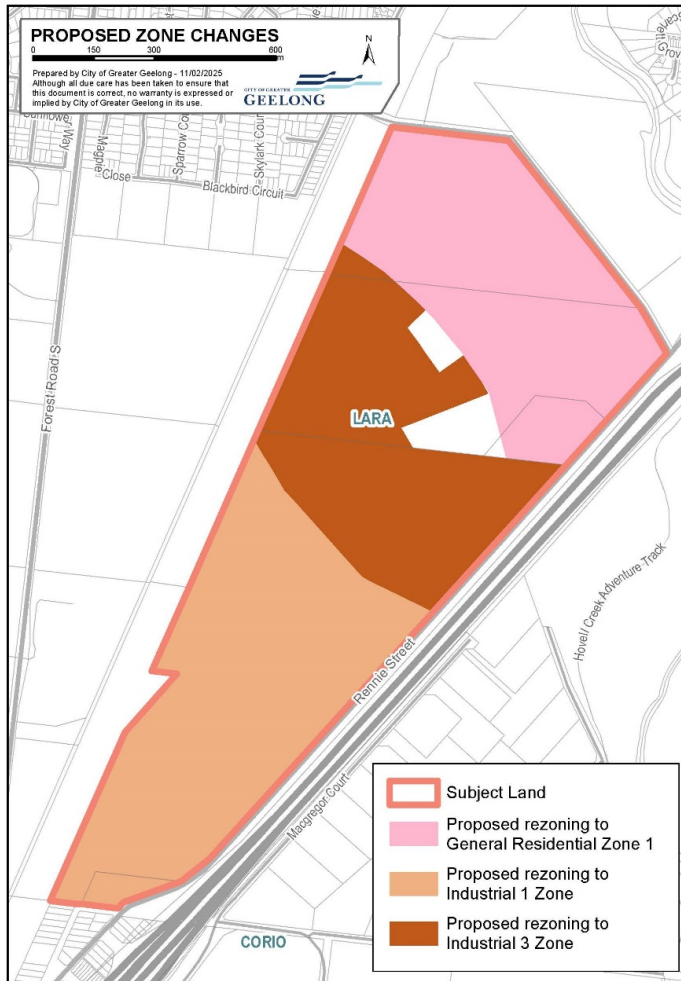
Attachments

1. Aerial map Amendment land area and surrounding area [**2.2.1** - 1 page]
2. Proposed Zones and Overlays Amendment C444ggee and C453ggee [**2.2.2** - 1 page]
3. Discussion Amendment C444ggee and C453ggee [**2.2.3** - 17 pages]

ATTACHMENT 1; Aerial Map – Amendment land area and surrounding area



ATTACHMENT 2; Proposed Zones and Overlays – Amendment C444ggee and C453ggee



ATTACHMENT 3; Discussion – Amendment C444ggee and C453ggee

Site Context

1. Amendment C444ggee and C453ggee was requested by Tract on behalf of Lara Farms Pty Ltd and impacts the land at 76-156 Canterbury Road East, Lara, 705-765, 775 & 785-805 Princes Highway, Lara and 610 Rennie Street, Lara. See Figure 1 below.

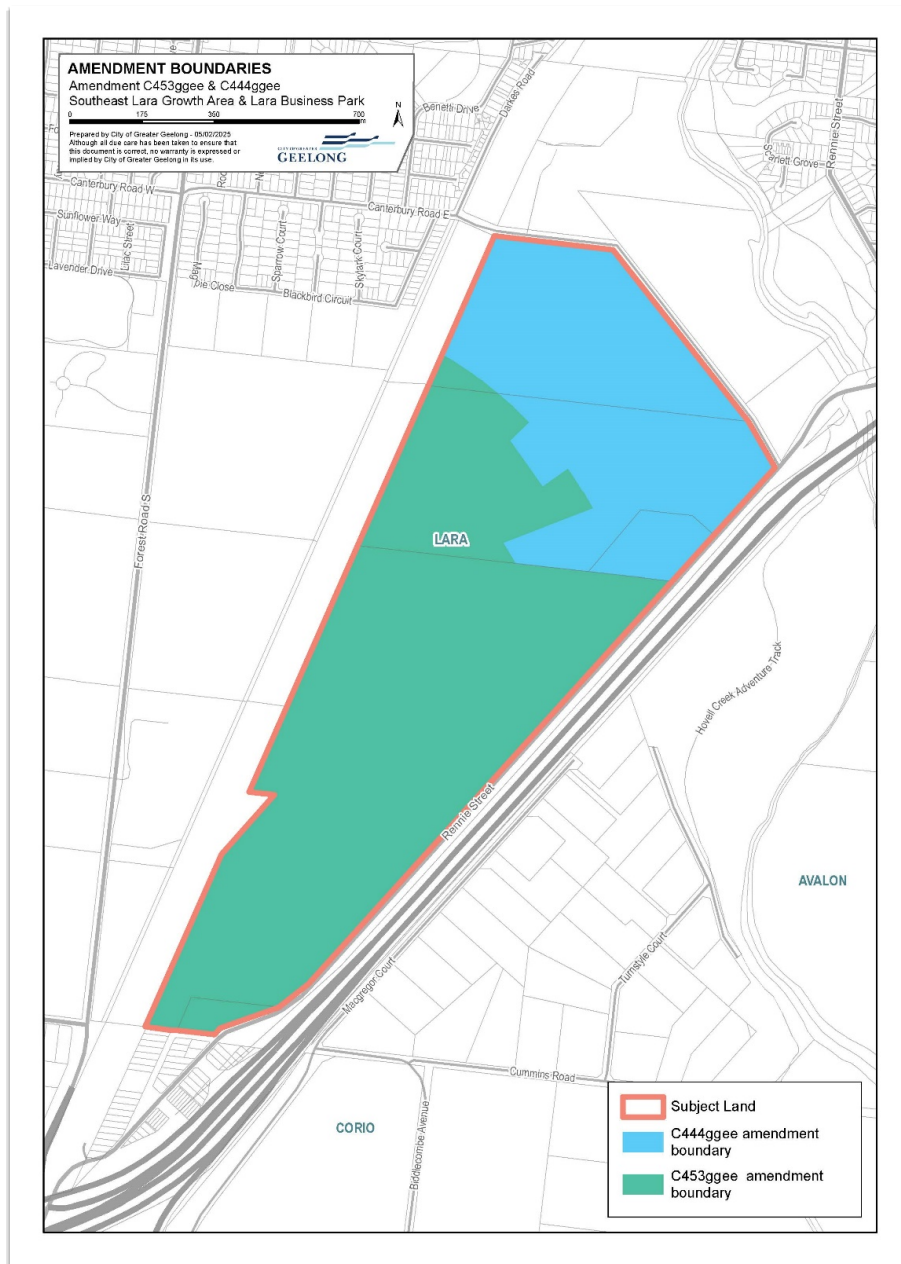


Figure 1; Amendment C444ggee and C453ggee

2. The subject land is currently located within the Farming Zone (FZ) and is not affected by any overlay controls. The land north of Canterbury Road East is subject to the Flood Overlay, however, is not included in the proposed Amendments C444ggee or C453ggee.
3. The subject land is comprised of approximately 114 hectares and is located 1.5km south of the Lara Town Centre and Lara Train Station.
4. It is boarded by Canterbury Road East to the North, Princes Highway to the east and south and Melbourne to Geelong rail corridor to the west.
5. The subject land is in proximity to the Geelong Ring Road Employment Precinct (GRREP), Avalon Airport, Hovells Creek Reserve, Port Phillip Bay and the Bellarine Peninsula Ramsar Site. See Figure 2 below.

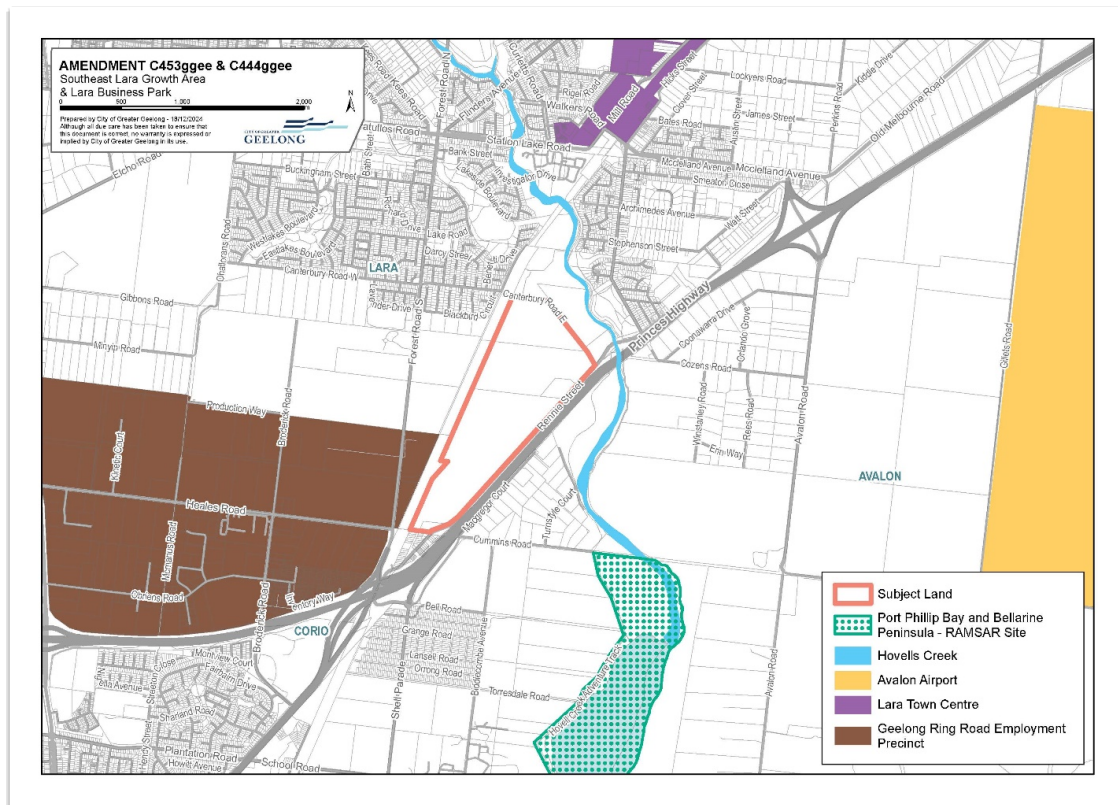


Figure 2; Subject land and its surrounding context

Proposed Amendment

Amendment C444ggee

6. On 14 June 2022 Tract Consultants on behalf of the applicants, Lara Farms, lodged a request for a planning scheme amendment (Amendment C444ggee) to rezone land for residential purposes.
7. Amendment C444ggee applies to land located within the Lara settlement boundary at 76-156 Canterbury Road East (part), 705-765 (part), 775 and 785-805 Princes Highway (part), Lara and seeks to rezone land from the Farming Zone (FZ) to General Residential Zone Schedule 1 (GRZ1) subject to a Development Plan Overlay (DPO47). It also proposes to apply the Environmental Audit Overlay to potentially contaminated land. See Figure 3 - 5 below.
8. Council officers referred the amendment to internal and external agencies and provided a formal response to the applicants on 1 November 2022 with a request for further information.
9. The applicants provided a response to Council with additional technical reports supporting their application on 13 June 2024.

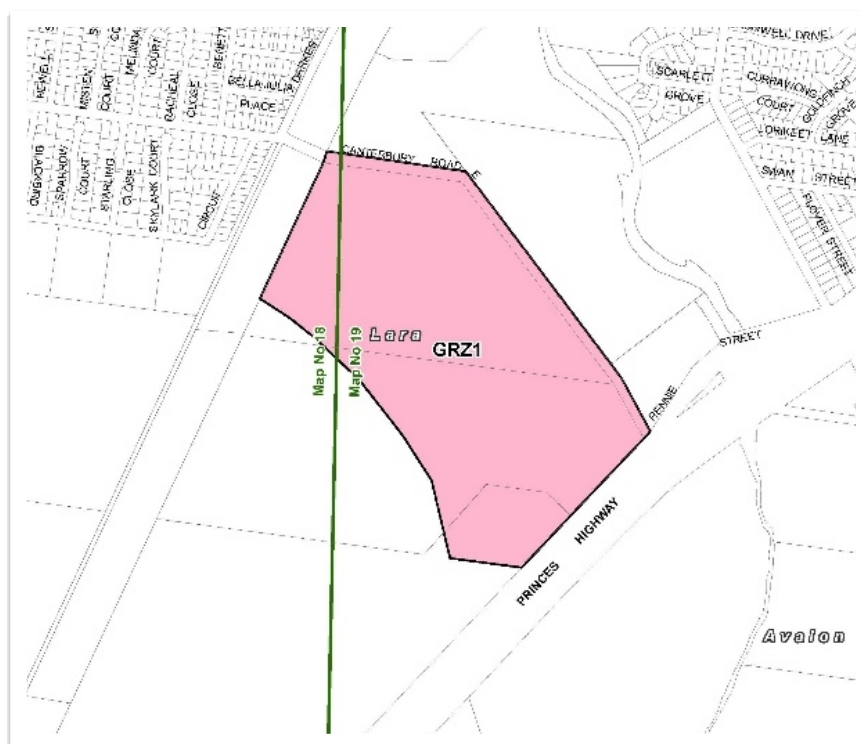


Figure 3; Amendment C444ggee proposed zone (GRZ1)



Figure 4; Amendment C444ggee proposed Design and Development Overlay (DPO48)



Figure 5; Amendment C444ggee proposed Environmental Audit Overlay (EAO)

Amendment C453ggee

10. On 22 December 2023, Tract Consultants on behalf of the applicants, Lara Farms, lodged a request for a planning scheme amendment (Amendment C453ggee) to rezone land to facilitate the development of a business park.
11. Amendment C453ggee proposes to rezone land at 705-765 (part) and 785-805 (part) Princes Highway, 76-156 (part) Canterbury Road East and 610 Rennie Street, Lara from the FZ to Industrial 1 Zone (IN1Z) and Industrial 3 Zone (IN3Z) subject to a Design and Development Overlay (DDO55). See Figure 6 and 7 below.
12. Council officers referred the amendment to internal and external agencies.
13. Internal departments identified a need for a District Outdoor Sports Facility in accordance with the *Lara Outdoor Recreation Facilities Study 2008* and *The Social Infrastructure Plan 2020*.
14. To bridge the sporting infrastructure demand gap, eleven hectares is proposed to accommodate 3 x Soccer fields, 1 x Lacrosse field & 6 (+2 (future expansion) x Netball courts, overlaid with AFL/Cricket ovals (for greater flexibility) and associated parking, pavilion, play/informal recreation, and circulation space.
15. Land within Amendment C453 is the recommended strategic site to enable delivery of the sporting quantum standards for Lara.
16. The development of the sports facility would be included as part of a business case and incorporated into a future budget separate to this Amendment process.
17. Council officers provided a formal response to the applicants on 2 April 2024 with a request for further information. The applicants provided a response to Council with additional technical reports supporting their application on 26 July 2024.
18. While the two Amendments were lodged separately and the applicants wish to continue the amendment process as two separate amendments, consideration needs to be given to how they interact.
19. Subject to Council resolution and Ministerial Authorisation, the Amendments will be exhibited concurrently for public comment mid 2025.



Figure 6; C453ggee proposed zones



Figure 7; Amendment C453ggee proposed Design and Development Overlay (DDO55)

Relevant Strategies and Policy

G21 Regional Growth Plan 2013

20. The *G21 Regional Growth Plan 2013* 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.
21. Greater Geelong updated a set of reports on the status of land supply for the G21 region for both residential and industrial land. *The Industrial Land Supply Report 2018* identifies Lara as having 13 hectares of industrial land with the bulk zoned Industrial 3. Lara has less than 1 hectare of land available (0.55 hectares), and there may be a need to provide additional land for local service requirements.

Settlement Strategy 2021

22. *City of Greater Geelong Settlement Strategy 2021* identifies the subject land as being in an 'Established Urban Area' capable of facilitating modest infill housing.

Lara Structure Plan 2011

23. The *Lara Structure Plan 2011* specifically identifies the northern portion of the site as land that offers good opportunities for residential development provided such development is located outside the 100-year flood event.
24. The southwest corner of the site is located within the 1000 metre buffer zone required for the Geelong Ring Road Employment Precinct (GRREP) and provides an opportunity to investigate uses such as a sporting facility or a potential Business Park. See Figure 8 below.

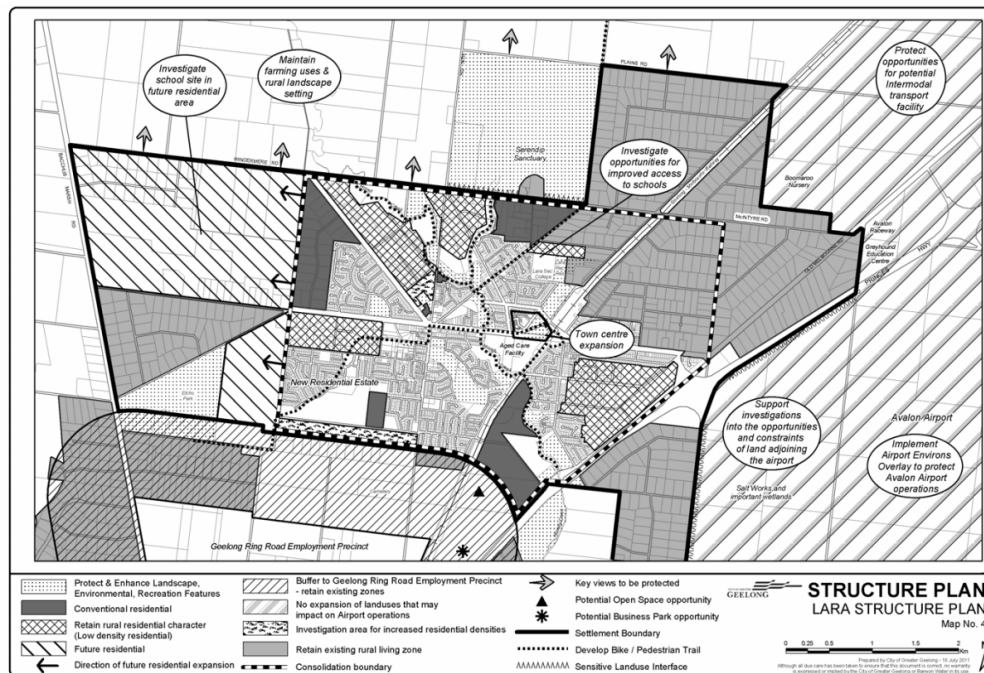


Figure 8; Lara Structure Plan Map

Strategic Considerations

25. Key considerations and constraints to Amendment C444ggee and Amendment C453ggee include potential impacts to downstream internationally recognised Limeburner’s Bay Ramsar wetlands, drainage and stormwater management, infrastructure upgrades, any impacts to Nationally listed species, potential contamination associated with past land uses, land use compatibility, APA high pressure gas pipeline and impacts on the rail corridor and Princes Highway.
26. Both Amendment C444ggee and C453ggee have undergone substantial consideration and is informed by several technical reports including:
 - a. Acoustic Report
 - b. Affordable and Social Housing Assessment
 - c. Bushfire Risk Assessment
 - d. Cultural Heritage Assessment
 - e. Fauna Assessment Report including two targeted surveys for Golden Sun Moth and Growling Grass Frog
 - f. Infrastructure Servicing Assessment
 - g. Limeburner’s Bay Ramsar Wetlands Impact Assessment
 - h. Preliminary Risk Screen Assessment
 - i. Site History Review

- j. Stormwater Management Strategy
- k. Traffic Impact Assessments
- l. Vegetation Assessment

Potentially Contaminated Land

27. A Site History Review (dated 16 May 2022) was completed for Amendment C444ggee to gain an understanding of historical activities and uses of the site, and their associated potential for contamination.
28. The Site History Review identified potential sources of contamination being associated with its past agricultural use.
29. A Preliminary Risk Screen Assessment (PRSA) was prepared for land in Amendment C444ggee and C453ggee by an appointed Environmental Auditor under the Environmental Protection Act 2017 and in accordance with the direction of Planning Practice Note 30 (PPN30).
30. The Auditor concluded that:
- a. an Environmental Audit is required for land at 76-156 Canterbury Road East, Lara, Victoria with the Environmental Audit focused on the eastern paddock area, which was the subject of the suspected poultry farming operations.
 - b. 705-775 & 785-805 Princes Highway, Lara, Victoria (the remainder of the site outside the potential poultry site use area) is unlikely that contaminated land is present, and no environmental audit is required.

Conclusion

31. The Environmental Audit Overlay is proposed for land identified as potentially contaminated within Amendment C444ggee to ensure it is suitable for the proposed land use.

Flood Impacts and Stormwater Management

32. The City of Greater Geelong commissioned a flood study within the Lara catchment in 2018 and this was finalised in 2020. The results of this flood study were proposed to be incorporated into the local planning scheme via planning scheme amendment C399ggee. However, following extensive community consultation, the proposed amendment was abandoned.
33. The *Lara Flood Study 2020* identified areas of flooding on the site. However, the Loetis – Stormwater Management Strategy (SWMS) conducted for Amendment C444 and C453 concluded that the identified flooding is a result of flows generated

from rainfall falling directly on the site and not from flows external to the site. It is not considered as required to undertake further flood modelling of the site and reference should be made to the catchment analysis in the Loetis – Stormwater Management Strategy (SWMS), the Venant Solutions – Preliminary Retarding Basin Requirements, and the Venant Solutions – Flood Impact Report.

34. The SWMS has identified two catchments for the site, a northern and southern catchment separated by a natural ridgeline that runs east to west across the site. Additionally, there is a gas transmission pipeline owned and managed by APA that transects the site west to east, generally along the alignment of the 705-765 Princes Highway northern boundary. This gas transmission line has stringent requirements around clearance to services crossing the line and to maintenance of existing cover to new roads and or surfaces. This line therefor limits the ability to convey stormwater flows across the gas line in the developed conditions.
35. The developed site catchment concept plan (Figure 9 below) proposes three wetland and detention basins that will ultimately discharge from the northern basin via a combined piped and swale outlet to Hovells Creek. This area has several constraints including a significant number of existing authority services and some sensitive vegetation. The area and proposed alignment are also subject to an approved Cultural Heritage Management Plan covering the proposed outfall works. See Figure 9 below.

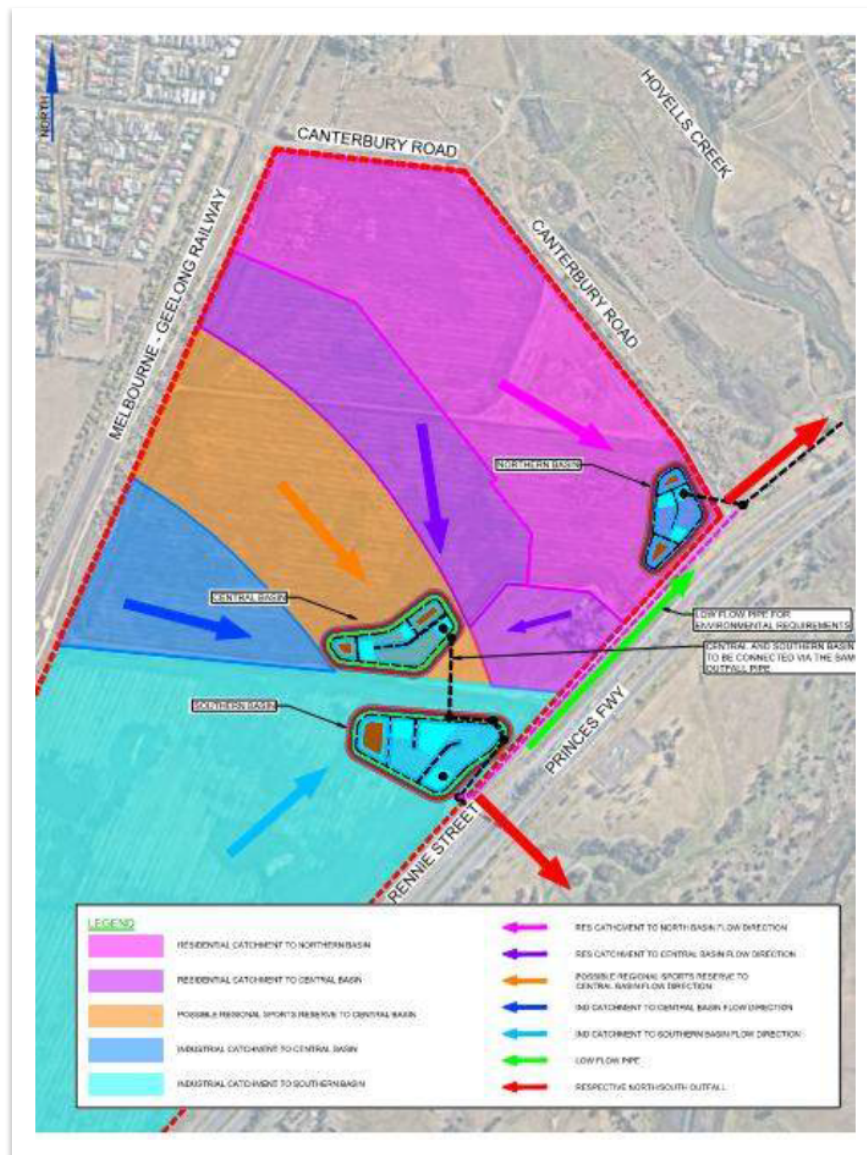


Figure 9; Amendment C444ggee and C453ggee SWMS Concept design for wetland and detention basin drainage outfall

36. It is considered that the basin designs will be optimised and evolved as additional levels of detail for both the basins and the surrounding development are progressed through the detail design phase and planning permit stage.

Conclusion

37. The proposed Development Plan Overlay (DPO48) requires an Integrated Water Management Plan that includes a drainage strategy that identifies land to be set aside for drainage purposes and addresses drainage feasibility, stormwater quality and peak discharge management.

Impact on Limeburners Bay Ramsar Wetland and Hovells Creek

38. The subject land impacted by Amendment C444ggee and C453ggee drains into Hovells Creek which in turn flows into Limeburners Bay.
39. Limeburners Bay forms part of the Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar site, which means it is a wetland of international importance. Therefore, any impacts from future development need to be assessed against the Matters of National Environmental Significance test under the EPBC Act (1999) as well as against impacts on species listed under the Victorian FFG Act (1988).
40. Venant Solutions assessed the potential environmental impact of increased runoff volume into Hovells Creek as well as increased flow rates into the floodplain wetland as a result of future development.
41. Venant Solutions – *Limeburners Bay Ramsar Wetland Impact Assessment Report, 6 November 2024* found that the development of the site would result in an unacceptable increase in the volume of water flowing into the floodplain wetland downstream of the southern outlet.
42. To mitigate this impact a piped flow diversion is proposed to take the increased runoff above existing conditions from the southern outlet to the northern outlet and then onto Hovells Creek. The general design intent is to approximately maintain the existing flow regime into the floodplain wetland. See Figure 9 above.

Conclusion

43. Council officers are satisfied that the discussed analyses and assessments of the *Limeburners Bay Ramsar Wetland Impact Assessment Report, 6 November 2024* indicate that the anticipated impacts of future development on natural values, including aquatic ecosystems, flora, and fauna, are generally minimal when mitigated with proper engineering solutions and environmental management measures.
44. The proposed Development Plan Overlay (DPO48) requires an Integrated Water Management Plan that has regard to the *Limeburner's Bay Ramsar Wetland Impact Assessment Report, 6 November 2024* and ensures no adverse impacts to any surrounding area, upstream or downstream, including the saline dependant floodplain values of Hovells Creek, the Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar site.

Flora and Fauna Impacts

Fauna Assessment

45. The subject site falls within the EPBC Act modelled distribution of the following Nationally Listed species:
- a. Striped Legless Lizard
 - b. Grassland Earless Dragon
 - c. Growling Grass Frog
 - d. Golden Sun Moth
 - e. Spiny Rice Flower
 - f. Victorian Grassland Earless Dragon
46. A fauna habitat assessment was conducted by Austral Research in November 2024 for land within both Amendment C444ggee and C453ggee to determine the likelihood of occurrence for nationally listed species occurring in the study area.
47. *The Fauna Assessment 2024* concluded that:
- a. Habitat for golden sun moth was present within both the Rennie Street and Canterbury Road East Road reserves.
 - b. Habitat suitable for supporting growling grass frog was present within Hovells Creek.
 - c. Key habitat characteristics associated with other listed species including Victorian grassland earless dragon were absent from the unploughed areas within the development site; and,
 - d. No other listed species are likely to be impacted by the proposal however an Environmental Management Plan should be prepared to ensure impacts to fauna, including Australasian bittern are minimised and/or avoided.
48. Targeted surveys were undertaken for the Golden Sun Moth and Growling Grass Frog. No species were detected.

Conclusion

49. Council offices are satisfied that there will be no negative impacts to Nationally Listed Fauna species and the subject land is suitable for rezone and development.
50. The proposed overlay controls (DPO48 and DDO55) require an Environmental Management Plan to ensure impacts to fauna including the Australasian bittern are minimised and/or avoided.

Vegetation Assessment

51. A vegetation assessment was conducted by Mark Trengove Ecological Services.

52. The vegetation of the study area is overwhelmingly degraded and is dominated by exotic pasture grasses and weeds. No natural surface basalt rock was recorded.
53. Non-patch (degraded) native vegetation exists at 705-765 Princes Highway consisting of areas of native Slender Wallaby-grass that occur amongst otherwise degraded exotic vegetation.
54. Two areas of patch native vegetation were recorded, both within the northern drainage outfall area adjacent to Hovells Creek. These patches are proposed to be partially impacted to create a northern drainage outfall. Consequently, there would be implications for the removal of these areas of native vegetation under the Regulations.
55. Six locally significant native vascular plant species were recorded from the study area. No State, National or Regionally significant plant species were recorded within the study area.
56. Five threatened ecological communities potentially occur in the vicinity of the study area. Two of these communities (Natural Temperate Grassland of the Victorian Volcanic Plain and Grassy Eucalypt Woodland of the Victorian Volcanic Plain) were recorded for the study area. One of these communities (Western (Basalt) Plains Grasslands Community) is listed under the *Flora and Fauna Guarantee Act 1988*.
57. Due to the small size and degraded nature of the recorded occurrences of these communities, it is assessed that there are no implications for the Commonwealth EPBC Act or the State FFG Act.
58. The study area is assessed to provide no habitat for the 15 listed threatened plant species that potentially occur within the study area. It is assessed that for two of the listed species suitable habitat does not exist and that for 13 of the listed species the existing conditions are too degraded to support the species.

Conclusion

59. Council officers are satisfied that there will be minimal impacts to existing vegetation and the removal of any native vegetation would be addressed at the planning permit stage through Clause 52.17 (Native Vegetation).

Traffic and Infrastructure upgrades

60. Two Traffic Impact Assessments were conducted for the subject site.
61. *Traffic Impact Assessment – Ratio* was conducted for land associated with Amendment C453ggee at 705-765 Princes Highway, 710 Rennie Street and 76-156 Canterbury Road East, Lara.
62. Based on the analysis presented in this report, the following conclusions were made:

- a. The site is expected to generate up to 982 vehicle movements in the AM and PM peak hours, with approx. 10% of these movements expected to be heavy vehicles consisting of light to medium rigid trucks.
 - b. Access to the site is proposed to include two entry roads off Rennie Street and the Industrial Business Park and possible District Outdoor Sports Facility can operate safely and efficiently with intersections performing to acceptable levels.
 - c. The anticipated site generated traffic is expected to have a minimal impact on the operation of the Rennie Street/Princes Freeway On-Ramp intersection.
 - d. While car parking, bicycle parking and loading provisions will be considered at the Planning Permit stages, it is expected that these components will be provided in accordance with the statutory requirements, unless there is empirical evidence to support otherwise.
63. *Traffic Impact Assessment – Traffix Group* was conducted for land associated with Amendment C444ggee at 76-156 Canterbury Road East and 85-805 Princes Highway, Lara.
64. Based on the analysis presented in this report, the following conclusions were made:
- a. The following mitigation works are required:
 - Upgrade of the existing Canterbury Road East level crossing to include an active gated control to facilitate safe pedestrian and dismounted cyclist movements across the rail line.
 - The provision of a short channelised right turn lane and a basic left turn treatment to be provided on Rennie Street at the Canterbury Road East/Rennie Street Intersection.
 - Upgrade Canterbury Road East to a connector style road, consistent with the balance of Canterbury Road East to the west of the rail line.

Conclusion

65. The proposed Development Plan Overlay (DPO48) requires a Road Network and Traffic Management Plan that includes details of all necessary upgrades to the surrounding road network including any required upgraded intersection treatments or level crossings informed by a Traffic Impact Assessment.

District Outdoor Sports Facility

66. The *Lara Outdoor Recreation Facilities Study (December 2008)* identified a significant demand for the development of a dedicated 6ha soccer facility.

67. The *Lara Structure Plan 2011* indicates land south of Canterbury Road East within the GRREP buffer as being the preferred location for a sporting field as it provides an opportunity for non-sensitive land uses that will not compromise the buffer.
68. The *Social Infrastructure Plan 2020* adopted a desired sport open space provision rate of 2ha/1,000 people and establishes a district sporting reserve target size of 8Ha – 15Ha, servicing a catchment of 3000-5000 people within a 1km radius.
69. To bridge the sporting infrastructure demand gap, eleven hectares is proposed to accommodate 3 x Soccer fields, 1 x Lacrosse field & 6 (+2 (future expansion) x Netball courts, overlaid with AFL/Cricket ovals (for greater flexibility) and associated parking, pavilion, play/informal recreation, and circulation space. See Figure 10 below.
70. With an additional 11ha of sporting open space, the Lara sport open space provision will increase to 1.6ha/1,000 people.
71. The Canterbury Road East site is the recommended strategic site to enable delivery of the sporting quantum standards for Lara. Further consideration would need to be given to the new EPA Separation Distance Guidelines 2024. (Figure 10)
72. The purchase would be included as part of a business case and incorporated into a future budget separate to these Amendments.



Figure 10; Possible future District Outdoor Sports Facility concept plan

Consultation with relevant agencies

73. Council have consulted with several internal departments of the City of Greater Geelong and relevant external agencies in preparing Amendments C444ggee and C453ggee including:

- a. APA Group
- b. Country Fire Authority (CFA)
- c. Corangamite Catchment Management Authority (CCMA)
- d. Department of Transport and Planning (DTP)
- e. Department of Environment, Energy and Climate Change (DEECA)
- f. Environment Protection Authority (EPA)
- g. Vic Track
- h. Viva Energy
- i. Wadawurrung Tradition Owners